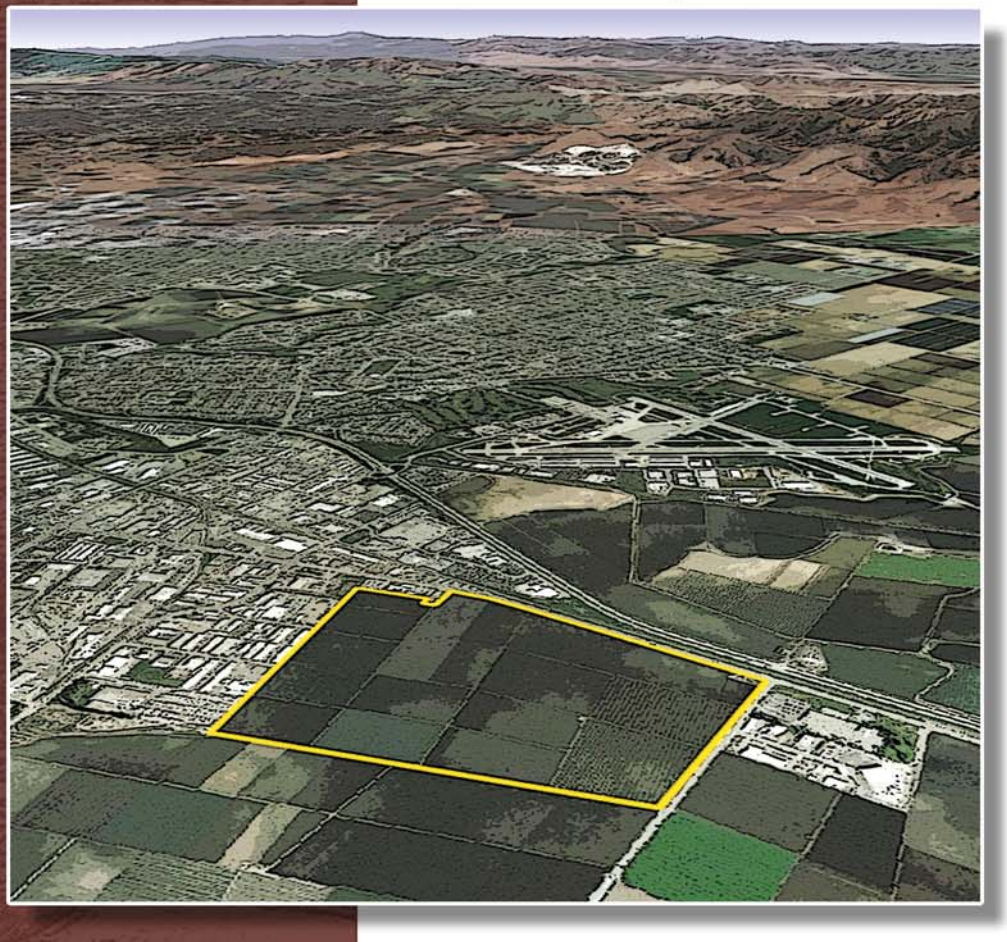
Salinas Ag-Industrial Center

Final Specific Plan



January 19, 2010

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SALINAS AG-INDUSTRIAL CENTER
SPECIFIC PLAN

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B. Agreement Regarding Supplement to the Final Program EIR (MOU Supplemental Agreement) for the Salinas Future Growth Area between the City of Salinas and the County of Monterey and the Monterey County Water Resources Agency, March 27, 2008.

C. Engineers Report for the Salinas Agricultural-Industrial Center, June 2009 (under separate cover)

D. Salinas Ag-Industrial Center Major Agricultural Processing Acreage Tracking System

E. Salinas Agricultural-Industrial Center Development Regulations Handbook

City of Salinas Zoning Code, Site Development

City of Salinas Zoning Code, Supplemental

F. Agricultural Buffer Easement Deed

G. Summary of Specific Plan Objectives, Goals, and Policies

H. Salinas Ag-Industrial Center Master Landscaping Guidelines

I. Salinas Ag-Industrial Center Master Sign Guidelines

J. Glossary

K. Mitigation Monitoring Program

1 INTRODUCTION

1.1 PREFACE

The City of Salinas is a bustling urban community, situated in the northern Salinas Valley in Monterey County. It is the agricultural processing and shipping hub for "The Salad Bowl of the World." The City of Salinas September 2002 General Plan stresses the need to protect the agricultural industry by assuring the viability of the most productive farm lands, and by satisfying the agricultural industry's business, housing, and operational needs. The *Salinas Ag-Industrial Center Specific Plan (Specific Plan)* is a key component in implementing the General Plan's vision of maintaining the agricultural industry as Salinas' primary industry.



The *Salinas Ag-Industrial Center (Center)* is designed to promote new and relocating agricultural-related industries for Salinas. The *Specific Plan* establishes the City's first agricultural-industrial center – 257 acres devoted to agricultural-related businesses. The *Center* will become a dynamic, agricultural commerce area, buzzing with activity.

This chapter explains the *Specific Plan's* purpose and legal context, establishes the *Center's* relationship to the General Plan and City of Salinas Municipal Code, (Municipal Code), describes the framework within which the County of Monterey and City of Salinas have agreed to allow development of the *Plan Area*, and outlines the *Specific Plan's* internal organization.

1.2 PURPOSE

Strengthening and enhancing the City's agricultural-related industries is both a worthy and a challenging goal. Agricultural commerce is a unique and complex business. The industry must accommodate long-lead supply chains (produce from the field), seasonal production schedules, and significant supply and demand uncertainties. The processing of perishable supplies requires special handling, storage and inventory management. All production steps, from field to consumer, are extremely time-sensitive. Added to these challenges are increasing government and market regulations relating to food safety, and the growth of foreign influences over food supply and demand. Successful agricultural-serving businesses must remain lean and efficient, maintaining a functional approach. This *Specific Plan* is designed to meet these challenges and needs. *Specific Plan* objectives are aimed at successfully implementing the General Plan goals and policies related to the City's agricultural industry. Its land use policies support agricultural-industrial expansion, encourage diversity within the agricultural-industrial cluster, and provide

the flexibility to adapt to changing market conditions. The project processing path is defined, and the resulting *Center* will be functional and pertinent to the industries it is designed to serve.

The *Plan Area* supplements the City's land inventory dedicated to the agricultural business community. It creates an agriculturally-focused industrial center that responds to the unique needs of the industry. The *Specific Plan* is tailored to promote the establishment of synergistic uses such as food storage facilities, food processing facilities, packaging suppliers, equipment services, and produce transport facilities. The *Specific Plan* provides for agricultural-related development that supports and serves the agricultural industries, creates job opportunities, invigorates the local economy, and strengthens the area's reputation as the "Salad Bowl of the World."

1.2.1 SPECIFIC PLAN OBJECTIVES

The *Salinas Ag-Industrial Center Specific Plan* is a key component in the strategy to transform Salinas into a regional and global center for agricultural-innovation and industry with a focus on fresh foods, and to capitalize on the high value opportunities that are at the crossroads of the agricultural industry today[1]. The following key objectives are the basis for the formulation of the *Specific Plan* policies, design principles, regulations and development standards:

1. Increase Salinas' potential agricultural-industrial processing capacity beyond the currently-designated industrial lands within the City's SOI;

2. Create a large agricultural-industry hub of synergistic uses that promotes agricultural industry and innovation, and enables businesses to capture cost and resource efficiencies that result from locating within Salinas – an important center of the West Coast agricultural industry;

3. Implement the vision to further Salinas' urban development and services with "orderly and appropriate land use development" as set forth in GSA MOU between the City and County dated August 28, 2006, and as confirmed in the MOU Supplemental Agreement dated March 27, 2008 ("Uni-Kool Site");

4. Establish an urban limit for the west and the south of Salinas, west of US Highway 101 through the recording of Agricultural Buffer Easements providing for the protection of the adjacent agricultural land;

5. Attract agricultural industry development to Salinas by streamlining the development review and environmental review processes and promoting development and site design flexibility and functionality needed to accommodate the evolving needs of the agricultural industrial business sector;

6. Maximize the total potential tax revenue for the City and the County from the *Plan Area* by providing highly functional and environmentally feasible development capacity,

[1] Salinas Action Summit presentation, Dr. Joel Kotkin, November 15, 2008.

maximizing the use of the land, and providing opportunities for high quality economic development;

7. Retain Salinas' existing agricultural-related job base and expand employment generation potential from the *Plan Area* by maximizing development capacity and providing for diverse agricultural industrial uses that create high-value employment opportunities in close proximity to Salinas' existing population base;

8. Acknowledging the intensive resource usage, traffic generation, and land development that are characteristic of agricultural-industrial uses, reduce the environmental footprint of the new development by:

    a. Protecting the adjacent agricultural production lands to the west and south of the *Plan Area* through the recording of agricultural buffer easements;

    b. Providing a large agricultural industry hub with efficient access to Highway 101 and other major transportation corridors that encourages multiple, related businesses to locate in proximity to each other and by so doing, reduce the number and length of vehicle trips including cross-town trips, reduce congestion on local roads, reduce generation of air pollutants and greenhouse gases, and reduce potential for industrial vehicle (truck) conflicts with passenger vehicles and pedestrians;

    c. Locating intensive industrial uses where impacts related to land use incompatibilities such as noise, light and glare, air quality, aesthetic, safety, hazards (i.e. ammonia coolant release), etc. are minimized;

    d. Locating urban development with immediate access to urban infrastructure such that the environmental impacts and costs of extending infrastructure or constructing additional infrastructure facilities is minimized;

    e. Siting the *Center* on a parcel of land that is outside of areas of existing natural hazards and biological constraints that would either be impacted by the development or reduce it potential developable area;

    f. Incorporating development standards that promote green building and climate change mitigation.

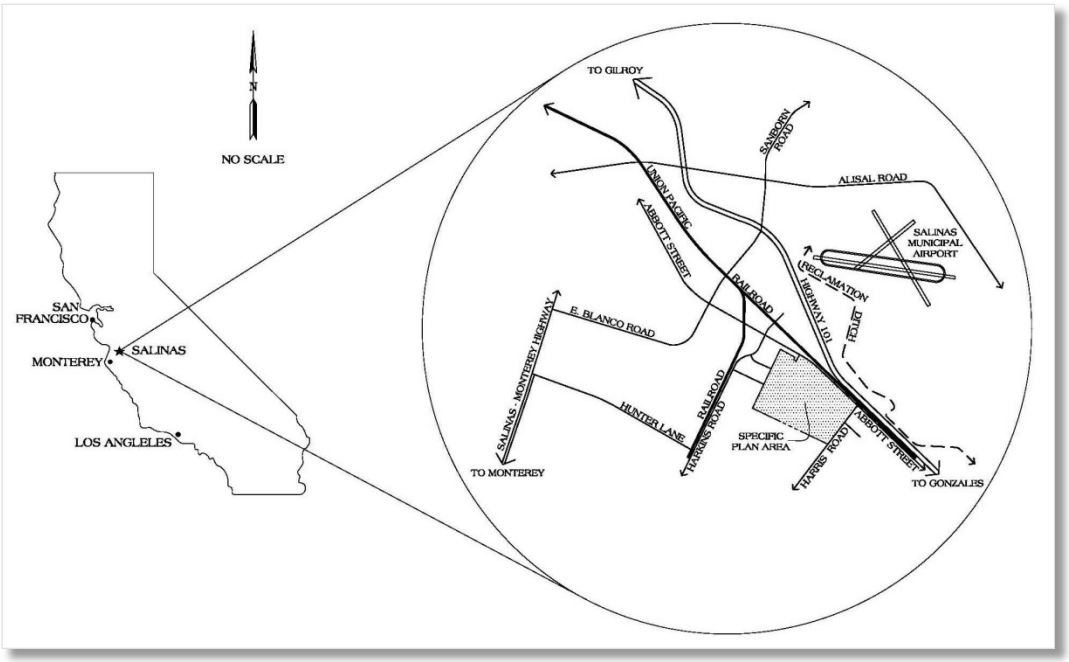
These objectives are supported by more specific goals and policies within the following chapters of the *Specific Plan*.

1.3 PROJECT LOCATION

The *Center* is strategically located in south Salinas, directly adjacent to complementary agricultural and industrial lands. The *Plan Area* is readily accessible from regional transportation

corridors, is served by existing public infrastructure, and is sufficiently distant from sensitive receptor land uses. See Figure 1-1.

Figure 1-1: Location Map



1.4 LEGAL CONTEXT

1.4.1 AUTHORITY TO PREPARE

A "specific plan" is a planning and regulatory tool made available to local governments by the State of California. Specific plans implement a city's general plan through the development of policies, programs and regulations that provide an intermediate level of detail between the general plan and individual development projects. State law stipulates that specific plans can only be adopted or amended if they are consistent with a city's adopted general plan.

The authority to prepare and adopt a specific plan and the requirements for its contents are set forth in California Government Code Sections 65450 through 65457. Salinas, a Charter City, maintains full authority over its municipal affairs, including the oversight of specific plan preparation within its jurisdiction. This *Specific Plan* addresses the applicable topics required by the Municipal Code.

1.4.2 RELATIONSHIP TO THE SALINAS GENERAL PLAN

The General Plan and the *Specific Plan* together provide a framework to guide the future land use and development decisions in the *Plan Area*. State law requires the *Specific Plan* to be consistent with the policies and standards contained in the General Plan. The *Specific Plan* is consistent with the General Plan, and furthers General Plan goals and policies related to industry,

including the agricultural industry. Chapters 3, 4 and 6 contain the *Specific Plan* Goals and Policies, which provide focus for the design principles for development within the *Plan Area.* A complete list of the Specific Plan Objectives, Goals, and Policies can be found in Appendix G.

1.4.3 RELATIONSHIP TO THE SALINAS MUNICIPAL CODE

The *Plan Area* is subject to the Municipal Code, including the Zoning Code. Section 37-40.090 provides that the "use classifications, development regulations, and design standards shall be those of the underlying base zoning district's use classifications, development regulations, and design standards (as identified in Article III: Base District Regulations of the Zoning Code) except as modified by a specific plan adopted for the site."

Development Regulations and design principles within Chapters 4 and 5 modify those contained in Article III and Article V of the Zoning Code. Future developments within the *Plan Area* are also subject to Articles I, II, IV, and VI of the Zoning Code. Where a conflict occurs between the *Specific Plan* Development Regulations and the Zoning Code, the *Specific Plan* Development Regulations shall prevail.

1.4.4 ENVIRONMENTAL CONTEXT

The California Environmental Quality Act (CEQA) classifies the *Specific Plan* as a "project" subject to evaluation of potential adverse impacts on the environment. The environmental review process documents the *Specific Plan*'s potential environmental impacts. The *Specific Plan* will be reviewed as a single overall project consisting of several parcels that are anticipated to be further subdivided and developed over an extended period of time. This approach will enable the City to comprehensively evaluate impacts of potential developments within the *Plan Area,* to analyze effects that contribute to "cumulative" impacts, and to consider broad policy alternatives and area-wide mitigation measures prior to adoption of the *Specific Plan* and construction of individual projects within the *Plan Area*.

The appropriate environmental assessment for the *Specific Plan* is a Program Environmental Impact Report (EIR) as provided in Section 15168 of the CEQA Guidelines. The Program EIR provides the "first tier" environmental review of the project, and also provides the City with a single environmental document as a baseline to evaluate subsequent developments within the *Plan Area*. Individual projects that are consistent with the regulations established by this *Specific Plan* and with the thresholds established in the accompanying technical reports and Program EIR shall not require subsequent environmental review, unless specifically required by CEQA when the project's Initial Study identifies project-specific significant impacts not anticipated by the *Specific Plan* Program EIR.

1.5 LOCAL AGENCY FRAMEWORK

Plan Area development is subject to the GSA-MOU, and the subsequent MOU Supplemental Agreement. These documents memorialize agreements between the City of Salinas and the County of Monterey that allow the *Plan Area* (referred to as "Unikool" in said documents) to be annexed to the City, subject to conditions. The GSA-MOU states that the "County further

supports future City Sphere of Influence Annexation proposals to the south of the City's existing City Limit for the exclusive purpose of agricultural processing and processing capacity, subject to the establishment of appropriate agricultural conservation easements."

The currently unincorporated portion of the *Plan Area* must be used "for the exclusive purpose of agricultural processing and processing capacity" once annexed to the City. The City currently does not have a land use control that separates agricultural industrial uses from "general industrial" uses. The *Specific Plan* establishes agricultural-industrial and other agricultural related land uses in the *Plan Area*.

1.6 AGENCY COORDINATION

Specific Plan preparation spanned multiple months and included more than forty meetings between the City of Salinas, the Master Developer's team and/or other public agencies and utilities. The City of Salinas and the Master Developer's team met with the following agencies to identify key development issues, opportunities and constraints, and regulatory requirements for the purpose of establishing the project's feasibility, anticipating infrastructure needs, establishing utility demands, and coordinating timelines related to *Plan Area* development: Monterey County, Monterey County LAFCO, Monterey County Water Resources Agency (MCWRA), Monterey Bay Unified Air Pollution Control District (MBUAPCD), Pacific Gas and Electric (PG&E), Monterey-Salinas Transit (MST), CalTrans, Transportation Agency of Monterey County (TAMC), and the California Water Service Company (Cal Water). Relevant information gained from these meetings has been included in the *Specific Plan* and its accompanying documents and reports.

1.7 SPECIFIC PLAN ORGANIZATION

This *Specific Plan* includes the following chapters and content:

Chapter 1 – INTRODUCTION: This chapter explains the *Specific Plan's* purpose and legal context, establishes the *Center's* relationship to the General Plan and City of Salinas Municipal Code, describes the framework within which the County of Monterey and City of Salinas have agreed to allow development of the *Plan Area*, and outlines the *Specific Plan's* internal organization.

Chapter 2 – PLAN AREA: This chapter introduces the *Plan Area*, describes its physical features, establishes its local context, and explains the existing jurisdictional setting.

Chapter 3 – LAND USE: This chapter explains the land use concept for the *Plan Area*, establishes the Land Use Classifications unique to the *Specific Plan*, delimits the distribution of those Classifications, and sets forth the allowable land uses within each of the Classifications.

Chapter 4 – DESIGN: This chapter establishes the vision for the *Salinas Ag-Industrial Center* and provides the design principles that guide the planning and design for sites within the *Plan Area*. This chapter also sets forth the Master Landscaping Program and the Master Sign Program.

Chapter 5 – DEVELOPMENT REGULATIONS: This chapter establishes the Development Regulations necessary to implement the land uses proposed in the *Specific Plan*. The *Specific Plan* Development Regulations modify Articles III and V of the Zoning Code and are unique to the *Plan Area.*

Chapter 6 – CIRCULATION AND TRANSPORTATION: This chapter identifies the existing circulation system serving the *Plan Area*, explains the circulation concept for the *Specific Plan*, describes the proposed backbone circulation system within the *Plan Area,* and identifies *Specific Plan*-required off-site and on-site circulation improvements.

Chapter 7 – RESOURCE MANAGEMENT: This chapter provides information and direction for the management, conservation, development and utilization of natural resources, including agriculture, hazardous materials, water resources and stormwater quality. The chapter also provides provisions for both resource conservation and air emission reductions in order to reduce the effects of climate change from development within the *Plan Area*.

Chapter 8 – PUBLIC INFRASTRUCTURE: This chapter describes the existing facilities, identifies the public infrastructure needs of the *Plan Area*, and establishes the framework for the necessary expansion of the infrastructure systems for domestic water, storm drainage, stormwater quality, sanitary sewer, industrial waste, and dry utilities (electrical, natural gas and telecommunications).

Chapter 9 – IMPLEMENTATION AND FINANCING: This chapter identifies the approval and implementation processes necessary for establishing the *Center* and for developing individual sites within the *Plan Area*. Additionally, the chapter delineates *Specific Plan* administration procedures and procedures for California Environmental Quality Act (CEQA) compliance. Lastly, the chapter provides an overview for *Plan Area* development timing, identifies responsibilities and options for construction financing, and responsibilities and options for infrastructure maintenance.

APPENDICES:

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D. Salinas Ag-Industrial Center Land Use Map

E. Salinas Ag-Industrial Center Development Regulations Handbook
   City of Salinas Zoning Code, Site Development
   City of Salinas Zoning Code, Supplemental

F. Agricultural Buffer Easement Deed

G. Summary of Specific Plan Objectives, Goals, and Policies

H. Salinas Ag-Industrial Center Master Landscaping Guidelines

I. Salinas Ag-Industrial Center Master Sign Guidelines

J. Glossary

K. Mitigation Monitoring Program

2 PLAN AREA

2.1 INTRODUCTION



The *Salinas Ag-Industrial Center* is strategically located to promote efficiency and harmony among the agricultural-industrial uses within and around the *Plan Area.* The *Plan Area's* near-level topography, proximity to complementary uses, and access to regional transportation facilities will facilitate the *Center's* activity.

This chapter introduces the *Plan Area*, describes its physical features, establishes its local context, and explains the existing jurisdictional setting.

2.2 EXISTING SETTING

The term "existing" is used throughout this chapter and describes site conditions prior to *Specific Plan* adoption, at which time, only a portion of the *Plan Area* was incorporated.

2.2.1 PLAN AREA

The *Plan Area* is comprised of two contiguous legal parcels of land, encompassed by three assessors' parcels (APN's 177-133-004, -005, and -007) as shown on Figure 2-1. Approximately seventeen (17) acres of the *Plan Area's* 257 acres currently lay within the Salinas City limits (177-133-004); the remainder of the *Plan Area* is currently situated within the unincorporated area of Monterey County.

2.2.2 EXISTING SITE FEATURES

The vast majority of the *Plan Area* is in agricultural production and thus contains non-native vegetation. Two residential structures with two detached garages exist on-site at the east corner of the property, adjacent to the Harris Road and Abbott Street intersection, and are occupied by agricultural workers. An additional uncultivated area at this location is used to store an existing above-ground diesel fuel tank and farm equipment. Four on-site wells provide non-potable irrigation water during the growing season. See Figure 2-2. The *Plan Area* topography is nearly level, sloping generally toward Abbott Street.

2.2.3 LOCATION

The *Plan Area* is well-situated to support agricultural-industrial uses. Its accessibility, visibility, and proximity to existing industrial uses increase its development potential. See Figure 2-3. Located at the southerly end of the City of Salinas, the *Plan Area* is in close proximity to U.S. Highway 101 and major urban arterials.

Figure 2-1: Assessor Parcels



Two streets, Abbott Street and Harris Road, define the *Plan Area's* northeastern and southeastern boundaries. Both Burton Avenue and Dayton Street terminate at its northwestern boundary. A network of local, collector, and arterial streets, as well as U.S. Highway 101, provide access to the *Plan Area*. The *Plan Area* is approximately 3-miles from the Salinas-Monterey Highway (State Route 68), which leads directly to the Monterey peninsula, approximately 22-miles away. Salinas Municipal Airport is approximately 2.5-miles northeasterly of the *Plan Area*.

Portions of the *Plan Area* are visible from U.S. Highway 101 (northbound and southbound lanes), the Union Pacific Railroad, Abbott Street, Harris Road, Burton Avenue, and Dayton Street. Future development will increase its visibility from these public corridors.

Figure 2-2: Existing Site Features

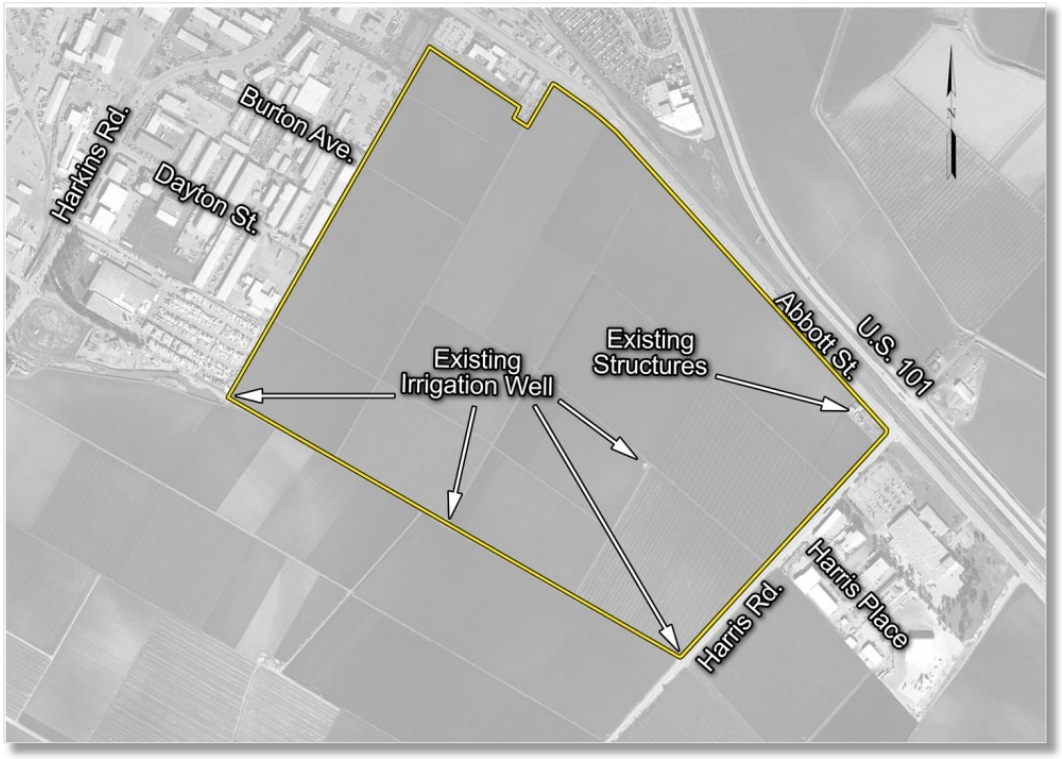


Figure 2-3: Specific Plan Area



The *Center* will create a nucleus for agricultural-related industries located immediately adjacent to the City's existing principal industrial area. Northwesterly and southeasterly of the *Plan Area,* existing industrial uses include an industrial park, an industrial business park, heavy equipment sales, maintenance facilities, and other industrial commercial operations. Abbott Street is contiguous with the *Plan Area's* northeastern boundary. Parallel to, and northeasterly of Abbott Street, the Union Pacific Railroad and U.S. Highway 101 run north toward San Jose and south toward San Luis Obispo. The *Plan Area's* southwestern boundary is bordered by a dirt road that provides access to farmland within unincorporated Monterey County.

The *Plan Area* is located near existing utilities. Its backbone infrastructure will connect to existing water, storm drain, sewer, and industrial waste facilities near the *Plan Area* boundaries. Please see Chapter 8, Public Infrastructure, for further discussion.

Once annexed, the *Plan Area* will contribute to industrial land inventory in the southern part of the City. This is in keeping with the General Plan, which reserves the southern portion of the Abbott Street corridor for commercial and industrial uses.

2.2.4 EXISTING LAND USE DESIGNATIONS AND ZONING DISTRICTS

The *Plan Area* carries both County and City land use and zoning designations. Approximately 17-acres of the *Plan Area's* Abbott Street frontage lies within the current Salinas City limits. This segment is designated "Agriculture" on both the General Plan land use diagram and the City's Zoning Map. See Figures 2-4 and 2-5. The remainder of the *Plan Area,* approximately 240 acres, lies outside both the City limits and the City's current Sphere of Influence (SOI), within unincorporated Monterey County. The County General Plan designation and Zoning district is Farmland (40-acre minimum). The existing land use designations and zoning districts will be replaced by City General Plan designations and zoning districts concurrently with the annexation of the property. See Chapter 3, Land Use, for planned General Plan and Zoning designations.

The site's north corner lies within the Salinas Municipal Airport Area of Influence. The Airport (AP) Overlay District regulations will apply to the portions of the *Plan Area* within the Airport Area of Influence. See Figure 2-4. Development proposals within the AP Overlay District are subject to review by the City Manager or designee for conformance with the adopted airport height and use regulations contained in Chapter 37, Article IV, Division 7 and in Chapter 4 of the Salinas Municipal Code. Developments within the AP Overlay District are also subject to applicable State of California and Federal Aviation Administration (FAA) regulations. Staff review of site applications within the AP Overlay District will include, but will not be limited to, a determination of whether the proposed project affects airport operations by creating excessive amounts of lighting, reflection, or glare; if the proposed building height exceeds the airport's threshold; and/or if the project creates columns of rising heat or smoke.

Figure 2-4: Existing General Plan Land Use Designation

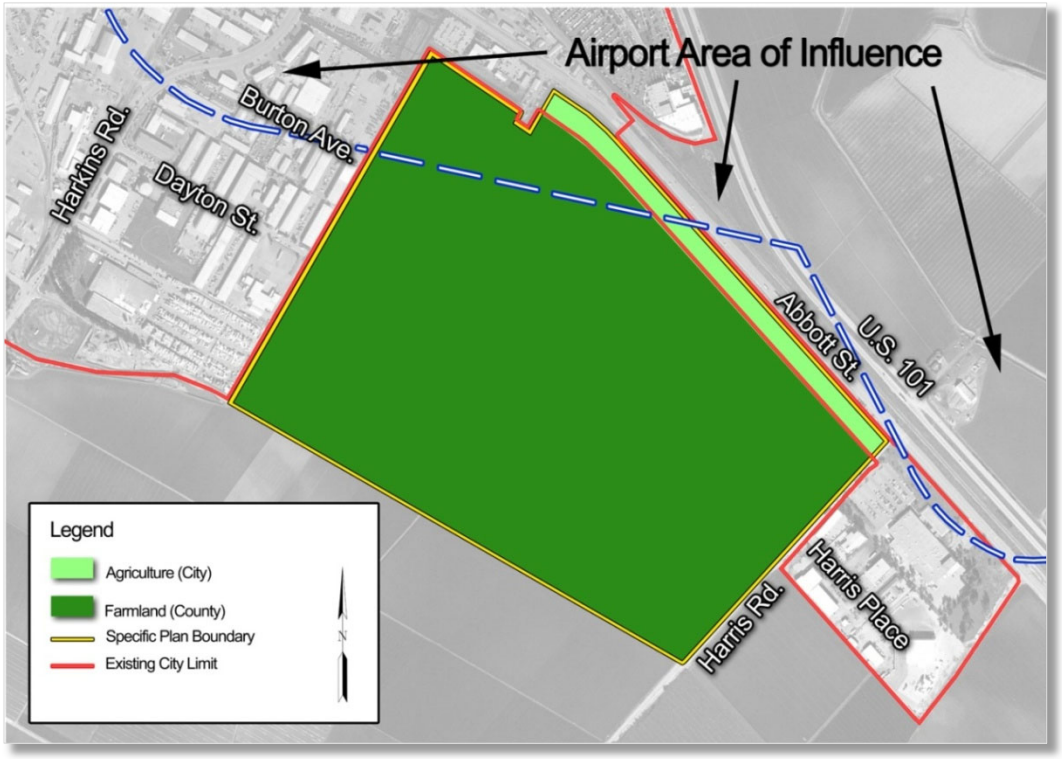
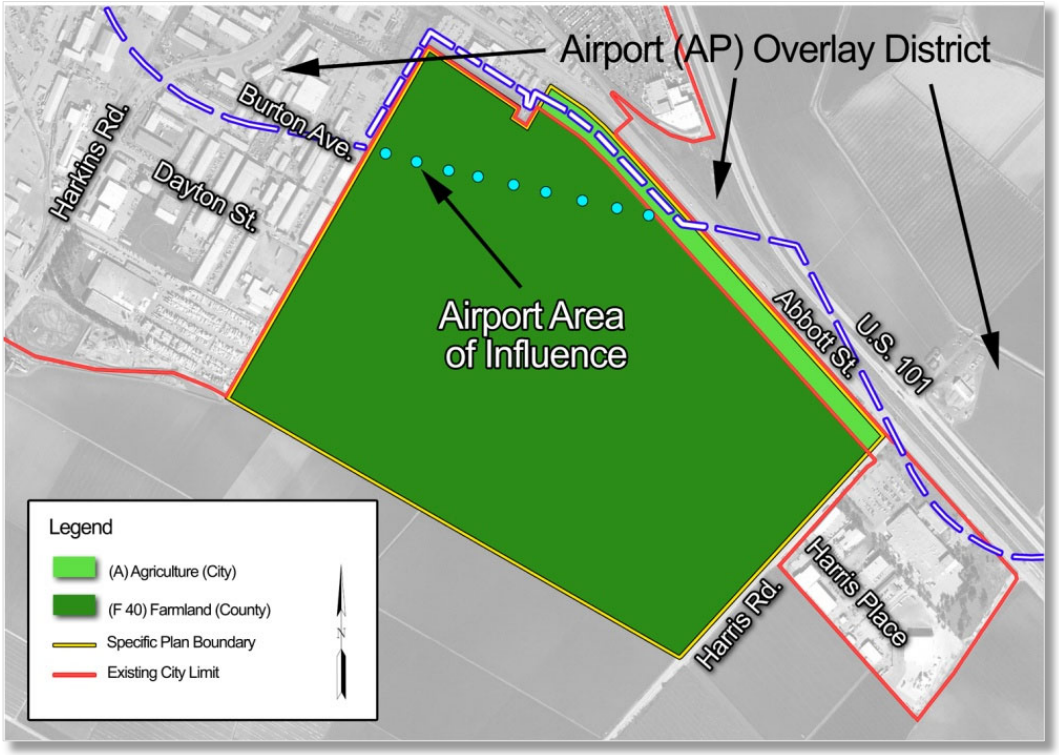


Figure 2-5: Existing Zoning Districts



2.3 LOCAL AGENCY CONTEXT

Approximately 17-acres of the *Plan Area* are within the incorporated Salinas City limits. The balance of the *Plan Area* lies adjacent to the current City limits and SOI and will be annexed into the City prior to development. See Figures 2-6, 2-7 and 2-8. The Abbott Street and Harris Road rights-of-way along the *Plan Area* frontage and the Abbott Street right-of-way extending approximately 1,300 feet south-easterly of the Abbott Street/Harris Road intersection are unincorporated and will also be included in the annexation.

The site will also be annexed into the Monterey Regional Water Pollution Control Agency service area and the Monterey Regional County Sanitation District. The County Sanitation District will require a concurrent Sphere of Influence amendment. It will be detached from both the Monterey County Resource Conservation District and the Salinas Rural Fire Protection District. Please refer to Chapter 9, Implementation and Financing, for a complete list of local government actions.

Figure 2-6: Existing City Limit and SOI

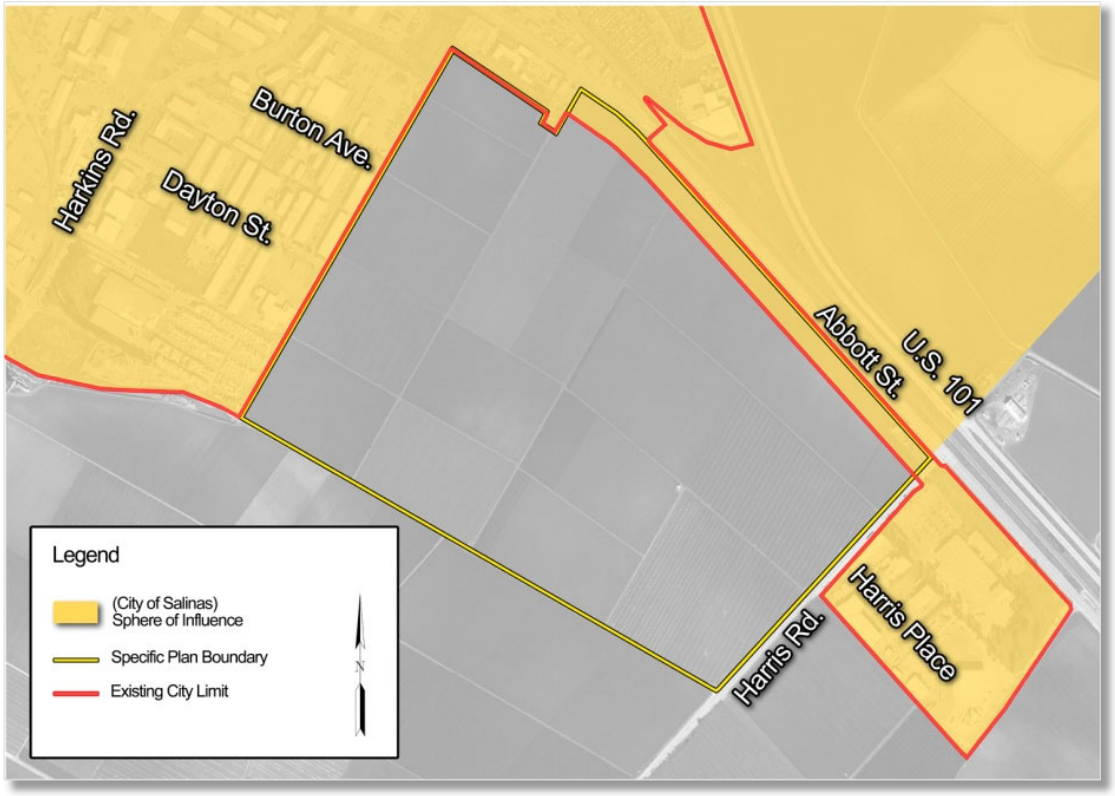


Figure 2-7 Annexation Area

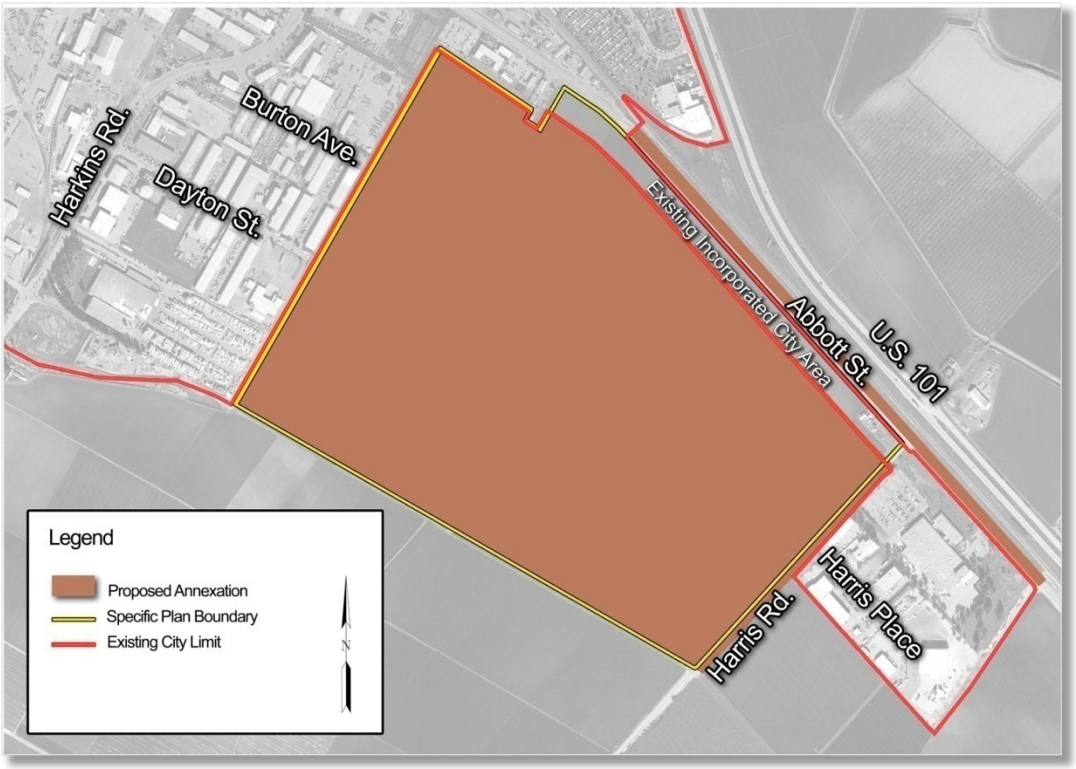
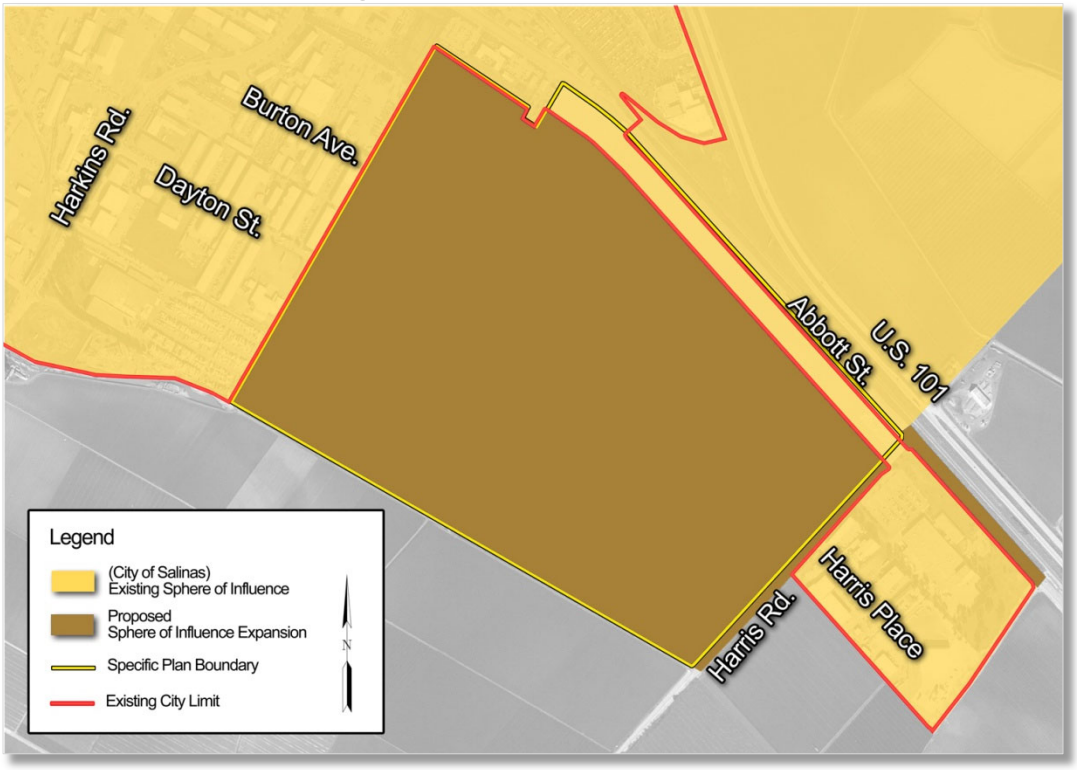


Figure 2-8 SOI Amendment



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3 LAND USE

3.1 INTRODUCTION

The *Salinas Ag-Industrial Center (Center)* is planned to serve agricultural-oriented businesses and industries. The agriculture industry is experiencing fluctuations in markets, changing regulations, a growing need for global competitiveness, and industry advancing research. The land uses established for the *Center* are tailored to serve the needs of known agricultural industries as well as future needs that may arise from the development of new agricultural products, processes, and/or regulations.



This chapter explains the land use concept for the *Plan Area*, establishes the Land Use Classifications unique to the *Specific Plan*, delimits the distribution of those Classifications, and sets forth the allowable land uses within each of the Classifications.

3.2 LAND USE CONCEPT

The Center will be a hub of agricultural-industrial activity, focused on the introduction of raw produce from the field, the preservation (cooling) of that produce, in some cases the transformation into "value-added" commodities and, finally, the distribution of those commodities. Businesses located within the *Plan Area* will complement and support one another. For example, some businesses may specialize in transforming the raw materials into packaged products and separate, supporting businesses may store that product for shipping. Other businesses may produce or sell equipment or technologies used in the cultivation and harvesting of crops. Still other industries within the *Center* may research improved products or develop new and innovative uses for the produce, or other agricultural products. The *Plan Area* could also house agricultural-related educational institutions, agricultural-related research and development facilities, and other generally agricultural-related business and employee support services.

Adoption of the *Specific Plan* will signal the City's willingness to embrace and facilitate the agricultural industry's needs. It sets in motion a key component necessary to implement the General Plan visions concerning the agricultural industry and reaffirms Salinas as a leader in the global food economy.

3.3 GENERAL PLAN AND ZONING

Adoption of the *Specific Plan* by the City of Salinas will create new and unique land use principles and development regulations applicable to the *Plan Area* only. The *Specific Plan* land uses, design principles and Development Regulations establish the regulatory framework to facilitate development of agricultural industries within the *Plan Area*.

Upon annexation, the *Plan Area's* General Plan designation will be General Industrial. The corresponding base zoning designation will be IG (General Industrial), combined with *SP* (*Specific Plan*) Overlay District and (AP) Airport Overlay District. See Figure 3-1 and 3-2. In keeping with the provisions of the *Specific Plan* Overlay District (Section 37-40.090 of the Salinas Municipal Code), use classifications, development regulations and design standards of this *Specific Plan* modify those contained in Article III and Article V of Municipal Code Chapter 37. Where a conflict occurs between the provisions of this *Specific Plan* and the base district regulations, special provisions or other provisions of the Municipal Code, the *Specific Plan* goals, policies, design principles, and regulations shall prevail (Section 37-40.120 of the Municipal Code).

This *Specific Plan* establishes land use classifications and Development Regulations for the *Plan Area* that are consistent with the intent of the GSA-MOU.

Figure 3-1: General Plan Land Use Designation

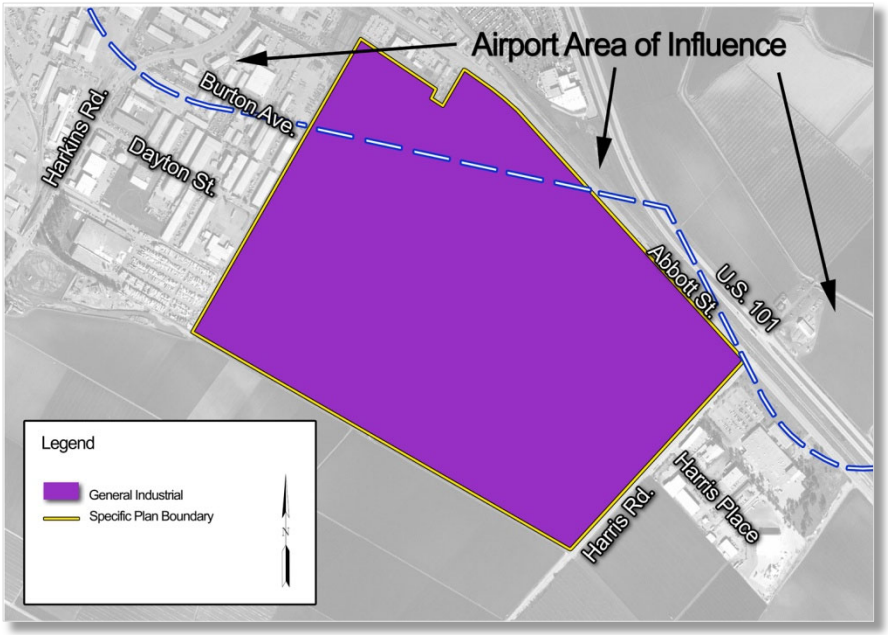
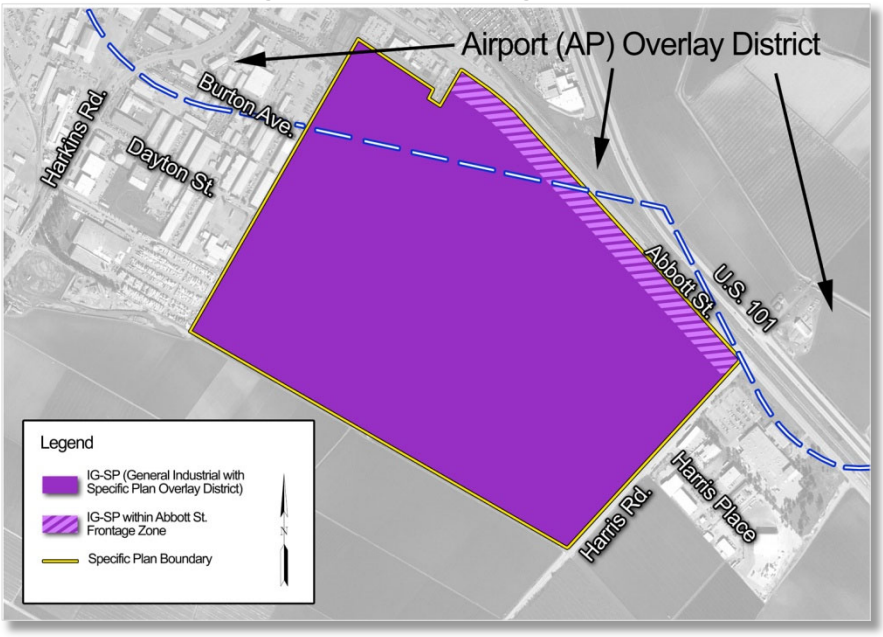


Figure 3-2: Zoning District



3.4 GOALS AND POLICIES

The following *Specific Plan* land use goals and policies are consistent with General Plan policies.

Goal 3-1: ***Strengthen the City's agricultural-industrial economic base by providing a new and diverse growth area within the City.***

Policy 3-1: *Designate land within the Plan Area for agricultural processing and related agricultural-industrial uses.*

Policy 3-2: *Encourage a diverse range of business and services in the Abbott Street Frontage Zone in order to support the viability of the overall Plan Area.*

Goal 3-2: ***Minimize adverse impacts to the surrounding agricultural lands.***

Policy 3-3: *Create an agricultural buffer easement along the Plan Area boundaries that abut agricultural land, in order to minimize land uses conflicts and avoid inducing conversion of agricultural land to urban uses.*

Goal 3-3: ***Foster research and development of new products and industries to broaden the scope of agricultural-related business opportunities in the Salinas Valley.***

Policy 3-4: *Establish land uses, design principles, and Development Regulations for the Plan Area that allow flexibility to respond to and accommodate future industry changes such as: product innovations; regulatory changes; and/or new industries within the Center.*

3.5 LAND USE CLASSIFICATIONS

Two new land use classifications are established in this *Specific Plan,* for application to the *Plan Area,* only. The Abbott Street Frontage Zone (ASFZ) is limited to the portion of the *Plan Area* currently within the City's jurisdiction. The Agricultural-Industrial (IA) classification applies to the remaining *Plan Area*. These new land use classifications are described below and included in Table 3-1 "Land Use Classifications".

AGRICULTURAL-INDUSTRIAL (IA)

The approximately 240 acres of currently unincorporated land within the *Plan Area* will be classified as Agricultural-Industrial (IA). Land uses allowed within the IA classification shall be agriculture processing, agriculture processing related, or shall support agricultural related industries.

ABBOTT STREET FRONTAGE ZONE (ASFZ)

The approximately 17 acres of the *Plan Area's* Abbott Street frontage within the existing City limits does not require annexation. This currently incorporated area provides the opportunity to broaden the spectrum of allowable uses to include non-agricultural specific uses typically permitted in the IG Zoning District.

Uses allowed within the Agricultural-Industrial land use classification are also permitted within the ASFZ. When a lot straddles the Abbott Street Frontage Zone, the portion of the lot outside of the ASFZ may only accommodate uses allowed within the Agricultural-Industrial land use classification.

3.6 LAND USE STANDARDS

Agricultural uses are the central components of the land use concept for the *Plan Area*. These uses represent some of the largest and most productive segments of Monterey County's economy. The provisions within this *Specific Plan* are designed to assure the City, the County, the community, prospective landowners, and business owners that future uses, structures, and site improvements will continue to support the agricultural industry.

The descriptions in this section draw on currently-known agricultural-related industries to generally describe the classifications and uses anticipated for the *Center.* The intent of this *Specific Plan* is to enable development of new industries and technologies that exemplify the nature of Agri-business, which is expanding beyond food into areas such as energy, industrial goods, and pharmaceutical research and products. This *Center* can become the first step in creating a regional and global center for agricultural innovation and industry. The *Specific Plan* land use classifications and the accompanying allowable land uses within each are shown in Table 3-1. The land uses are intended to be interpreted broadly and flexibly, while respecting the spirit of the GSA-MOU, in order to encompass new and currently unforeseen facilities, techniques, products and related support services, so long as the businesses comply with the *Specific Plan* goals, policies, design principles, and Development Regulations, and generally serve, patronize, support and/or sustain the agricultural industry.

3.6.1 ALLOWABLE USES

The City's IG base zoning district allows a broad spectrum of uses such as manufacturing, processing and distribution that are not necessarily related to agriculture. By contrast, the *Specific Plan* focuses the uses allowed within the *Plan Area* to those generally related to the agricultural industry by adding the two new land use classifications described above (Agricultural-Industrial and Abbott Street Frontage Zone).

Specific Plan Table 3-1 establishes the permitted, non-permitted and conditionally permitted uses allowed within the *Plan Area* for each land use classification. Definitions for the land uses listed in the left column of Table 3-1 are provided in Salinas Municipal Code Chapter 37, Article I, Division 2 unless they are modified in the *Specific Plan* Glossary (Appendix J) or by the footnotes accompanying Table 3-1. Additionally, two new land uses for the *Plan Area* are included in Table 3-1, under the heading of "Agricultural Industrial Uses", and are defined below:

3.6.1.1 Major Agricultural Processing

The Major Agricultural Processing land uses are generally defined as uses that alter raw produce (such as fruits or vegetables) into consumable food products. Agricultural produce processing facilities, food products processing facilities, and wineries are Major Agricultural Processors.

A Major Agricultural Processing use will typically include a combination of several of the following procedures: refinement, treatment, conversion, cooling, dehydration, fermenting, sorting, cleaning, packaging, canning, freezing, bottling, storing, and distributing agricultural commodities. Large-scale equipment such as tumblers, forklifts, conveyors, lifts, sorters, vacuum cooling tubes, weighing systems, and sealers will typically be necessary to these uses, along with other heavy machinery and equipment customarily used or proposed for use in the agricultural processing industry. Major Agricultural Processing users are typically higher-volume water users, and usually require a sizeable amount of space in order to deliver materials to and from the site; to house the large equipment used to perform the above-mentioned services; and to store packaging materials and finished product. Typical facilities will also include ancillary uses such as office space for employees and visitors, shop buildings, supply buildings and/or supply yards, warehousing, and fabrication or cooling facilities.

3.6.1.2 Minor Agricultural Processing

The Minor Agricultural Processing land uses include agricultural related industries not classified as Major Agricultural Processing. One of the objectives for the *Center* is the development of a hub of agricultural-industrial activity that accommodates synergistic uses. These uses are complementary to the Major Agricultural Processing uses, and generally support those uses by producing related products, equipment, services or storage. Generally, these uses include:

- Businesses engaged in all, or portions of, the steps required for the production, assembly and/or integration of commodities, supplies, tools, equipment, vehicles, and similar

uses. Such business, such as a cooling facility, packing, manufacturing, or part fabrication may be focused on single or intermediate steps in a larger process;

- Uses related to energy, pharmaceutical products, and industrial goods are also included within the scope of Minor Agricultural Processing so long as the businesses comply with the *Specific Plan* goals, policies, design principles, and Development Regulations, and generally serve, patronize, support and/or sustain the agricultural industry;
- Facilities that are engaged in providing direct support services to the agricultural industry, such as research, innovation, design, development, testing, management, and sales. Such businesses could also include printers, vehicle repair services, equipment sale/rental, laboratories, educational institutions, or research and development facilities.

Like the proposed Major Agricultural Processing uses, some Minor Agricultural Processing uses will require large lots to operate efficiently. Typical facilities will have office space for employees and visitors, shop buildings, supply buildings and/or supply yards, warehousing, and fabrication or cooling facilities.

3.6.2 USE COMPATIBILITY

The land uses in Table 3-1 are compatible and represent a selection of complementary businesses and industries from which to establish synergistic relationships among users within the *Plan Area*. The Agricultural-Industrial uses described above may be located anywhere within the *Plan Area,* as shown in Table 3-1.

Specific Plan implementation includes an "Agricultural Buffer Easement" to minimize land use conflicts between *Specific Plan* uses and adjacent productive agricultural lands. This buffer will discourage transformation of adjacent farmland to urban use, and reduce growth-inducing impacts. The Conceptual Site Plan shown in Figure 3-3 depicts the Agricultural Buffer Easement. The easement deters further urbanization and conversion of agricultural land along the *Specific Plan's* southwestern boundary, and along the undeveloped portion of the *Center's* Harris Road frontage adjacent to the *Specific Plan* area. For further discussion of Agricultural Buffer Easements and the urban/agricultural interface, see Chapter 4, Section 4.5.5.1 b), Figure 4-1, and Chapter 7, Section 7.3.

A portion of the *Plan Area* lies within the Salinas Municipal Airport Area of Influence. See Figures 3-1 and 3-2. Developments within this area will be subject to the Airport (AP) Overlay District regulations set forth in Municipal Code Chapter 37, Article IV, Division 7, Chapter 4 of the Municipal Code and with all other applicable federal, state, and local regulations. *Specific Plan* implementation will require developers of land within those portions of the *Plan Area* overlain by the AP Overlay District to record an Avigation Easement covering their land.
Table 3-1 and its accompanying footnotes completely replace the following portions of the Municipal Code, with respect to this *Specific Plan*:

- Section 37-30.310 "Use Classifications";
- Table 37-30.130, "Industrial Districts Use Classifications"; and

- All notes accompanying Table 37-30.130.

Table 3-1 Land Use Classifications

(See accompanying footnotes at the end of table)

Land Use	Land Use Classification	
	Agricultural-Industrial (IA)	Abbott St. Frontage Zone (ASFZ)
Public and Semipublic Uses		
Airports and Heliports	NP	NP
Clubs and Lodges	NP	CUP(n)
Convalescent Hospitals/Nursing Homes	NP	NP
Cultural Institutions	NP	CUP (n)
Day Care Centers	CUP (a)	CUP (a)
Government Offices	SPR (b)	SPR
Hospitals	NP	NP
Mural Exhibits	SPR	SPR
Park and Recreation Facilities	CUP (f)	CUP (f)
Parking Lots and Structures	SPR (l)	SPR (l)
Public Safety Facilities	SPR	SPR
Public Utility Service Yards	NP	NP
Religious Assembly	NP	NP
Schools (Public/Private)	SPR (b)(o)	SPR (b)(o)
Schools (Trade)	SPR (b)	SPR
Telecommunications Facilities:		
Major	CUP	CUP
Minor	SPR	SPR
Utilities (Major)	CUP(q)	CUP(q)
Adult Entertainment Facilities	NP	NP
Commercial Uses		
Ambulance Services	NP	NP
Animal Sales and Services:		
Animal Boarding	NP	CUP (n)
Animal Grooming	NP	NP
Animal Hospitals	NP	SPR (n)
Animal Retail Sales	NP	NP
Artists' Studios	NP	NP
Automated Teller Machines (ATMs)	SPR (i)	SPR (i)
Bakeries: Wholesale	SPR	SPR
Bars	NP	NP
Building Materials and Services	SPR (b)	SPR
Catering Services	NP	CUP(n)
Commercial Recreation and Entertainment	NP	NP
Convenience Stores:	NP	CUP(n)
With Gas Pumps	NP	CUP(n)
Equipment Sales, Services, and Rentals	SPR (b)	SPR

Land Use	Land Use Classification	
	Agricultural-Industrial (IA)	Abbott St. Frontage Zone (ASFZ)
Financial Services	NP	SPR(n)
Food and Beverage Sales	NP	SPR(n)
Laboratories	SPR (b)(h)	SPR (b)
Laundries:		
Limited	NP	NP
Unlimited	NP	NP
Maintenance and Repair Services:		
Major	SPR (b)	SPR (b)
Minor	SPR (b)	SPR (b)
Marine Sales and Services	NP	NP
Nurseries	SPR (b)	SPR (b)
Offices:		
Business and Professional as a Principal Use	NP	SPR(b)(n)
Business and Professional as an Accessory Use	SPR (b)(c)	SPR
Medical and Dental	NP	NP
Printing and Publishing:		
Limited	SPR (d)	SPR
Unlimited	SPR (d)	SPR
Recreational Vehicle Parks	NP	NP
Recycling Facilities:		
Single-feed reverse vending machines	SPR	SPR
Bulk reverse vending machines; Small collection	SPR	SPR
Large collection; Light processing	SPR	NP
Heavy processing	NP	NP
Research and Development Services	SPR (b)	SPR
Restaurants:	NP	CUP(n)
With Drive-through or Drive-in Facilities	NP	CUP(n)
Retail Sales	SPR (b)	SPR
Service Stations	CUP (e)	CUP
Speculative Buildings	SPR	SPR
Vehicle-related Retail Sales and Services	SPR (b)	SPR
Vehicle Repair Facilities:		
Major	SPR (b)(h)	SPR (b)(h)
Minor	NP	SPR (h)
Vehicle Sales and Services	SPR (b)	SPR (b)
Vehicle Storage	SPR (b)(h)	SPR (b)(h)
Vehicle Washing	SPR (g)	SPR (g)
Warehousing Sales and Services:		
Limited	NP	NP
Wholesale Distribution	SPR (b)	SPR (b)
Agricultural Industrial Uses(r)		

Land Use	Land Use Classification	
	Agricultural-Industrial (IA)	Abbott St. Frontage Zone (ASFZ)
Major (s) Agricultural Processing:		
Agricultural Produce Processing	SPR	SPR
Food Products Processing	SPR	SPR
Wineries	SPR (b)(m)	SPR (b)(m)
Minor Agricultural Processing:		
Chemical Manufacturing/Processing	CUP (b)	CUP (b)
Industrial Complexes	SPR (b)(k)	SPR (b)(k)
Cooling Facility	SPR (b)	SPR (b)
Container Manufacturing	SPR (b)	SPR (b)
Machinery Manufacturing	SPR (b)	SPR (b)
General	SPR (b)(p)	SPR (b)(p)
Limited	SPR (b)	SPR (b)
Salvage and Wrecking Operations:		
Non-vehicular	NP	NP
Vehicular	NP	NP
Speculative Buildings	SPR	SPR
Transfer Stations:		
Hazardous Waste	NP	NP
Truck Depot	SPR (b)	SPR (b)
Accessory Uses and Structures		
Utilities (Minor)	P(j)(q)	P(j)(q)
Temporary Uses	TULP	TULP

Footnotes to accompany Table 3-1 "Land Use Classifications Table":

P = Permitted Use
NP = Not Permitted Use
CUP = Conditional Use Permit Required
SPR = Site Plan Review Required
TULP = Temporary Use of Land Permit Required

(a) Day care centers are allowed only to serve children of employees employed within the *Plan Area,* are only allowed as an accessory use, and are not permitted as a stand-alone operation. The day care center may not exceed 10 percent of the subject lot's total building square footage (gross floor area).
(b) Use shall be agriculturally-related or serve the agriculture industry.
(c) Business and Professional offices are allowed as accessory to on-site agriculturally-related uses and are limited to 40 percent of the subject lot's total building square footage.
(d) Use allowed only if artwork, printing and binding are agriculturally-related, such as labels, packaging, brochures, advertising and marketing materials.
(e) Service stations allowed only if primarily intended to serve agriculturally-related vehicles and equipment.
(f) Use allowed only when exercise facilities, parks, and/or recreational facilities are components of truck depots. This use is subject to the same level of review as the principal use.
(g) Use allowed only when vehicle washing facilities are components of truck depots, general industrial, or limited industrial uses. This use is subject to the same level of review as the principal use.
(h) Use allowed as an accessory to on-site agriculturally-related uses and is limited to 30 percent of the total square footage of all structures on the site. This use is subject to the same level of review as the principal use.
(i) ATM facilities which are located entirely within a building and are not externally accessible are allowed within the *Plan Area*.

(j) Minor utilities shall not unreasonably interfere with the use, enjoyment, or aesthetics of adjacent uses.
(k) Individual uses within an industrial complex are subject to Site Plan Review.
(l) Does not apply to the parking required to support a primary use.
(m) Wineries may have tasting rooms as an accessory use limited to 30 percent of the subject lot's total building square footage.
(n) When a lot straddles the boundary between the Abbott Street Frontage Zone (ASFZ) and the (IA) land use classification, the portion of the lot outside of the ASFZ shall not include any land use that is unique to the ASFZ.
(o) Schools (public/private) are limited to post-High School College, University, or equivalent, only.
(p) The following uses are excluded from the definition for "Industry General" as contained in Salinas Municipal Code Chapter 37, Article I, Division 2: Agricultural produce processing, Container manufacturing, Food products manufacturing, Machinery manufacturing, and Wineries. These uses are listed separately in Table 3-1.
(q) Minor Utilities shall include public facilities, such as water wells, water tanks, power substations and their appurtenances as listed in Chapter 8, Section 8.2.2, and are allowed throughout the *Plan Area.*
(r) Uses under the Agricultural-Industrial heading are referred to as Industrial Uses in this *Specific Plan*.
(s) The maximum allowable land area dedicated to Major Agricultural Processing Uses is established in Table 3-2 require tracking of total acreage. See Table 3-2, Section 9.3.6, and Appendix D.

3.6.3 LAND USE DISTRIBUTION

Table 3-2 identifies anticipated distributions of Land Uses within the *Plan Area,* and also establishes the maximum allowable acreages. Table 3-3 establishes the maximum Floor-Area Ratio (F.A.R.) allowed by Land Use, and shows maximum building floor area square footage resulting from applying F.A.R. to the Land Use Distribution established in Table 3-2.

The maximum allowed land area designated for "Major Agricultural Processing" as shown in Table 3-2 shall not be exceeded. Any proposal to increase the maximum allowable "Major Agricultural Processing" acreage as shown in Table 3-2 will require a Major *Specific Plan* Amendment as described in Chapter 9. All applications by Individual Developers for site development shall be accompanied by the Land Use Map in Appendix D, updated to reflect the Land Use Designation being requested. Upon each approval establishing Land Use within the *Center,* the City shall replace the Land Use Map in Appendix D, with the updated Land Use Map.

Table 3-2
Plan Area Land Use Distribution

Land Use (from Table 3-1)	Land Use Distribution		
	Minimum (net acres)	**Probable** (net acres)	**Maximum** (net acres)
Major Agricultural Processing:			
Agricultural-Industrial (IA) & Abbott Street Frontage Zone	0	90	101 [(a)]
Minor Agricultural Processing and all other uses:			
Agricultural-Industrial (IA)	0	130	220
Abbott Street Frontage Zone	0	15	15
Other:			
Public street right-of-way	0	22	--
Total	--	257	--

(a) Tracking is only required for the total maximum allowable land area for all "Major Agricultural Processing" Land Uses. See Chapter 9. Section 9.3.6

Table 3-3
F.A.R. and Resulting Building Area

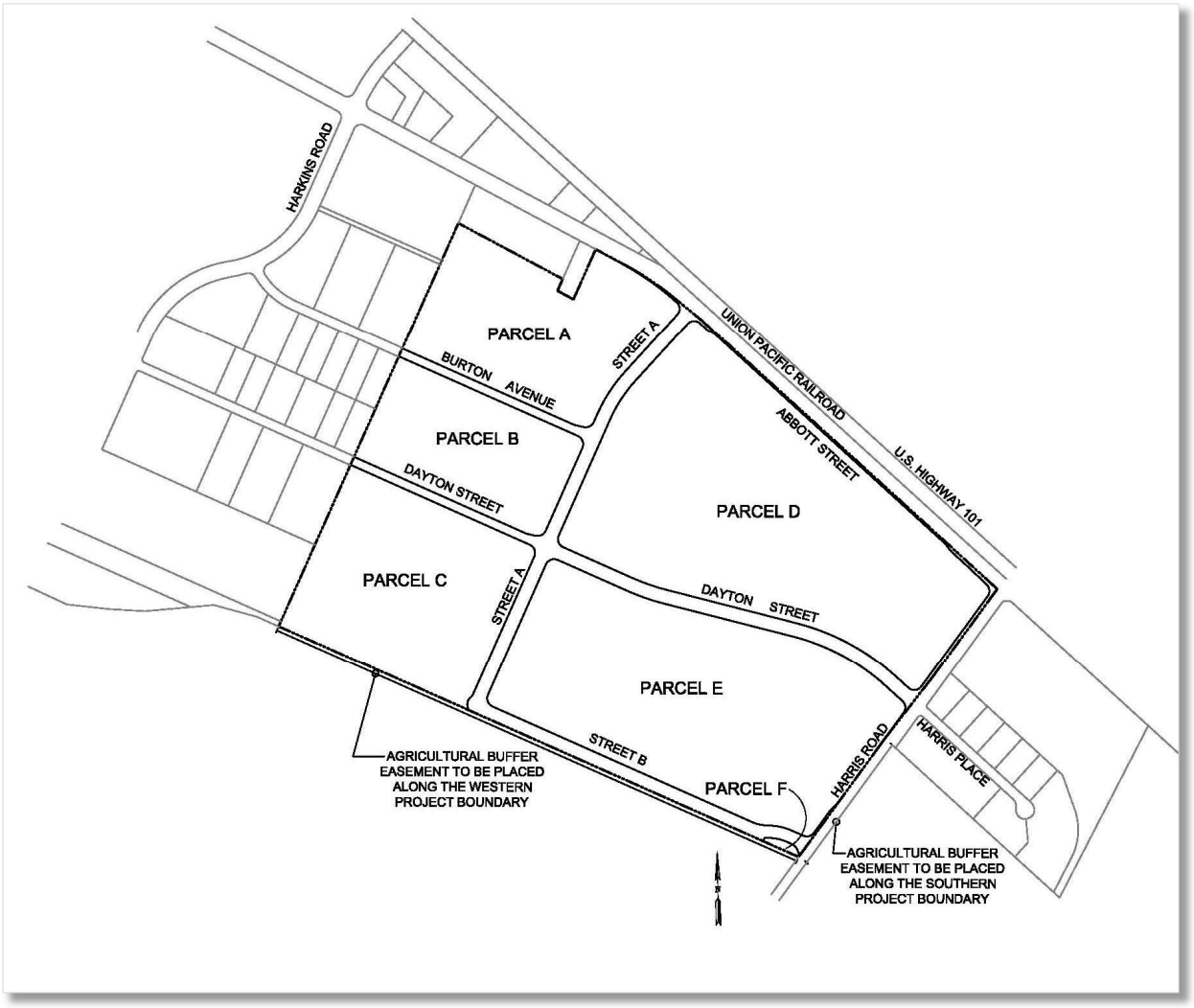
Land Use (from Table 3-1)	FAR[(a)]	Resulting Building Area[(b)]	
		Probable (s.f.)	**Maximum**[(c)] (s.f.)
Major Agricultural Processing	.3		
Agricultural-Industrial (IA) & Abbott Street Frontage Zone		1,176,120	1,319,868
Minor Agricultural Processing and all other uses	.5		
Agricultural-Industrial (IA)		2,831,400	4,791,600
Abbott Street Frontage Zone		326,700	326,700

(a) Floor Area Ratios are set by Land Use, and are not related to Land Use Classifications
(b) Building areas shown are calculated based on the maximum acreages shown in Table 3-2, and thus do not require independent tracking, See Table 3-1, footnote (s).
(c) Values shown in this column are not additive. It is not possible to achieve the maximum building areas in all categories simultaneously.

3.7 CONCEPTUAL SITE PLAN

Figure 3-3 demonstrates the backbone circulation pattern described in Chapter 6 and master parcel configuration. The *Plan Area* will be developed in stages, including further division of the master lots (additional lots and possible public streets) to accommodate both traditional and evolving market segments of the agricultural industry. Pursuant to Municipal Code section 31-302, the Master Developer intends to process parcel maps for the initial and subsequent subdivisions.

Figure 3-3 Conceptual Site Plan



4 DESIGN

4.1 INTRODUCTION

Industrial facilities are unique and evolving, requiring focused and flexible designs. Function plays a more critical role than form in the design of industrial facilities. By nature, agricultural-oriented industrial sites include extremely large buildings and broad expanses of paved surfaces to accommodate truck circulation, staging, and loading. Additionally, material and machinery are stored outside and usually require security fencing. Industrial operations are vigorous and dynamic – operating long hours, and demanding rugged serviceability from buildings, outdoor areas and paved surfaces.

This chapter establishes the vision for the *Salinas Ag-Industrial Center* and provides the design principles that guide the planning and design for sites within the *Plan Area*. This chapter also sets forth the Master Landscaping Program and the Master Sign Program.

4.2 VISION



This *Specific Plan* envisions a vital, agriculturally-oriented industrial *Center,* actively supporting and furthering the industries related to the supply of food to our nation and the world. The *Center* reflects the rugged industry it serves – furthering the mission of cooling, processing, and transporting produce throughout the country. The *Center* also accommodates agricultural-related support services and other related industries generally associated with, or using products from, the ag-industry. This *Center* will be stout and robust. Its beauty lies in its purpose, its simplicity of line and its rugged function. The success of the businesses within the *Center* will, in part, depend upon the ability of the designers, project applicants, and the regulators to catch this vision and efficiently put it into action.

The *Specific Plan* goals, policies, design principles, and Development Regulations serve to implement this vision by:

a. facilitating the ability for businesses to quickly gain approvals, build and commence operations in the *Center*;

b. providing a clear project review and approval path for agricultural industries, made straightforward by establishing utilitarian zoning standards tailored to their needs;

c. facilitating ease of use and reduced conflicts for users such as truck drivers, suppliers and visitors, by providing clear signage, maneuverable streets and separation of uses;

d. providing a pleasing experience for users of the *Center* through implementation of Landscape Buffer Easements (as defined in Section 4.5.5) along the public streets that buffer/screen uses and enhance the streetscape; and

e. providing ag-industrial policies, design criteria and regulations, which offer site programming flexibility, allowing potential users to quickly implement facility needs resulting from circumstances such as changing market demands or the increasing demands of government regulations on the agricultural-industry.

4.3 GOALS AND POLICES

The following *Specific Plan* land use goals and policies are consistent with those of the Salinas General Plan.

Goal 4-1: ***Maintain and enhance Salinas Valley's identity as an ag-industrial hub through sound ag-industrial design principles within the Specific Plan area.***

Policy 4-1: *Utilize design principles that allow function to dictate form.*

Policy 4-2: *Establish Plan Area-specific Development Regulations that are tailored for ag-industrial facilities and allow flexibility for practical, functional design and can respond to new industry trends.*

Goal 4-2: ***Comprehensively design ag-industrial sites to maximize efficiency of uses and encourage logical placement of site features.***

Policy 4-3: *Prioritize facility operation requirements in site design, allowing them to dictate individual site layouts, building forms and on-site circulation patterns.*

Policy 4-4: *Orient parking, loading and storage areas in close proximity to their related structures and functions, and supply directional signage to minimize conflicting movements.*

Policy 4-5: *Define entries and employee/visitor areas to reduce conflicts between trucks and passenger cars.*

Goal 4-3: ***Recognize the functional needs of large ag-industrial facilities, encourage the strategic arrangement of structures, and address architectural massing with effective and practical measures.***

Policy 4-6: *Utilize form, color, materials, and shadow to create architectural interest, style and diversity for ag-industrial structures.*

Policy 4-7: *Allow the function of industrial equipment to dictate building form by practical placement and materials application.*

Goal 4-4: ***Develop enhanced public streetscapes within the Plan Area and along the Abbott Street project frontage.***

Policy 4-8: Comprehensively design Landscape Buffer Easements along the public streets throughout the Center – incorporating landscape strips, street trees, accent trees, shrubs, and ground cover.

Policy 4-9: Utilize Landscape Buffer Easements along the public streets to: enhance streetscapes; provide buffering and screening; provide shade; break up views of unarticulated industrial buildings, storage areas, equipment and large continuous pavement areas; enhance entries; and provide detention and biofiltration of stormwater run-off.

Policy 4-10: Establish Master Signage for the Center to aid users and visitors in direction finding.

4.4 DESIGN STATEMENT

The *Salinas Ag-Industrial Center* is envisioned to be a dynamic industrial commerce hub. Its ag-focus will bring together a variety of industries that share a common purpose and similar needs. Logistical efficiency will be enhanced and benefit from the close proximity of synergistic uses such as product supply, cooling facilities, material-handling, packaging, information systems, staging and transporting.

Site designs for the individual industrial uses must accommodate:

a. large buildings and equipment used in the operation of such facilities;

b. circulation, parking and loading for high volumes of field trucks (trucks delivering

c. materials from the field to the *Center*) and line trucks (trucks picking up product from the *Center* and transporting elsewhere);

d. employee and visitor vehicle circulation and parking;

e. shelter and security for agricultural produce and packaging materials; and

f. outdoor storage and security for large equipment and related materials.

The overall vision for the *Center* and the design principles set forth in this chapter are implemented by the Development Regulations in Chapter 5. Application of the vision and design principles contained herein, in conjunction with the Development Regulations in Chapter 5, will provide the flexibility necessary to timely and efficiently implement projects and meet the unique design needs of agricultural-related industries.

4.5 DESIGN PRINCIPLES

The design principles for the *Specific Plan* presented in the next sections provide direction to guide designers, Individual Developers, and administrators concerning future development within the *Plan Area.*

4.5.1 SPECIFIC PLAN DESIGN

The public streets that serve as the primary circulation through the *Plan Area* will be the unifying design element for the *Center,* imparting the following:

a. clear directional signage for trucks and visitors;

b. Landscape Buffer Easements adjacent to the public streets (as defined in Section 4.5.5), which provide both a consistent, unifying visual statement throughout the *Center,* and are the screening element for buildings, walls, outdoor areas, on-site parking areas, circulation areas, etc.;

c. sidewalks on all public streets within the *Center,* connecting to existing City facilities;

d. bike lanes on all public streets within the *Center* except for the extensions of Burton Avenue and Dayton Street west of Street A;

e. emphasis on large-vehicle movements through the use of wide, median-free streets and large-radius curb returns at intersections; and

f. limited access from the *Center* onto Abbott Street and Harris Road with signalized intersections at Harris Road/Abbott Street, and at Street "A"/Abbott Street to promote safety and efficiency of movement.

4.5.2 INDIVIDUAL SITE DESIGN

Industrial operations involve multiple processes that function concurrently, with sequential steps, in an atmosphere of ordered activity. The facility operations and demands will dictate individual site layouts, building forms, and on-site circulation patterns. Emphasis should be given to:

a. entrances to individual sites for trucks and delivery vehicles, separate from the employee/visitor access points, whenever feasible;

b. convenient and well-directed on-site employee/visitor pedestrian and vehicular circulation areas, separate from truck circulation/parking areas, whenever feasible;

c. employee/visitor building areas and entrances that are distinguishable from the utilitarian/operations portions of the site, through landscaping and simply enhanced building features;

d. loading areas, truck circulation and staging layout that enhances the operation of the facility; and

e. landscaping in appropriate areas such as public street Landscape Buffer Easements, entryways, and around the employee/visitor portions of buildings, while avoiding landscaping within the portions of the site that are actively used for industrial functions, such as loading docks, storage areas, truck facilities, etc.

4.5.3 ARCHITECTURE

Manufacturing and processing facilities function most efficiently with square or rectangular buildings that include access on all sides. These simple shapes give priority to the necessary industrial functions and allow efficient operation of the systems, machinery, and equipment located within the buildings. Of necessity, the principal structures are often windowless, non-articulated buildings with exposed mechanical equipment that do not reveal their use. Emphasis should be given to:

a. practical, straight-forward buildings and facilities;

b. allowance of unarticulated walls;

c. minimal on-site screening with reliance mainly on the public street Landscape Buffer Easements for screening;

d. allowance for multiple buildings and accessory structures on a site;

e. loading door and docks allowed on any side of a building; and

f. employee/visitor entryways distinguished from the remainder of the structure in simple, cost effective ways.

4.5.4 PARKING AND CIRCULATION

The circulation, staging, and parking areas required for trucks, along with the visitor/employee parking facilities, will absorb a large portion of individual lots within the *Center*. Efficient site operations include on-site circulation that facilitates the movement of trucks, forklifts, heavy equipment, and passenger vehicles. Line trucks and field trucks should be separated as much as possible from passenger vehicles. Additionally, priority shall be given to:

a. separate entrances for trucks and passenger vehicles;

b. clear directional signs for on-site circulation; and

c. self-contained circulation and staging, without re-entry into the public street for maneuvering.

4.5.5 MASTER LANDSCAPE PROGRAM

The Master Landscape Program establishes the framework to guide the preparation of the Master Landscaping Guidelines (MLG) for the *Plan Area.* Landscaping within the *Center* will function as a comprehensive, cohesive design element that helps to create a sense of place, a *Center* identity, and a sense of arrival. *Center* landscaping will also provide screening and softening of building edges and will reduce potential project impacts to the environment by absorbing greenhouse gasses.

The goal of this Master Landscape Program is to establish a hierarchy of landscaping features and set forth guidelines to aid in:

a. addressing the primary screening of sites from view of the public streets;

b. establishing a strong identification for the *Center* along its public streets;

c. establishing a consistent width and location for landscape areas along the public streets;

d. creating a consistent palette of plant textures, species, heights and foliage;

e. setting forth guidelines for public street and on-site landscaping within the *Plan Area*; and

f. identifying maintenance responsibilities;

Master Landscaping Guidelines (MLG) for the *Center* will be prepared by a qualified Landscape Architect for the Master Developer at the time of the design and permitting for the first phase of backbone infrastructure. The Guidelines will conform to these design principles and the Development Regulations (Chapter 5), and will be placed in Appendix H of this document. The MLG will address both the Fundamental Center Landscaping and the On-Site Landscaping as described below, will set forth the palette of plant species, textures, heights and foliage for the *Center* and the design criteria meeting the Performance Standards described below.

The main hierarchies of landscaping features are identified as follows:

- **FUNDAMENTAL CENTER LANDSCAPING**:
  - Landscape Buffer Easements
  - Agricultural Buffer Easements
  - Site Entry Landscaping

- **ON-SITE LANDSCAPING:**
  - Non-Industrial Uses
  - Industrial Uses



4.5.5.1 FUNDAMENTAL CENTER LANDSCAPING:

Landscaping along the *Plan Area's* public streets will provide a consistent and cohesive visual design element while also serving as the primary screening of uses from public streets. The Master Landscape Program will encourage a comprehensive approach that includes consistency in landscaping elements and their composition. Implementation of the Master Landscape Program and the Master Landscaping Guidelines will contribute to an industrial "neighborhood" that is distinguishable to visitors, truck drivers, and employees.

a. **Landscape Buffer Easements** apply to all public street frontages – both the backbone streets shown in Figure 4-1 and those that may be created by future subdivisions within the *Plan Area*. The exception is along the entire southwestern boundary, where the Agricultural Buffer Easement described below establishes landscaping standards for the *Plan Area/*productive agriculture interface. In addition, the southeastern boundary along Harris Road applies both a Landscape Buffer Easement and an Agricultural Buffer Easement. Landscape Buffer Easements, in combination with the landscape strip within the public ROW, will provide a total landscaped area that is at least twenty-six (26) feet in width. Vegetation in the Landscape Buffer Easement will provide shade for public walkways and paving adjacent to the Landscape Buffer Easement. It will also soften other elements within the streetscape and will provide the primary screening of views from the public streets to individual buildings and other utilitarian areas of individual sites. Landscape Buffer Easements are twenty-two (22) feet wide and are located on individual lots, directly adjacent to the public street ROW. The planting associated with the Center Identification Signs and the Street Directional Signs located within these areas will also be part of the Landscape Buffer Easements (see Section 4.5.8). Landscape Buffer Easement areas will be maintained through a Landscaping and Lighting Maintenance District (LLMD). Conceptual Landscape Buffer Easement plantings are shown in Figures 4-2 through 4-4.

b. **Agricultural Buffer Easements** will be created to ensure compatibility between *Plan Area* uses and adjacent active farmland. The Agricultural Buffer Easements will be located along the *Plan Area's* southwestern boundary and along the portion of the southeastern boundary that lies across Harris Road from the active farmland. See the locations shown in Figure 4-1. Landscaping of the public street ROW located within the Agricultural Buffer Easement areas is limited to low-profile vegetation that will not cast shadows or disburse seeds onto adjacent farmland. The planting associated with any Center Identification Signs and the Street Directional Signs located within these areas will also be part of the Agricultural Buffer Easements. Agricultural Buffer Easements will be maintained through a Landscaping and Lighting Maintenance District (LLMD).

c. **Site Entry Landscaping** is the planting associated with the Site Entrance Signs as described in Section 4.5.8. Planting palettes near these signs may be limited to low-profile vegetation in order to prevent visual obstructions. Individual Developers are responsible for maintaining the planting associated with these signs.

4.5.5.2 ON-SITE LANDSCAPING:

Individual Developers will be responsible for landscaping their respective lots, and for maintaining the portions of their lots that lie outside of the Landscape Buffer Easement described above. On-site landscaping could occur in parking areas, around buildings, at driveway entries, or in any other places required by the *Specific Plan* or deemed suitable by the Individual Developers. Chapter 5 "Development Regulations" sets forth the requirements for landscaping for both non-industrial and industrial users. All on-site landscaping must conform to the guidelines identified in this chapter, the Development Regulations described in Chapter 5, and the Master Landscape Guidelines (MLG) to be included in Appendix H.

4.5.5.3 PERFORMANCE STANDARDS FOR THE MASTER LANDSCAPING GUIDELINES:

The MLG will establish the plant palette and design guidelines for landscaping within the main hierarchies of landscaped areas. The MLG will also include provisions for low-water using plants and for efficient irrigation systems. The MLG will conform to the plant list identified by the City of Salinas.

a. Planting

1. **Landscape Buffer Easement**. Planting within the Landscape Buffer Easement areas along with the landscaped ROW areas will provide the primary screening of buildings and other areas from the public streets and accommodate the biotreatment areas and detention swales. The uses proposed along the public street/private lot interface will dictate the intensity of landscaping required within the corresponding ROW and Landscape Buffer Easement areas. Vegetation within the ROW and Landscape Buffer Easement will be based on three-tier heights that include:
    - low-profile groundcovers (plants ranging from 6" to 3' in height);
    - understory (shrubs, hedges, and saplings to a height of eight feet); and
    - canopy (trees greater than eight feet in height).

    The MLG will establish a plant palette that addresses these tiers, conforms to the plant list identified in the City of Salinas Development Standards, and includes a variety of plant colors and textures. The bioretention treatment areas included within the Landscape Buffer Easement areas will include plants and materials supporting Low Impact Development (LID). Walls, fences, and berms may be used within Landscape Buffer Easements for screening purposes, and the MLG will also address allowable materials, colors and styles for these features.
    The following scenarios demonstrate that varying levels of screening may be applied within the ROWs and Landscape Buffer Easement areas. The figures referenced provide conceptual images to illustrate a possible design approach for each scenario. The vegetation provided in each exhibit is conceptual and is shown at maturity.

Landscaping used to screen blank building facades. The planting plan should focus on softening building edges and interrupting monolithic building facades by applying proportional amounts of groundcover, understory, and canopy plants that include a variety of colors, textures, and heights. See Figure 4-5.

Landscaping used to screen loading docks, roll-up doors, and/or parking areas. The planting plan should focus on screening vehicles and/or medium-height building features such as loading doors or docks by applying a higher proportion of groundcover and understory plants. When building-mounted signs are present, open canopy trees can be spaced per the Design Regulations described in Chapter 5. See Figures 4-6 and 4-7.

Landscaping used to screen shipping materials, packing materials, and stationary outdoor equipment. The planting plan should focus on screening these medium-height features by applying a higher proportion of understory and canopy plants.

Landscaping interface with building-mounted signs. The planting plan should offer periodic uninhibited views from the street to the sign. The proportion of groundcover, understory, and canopy plants will depend on the sign location(s) relative to the street elevation. See Figure 4-7 and Figure 4-8.

Landscaping at driveway entrances. The planting plan should "frame" the entrance by tiering landscaping. Groundcovers should be planted closest to the entrance; understory and canopy plants should be added as the distance from the driveway entrance increases. See Figure 4-9.

2. **Agricultural Buffer Easement**. Planting of the ROW within the Agricultural Buffer Easement areas will be designed to meet the following criteria:
    - low-profile groundcovers (plants ranging from 6" to 2' in height) to avoid any casting of shade on the adjacent cultivated lands; and
    - plants and grasses that are not invasive and do not cast seeds.

    The Master Landscaping Guidelines will establish a plant palette that addresses these criteria.

3. **Site Entry and On-site Landscaping**. Guidelines for planting for the Site Entry Signs and for individual sites within the *Plan Area* will also be included in the Master Landscaping Guidelines.

    Vegetation within the public street planter strip and the Landscape Buffer Easement will provide the primary screening for individual site buildings, accessory structures, parking areas, site storage and other outdoor areas. Parking lot landscaping requirements and other required landscaping are set forth in Chapter 5 "Development Standards". The MLG shall include general guidelines for plant materials, placement and irrigation for onsite landscaping.

b. Water Efficiency

The MLG shall provide direction for the use of low water using plants and irrigation systems. The MLG shall be consistent with City Zoning Section 37-50.700 in Appendix E, Lines 1265 thru 1296, specifically Lines 1285 thru 1290, "Xeriscape Guidelines". Water saving elements shall be incorporated into the MLG such as:

1. Low water using plant species

2. Limited turf areas

3. Diversity of species to limit diseases and pest infestations

4. Efficient irrigation systems including drip, micro misters

5. Limit irrigation application in the winter months

6. Establishing monitoring programs for irrigation system function

7. Soil analysis and amendments

8. Use of mulch to prevent evaporation losses, keep the ground cool, and conserve moisture

4.5.5.4 RESPONSIBILITIES:

Installation

The Master Developer will be responsible for the installation of:

a. Landscape Buffer Easement planting necessary for bioretention treatment area functionality associated with backbone streets, located within Landscape Buffer Easement areas;

b. Landscape Buffer Easement planting necessary for with detention swale functionality; and

c. Agricultural Buffer Easement planting.

The Individual Developers will be responsible for the installation of:

d. Landscape Buffer Easement landscaping along individual project frontages other than planting installed by the Master Developer;

e. Landscaping within backbone street rights-of-way;

f. Site Entry landscaping; and

g. On-site landscaping.

Maintenance

LANDSCAPE TYPE	**MAINTENANCE RESPONSIBILITY**
Landscape Buffer Easements	LLMD
Agriculture Buffer Easements	LLMD
Site Entry landscaping	Individual Developer
On-Site landscaping	Individual Developer
Backbone street rights-of-way	LLMD

FIGURE 4-1
LANDSCAPE & AGRICULTURAL BUFFER EASEMENT
LOCATION MAP



FIGURE 4-2
LANDSCAPE BUFFER EASEMENT ADJACENT TO BUILDING



FIGURE 4-3
LANDSCAPE BUFFER EASEMENT ADJACENT TO PRIVATE ENTRY/SIDEWALK



FIGURE 4-4
LANDSCAPE BUFFER EASEMENT ADJACENT TO PARKING FACILITY



FIGURE 4-5
CONCEPT TO SCREEN BLANK BUILDING FACADES
(TREES 60' ON-CENTER)



FIGURE 4-6
CONCEPT TO SCREEN DOCKS AND ROLL-UP DOORS
(TREES 30' ON-CENTER)



FIGURE 4-7
CONCEPT TO SCREEN DOCKS, ROLL-UP DOORS, AND PARKING AREAS WITH BUILDING-MOUNTED SIGNS



FIGURE 4-8
CONCEPT TO ADDRESS BUILDING-MOUNTED SIGNS



FIGURE 4-9
CONCEPT TO AT DRIVEWAY ENTRANCES



4.5.6 SCREENING

As stated in Section 4.5.5, the public street Landscape Buffer Easement will be the primary screening for individual site buildings, accessory structures, parking areas, site storage and other outdoor areas. On-site screening requirements other than the Landscape Buffer Easements are distinguished between "industrial uses" and "non-industrial uses". Industrial uses are all uses under the heading of "Agricultural Industrial" in Chapter 3, Table 3-1, and non-industrial uses are all other uses in Table 3-1.

Non-Industrial uses are required to screen outdoor equipment from view of the public streets, including roof, building or ground-mounted equipment. The Landscape Buffer Easements will generally suffice as the primary screening for ground equipment and parking.

Industrial uses are not required to screen in addition to the Landscape Buffer Easements for ground equipment or parking. Roof-mounted equipment screening allows the use of paint, and other methods that do not create enclosures that could trap individuals within close proximity to vents and piping.

4.5.7 LIGHTING

Street lights will be installed within all public street ROWs in the *Plan Area,* and will be placed according to City standards. Center identification signs (described in Chapter 4.5.8 below) may be illuminated. Buildings and signs on private property may be illuminated at the tenant's discretion, provided that the lighting complies with the development standards described in Chapter 5.

4.5.8 MASTER SIGN PROGRAM

Signage along the *Plan Area's* public streets is essential to the success of the *Center.* Drivers will require distinguishable "way-finding" signs and/or features to identify the *Center* when coming from outside and to expedite their trip when navigating through the *Plan Area.* Additional clear, legible signs delineating business names, addresses, and points of entry and egress for shipping, receiving, employees, and visitors will provide order and keep traffic flowing.

The goal of this Master Sign Program is to establish the principles for the creation of a "family" of simple, easy-to-read signs for the *Center* to aid in:

a. establishing a strong identification for the *Center* at the primary entrances on Abbott Street and Harris Road;

b. establishing a consistency of sign types, colors and locations throughout the *Center;*

c. assisting first-time visitors and drivers in finding their destination within the *Center*;

d. reducing the potential for conflicts caused by lost vehicles attempting "U" turns and other

disrupting maneuvers;

e. controlling the number and nature of signs within the *Center,* thereby avoiding clutter;

f. raising awareness of bicyclists and pedestrians concerning potential conflicts and hazards within the *Center;*

g. establishing a consistent program for building identification and site entry signage; and

h. setting forth guidelines for individual, on-site signage such as directional, informational and warning signs.

"Master Sign Guidelines" (MSG) for the *Center*, conforming to these design principles and the Development Regulations (Chapter 5), will be established by the Master Developer at the time of, or prior to, the design and permitting for the backbone infrastructure. Upon completion, the MSG will be inserted in Appendix I of the *Specific Plan.* All signs within the *Center* shall conform to these design principles, the Development Regulations (Chapter 5) and the "Master Sign Guidelines".

The *Center's* Master Sign Program establishes the design principles for the development of a hierarchy of signs for the overall Center and that of individual businesses. The hierarchy of *Plan Area* signs is:

- FUNDAMENTAL CENTER SIGNS:
  - Center Identification Signs
  - Street Directional Signs
  - Site Entrance Signs

- ON-SITE USER SIGNS:
  - On-site Building/Business Identification Signs
  - On-site Directional Signs
  - On-site Informational Signs

- TEMPORARY SIGNS:
  - Temporary Signs and Banners

Site Entrance Signs shall not be included in the calculations for maximum on-site user sign area as set forth in Chapter 5, Table 5-2.

FUNDAMENTAL CENTER SIGNS:

Center Identification Signs can be high-profile "freestanding" and/or medium-profile "monument" type signs. These signs are intended to identify the *Center*, be visible from long distances and direct traffic into the *Center* from Abbott Street. See Figure 4-11.

Center Identification Signs should be located near key intersections. See Figure 4-10 for possible locations. Other locations may be deemed appropriate as development occurs within the *Plan Area*. *Center Identification Signs* will be located within the landscaped areas near curb returns, and may be illuminated. The signs shall be placed to avoid driver line-of-sight issues at the intersections and may require easements if located on private property. Two-sided and/or multi-faced signs may be used in this category. See Chapter 5 for the number of allowable signs per location, sign height, and sign area regulations.

Street Directional Signs aid in direction-finding along the public streets within the *Center.* These signs will be medium-profile signs that shall be legible to automobile and truck drivers traveling at the posted speed. *Street Directional Signs* are intended to provide directions to businesses and may include directional arrows or graphic symbols. If the Master Developer desires, other signage such as street name signs can be incorporated into the street-level directional sign program but shall not be included in the Maximum Total Sign Area calculation. See Figure 4-12.

Street Directional Signs shall be located along the *Center's* interior public streets at key intersections. See Figure 4-10 for possible locations. Other locations may be deemed appropriate as development occurs within the *Plan Area*. Sign types may include freestanding or monument signs. See Chapter 5 for the number of allowable signs per location, sign height, and sign area regulations.

Site Entrance Signs identify individual businesses and/or identify driveways from the public streets for specific allowed uses (i.e., trucks, passenger vehicles, etc). These are low profile freestanding or monument signs. *Site Entrance Signs* will be located near entry drives and may also distinguish separate entries for trucks, employees, visitors, etc. See Figure 4-13. See Figure 4-10 for possible locations. Other locations may be deemed appropriate as development occurs within the *Plan Area*.

ON-SITE USER SIGNS:

On-Site Building/Business Identification Signs are large, wall-mounted, awning, painted building, freestanding or monument signs intended to identify individual buildings and/or businesses from the public streets. Building-mounted signs may be illuminated and will be located on street-facing buildings, below the highest roof fascia or parapet. *On-Site Building/Business Identification Signs* will be clearly visible from public streets, and may be illuminated. See Figure 4-14.

On-Site Directional Signs are driver and pedestrian-scale signs intended to direct business users upon entering the site. These may be medium and low-profile or may be painted on the pavement. *On-Site Directional Signs* direct users to various on-site facilities including truck parking areas, loading docks, employee parking, public parking, etc. These signs aid in the separation of truck traffic from employee/visitor traffic. Sign types may include building signs, and freestanding signs. See Figure 4-15.

On-Site Informational Signs can be either low profile pedestrian-scale signs or driver-scale signs that may include instructional information, warnings and/or detailed information usually not intended to be read from moving vehicles. They typically identify business hours, parking instructions, delivery instructions, warnings, prohibitions and restrictions, etc. *On-Site Informational signs* may be monument, freestanding or building mounted. See Figure 4-16.

TEMPORARY SIGNS:

Temporary Signs and Banners are typically mid- to large-size signs intended for short term "temporary" use for marketing, sales, event notification, advertising, etc. See Figure 4-17.

RESPONSIBILITIES:

Installation

The Master Developer will be responsible for:

- installation of the *Center Identification Sig*ns and
- installation of the S*treet Directional Signs*

The Individual Developers will be responsible for:

- placing their respective business names on the *Center Identification Signs* (if applicable) and the *Street Directional Signs;*
- installation of their respective *Site Entrance Signs*;
- installation of their respective *Building Identification Signs*;
- installation of their respective *On-Site Directional Signs;* and
- installation of their respective *On-Site Informational Signs*.

Temporary signs are the responsibility of the user/business installing such signs.

Maintenance

SIGN TYPE	MAINTENANCE RESPONSIBILITY
Center Identification Signs	Landscape Lighting Maintenance District (LLMD)
Street Directional Signs	LLMD
Site Entrance Signs	LLMD or Site owner/user, depending on location
Building Identification Signs	Site owner/user
On-Site Directional Signs	Site owner/user
On-Site Informational Signs	Site owner/user
Temporary Signs	Sign owner



FIGURE 4-10
CENTER IDENTIFICATION AND STREET DIRECTIONAL SIGN LOCATION MAP

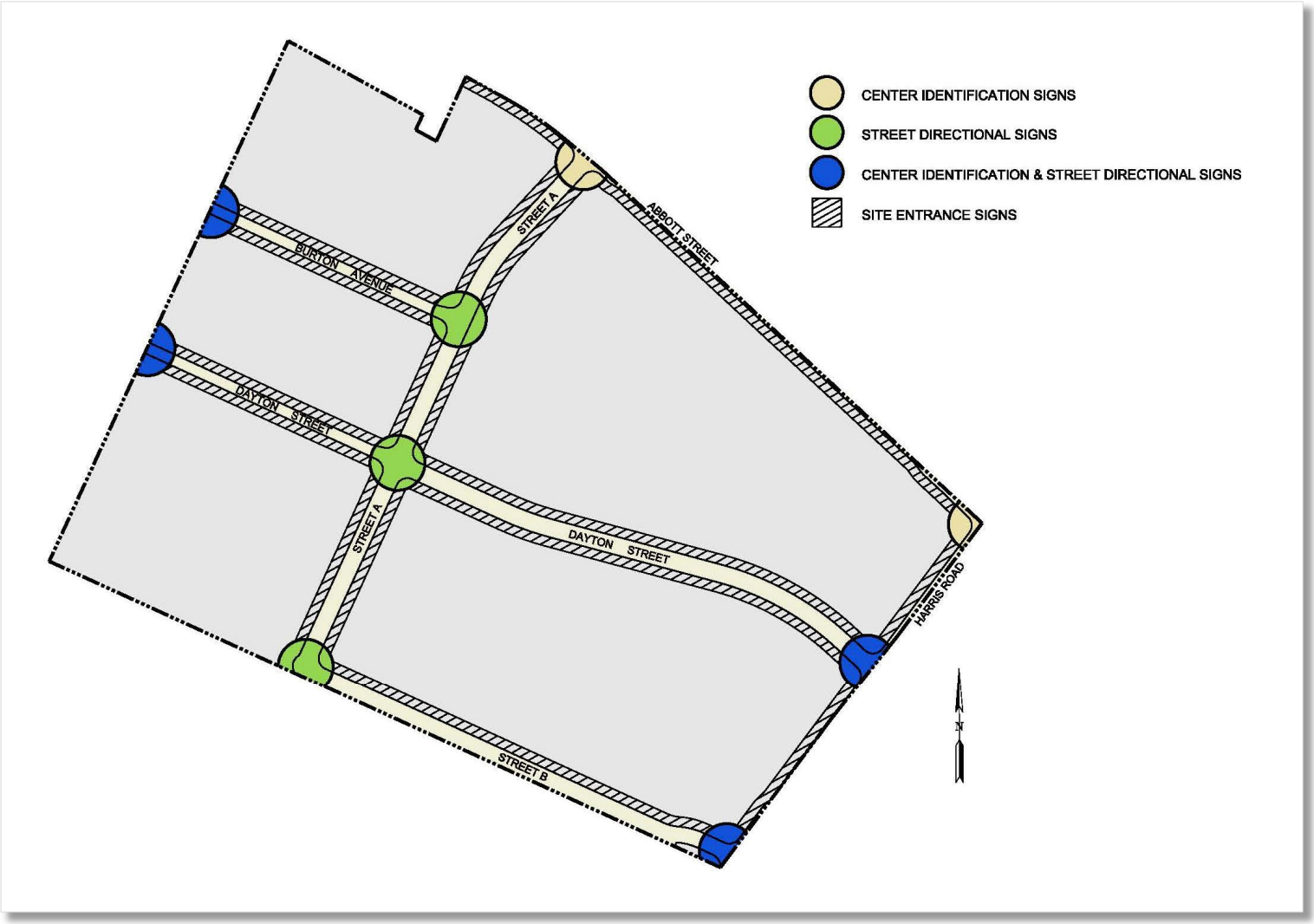
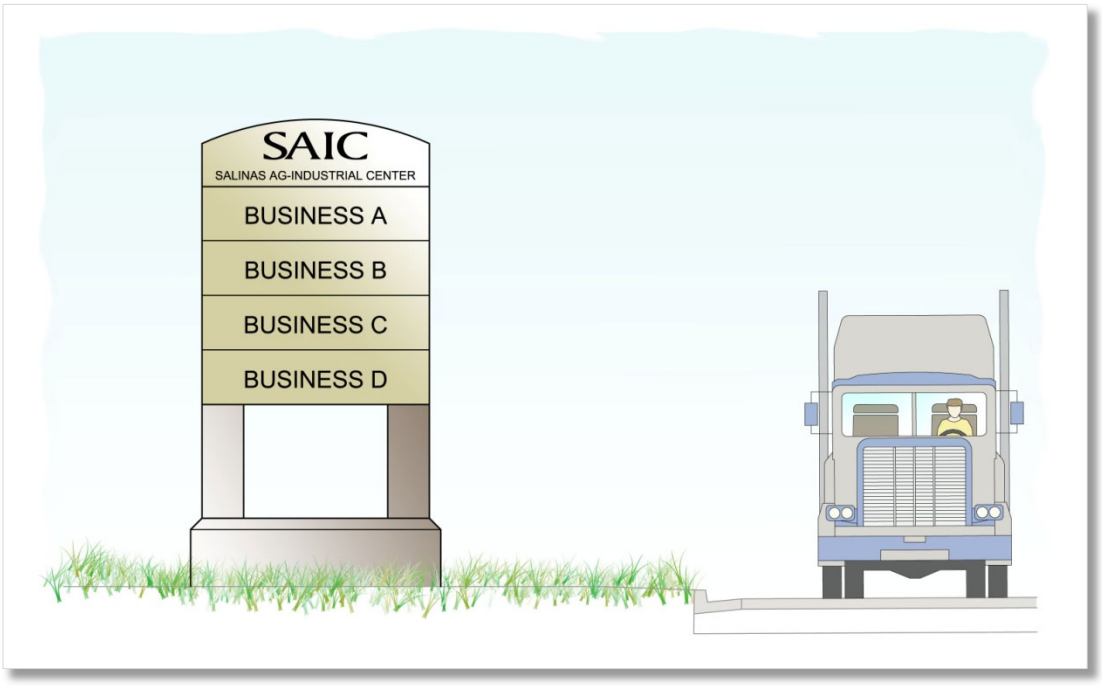


FIGURE 4-11
CENTER IDENTIFICATION SIGN
EXAMPLES



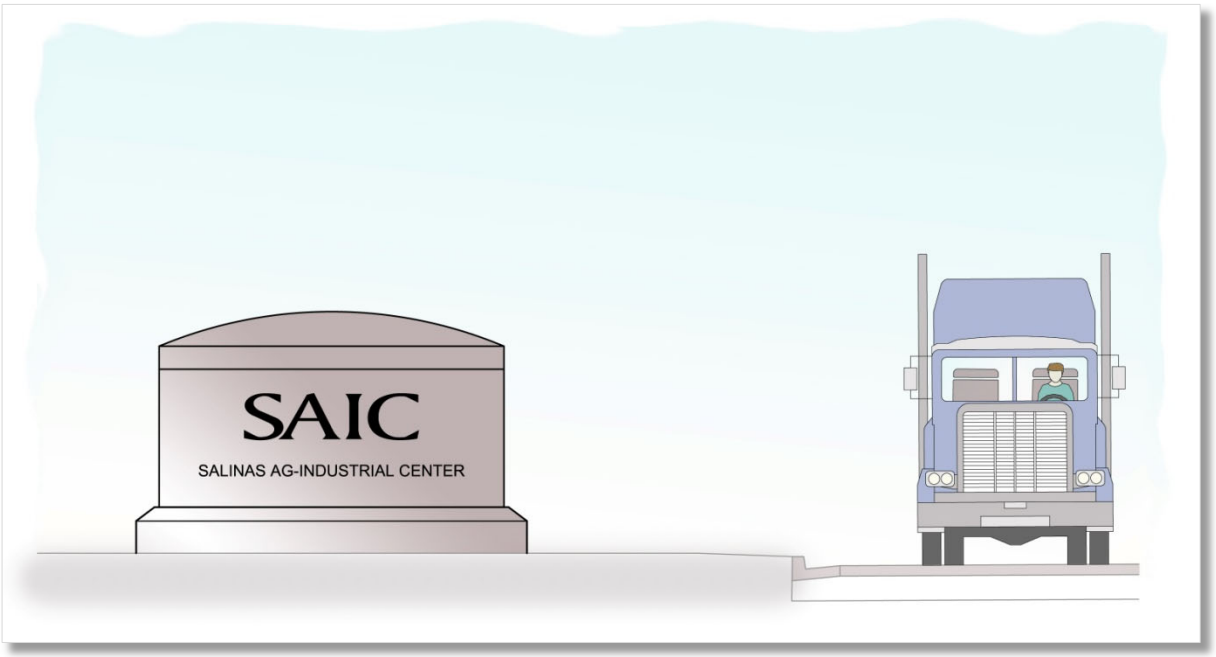
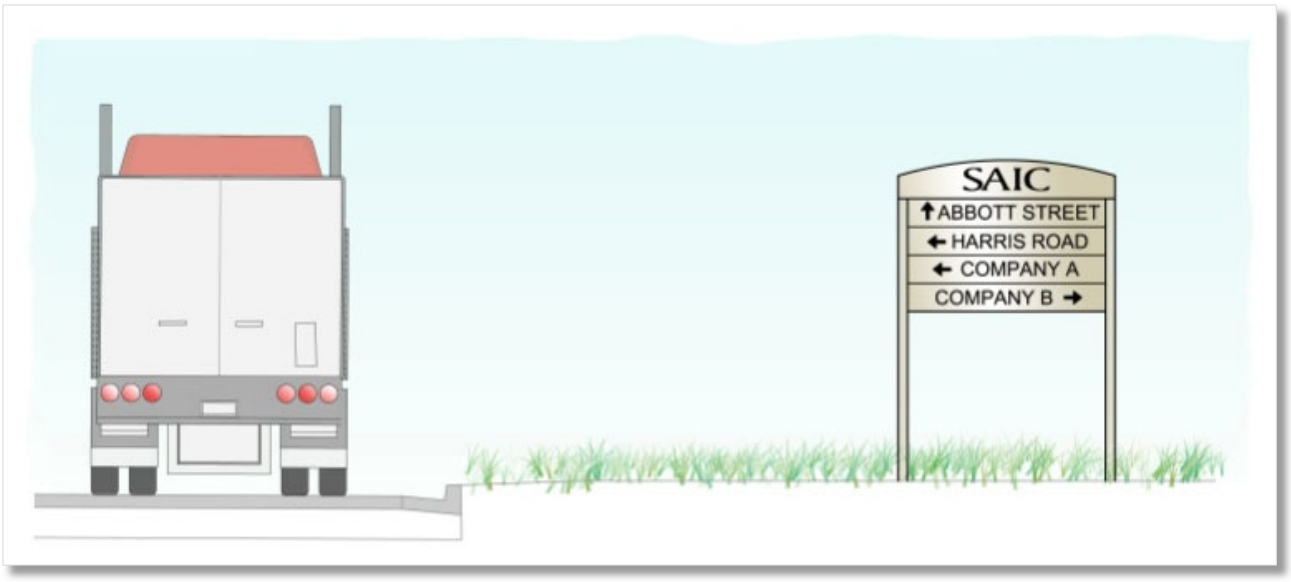


FIGURE 4-12
STREET DIRECTIONAL SIGN
EXAMPLES



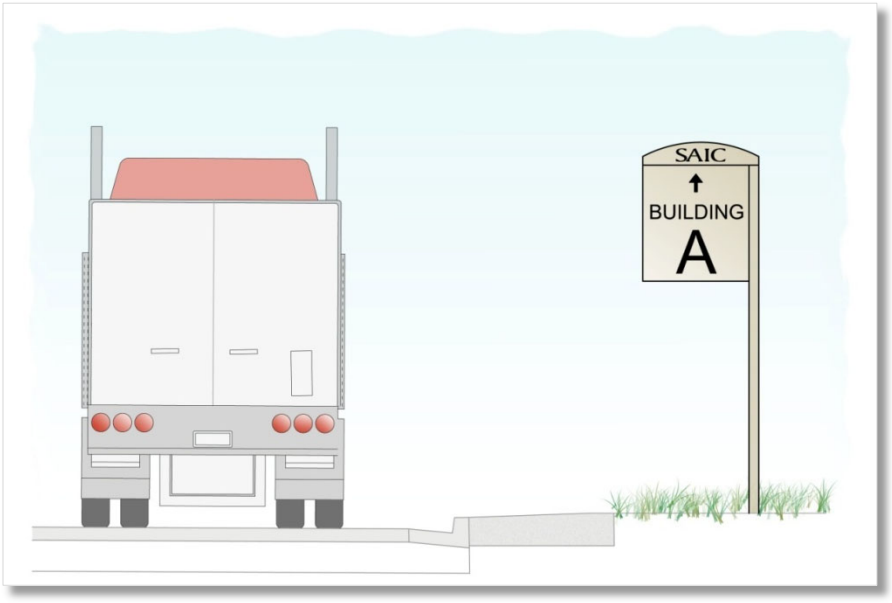
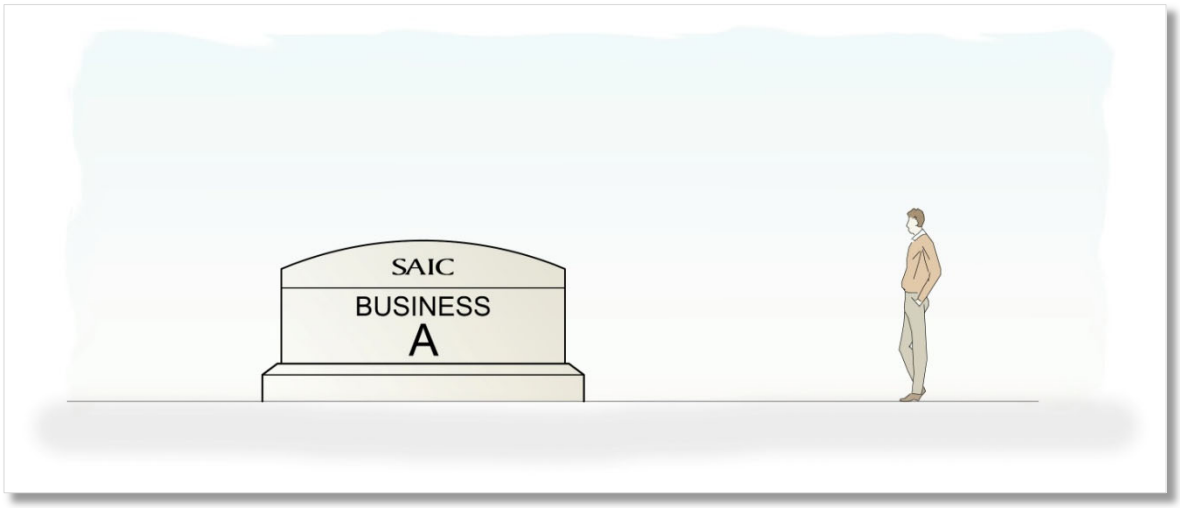


FIGURE 4-13
SITE ENTRANCE SIGN
EXAMPLES



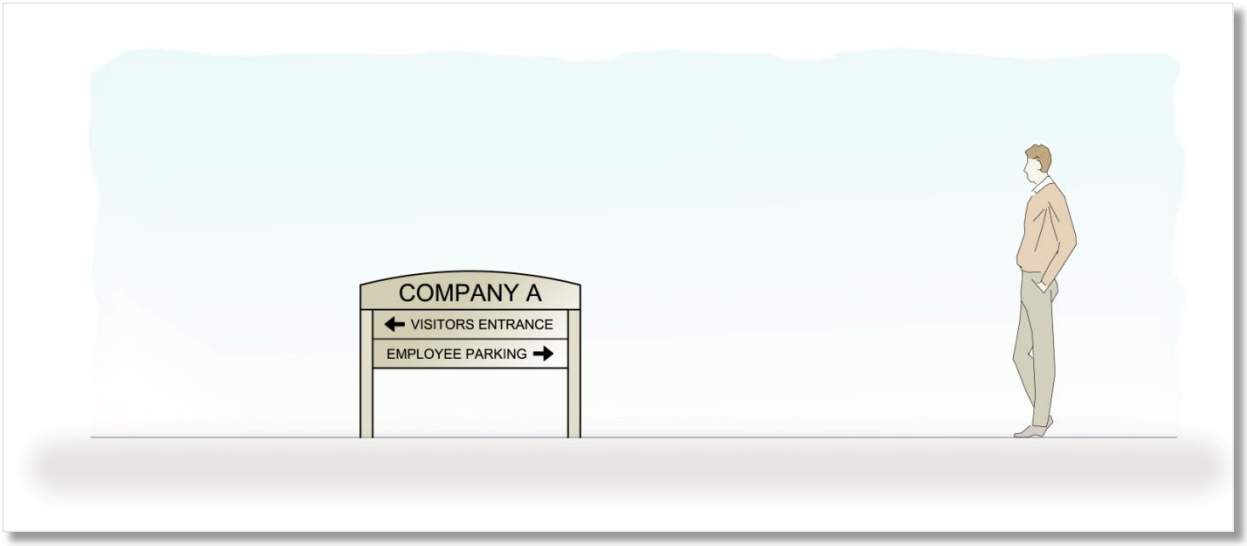


FIGURE 4-14
BUILDING IDENTIFICATION SIGN
EXAMPLES

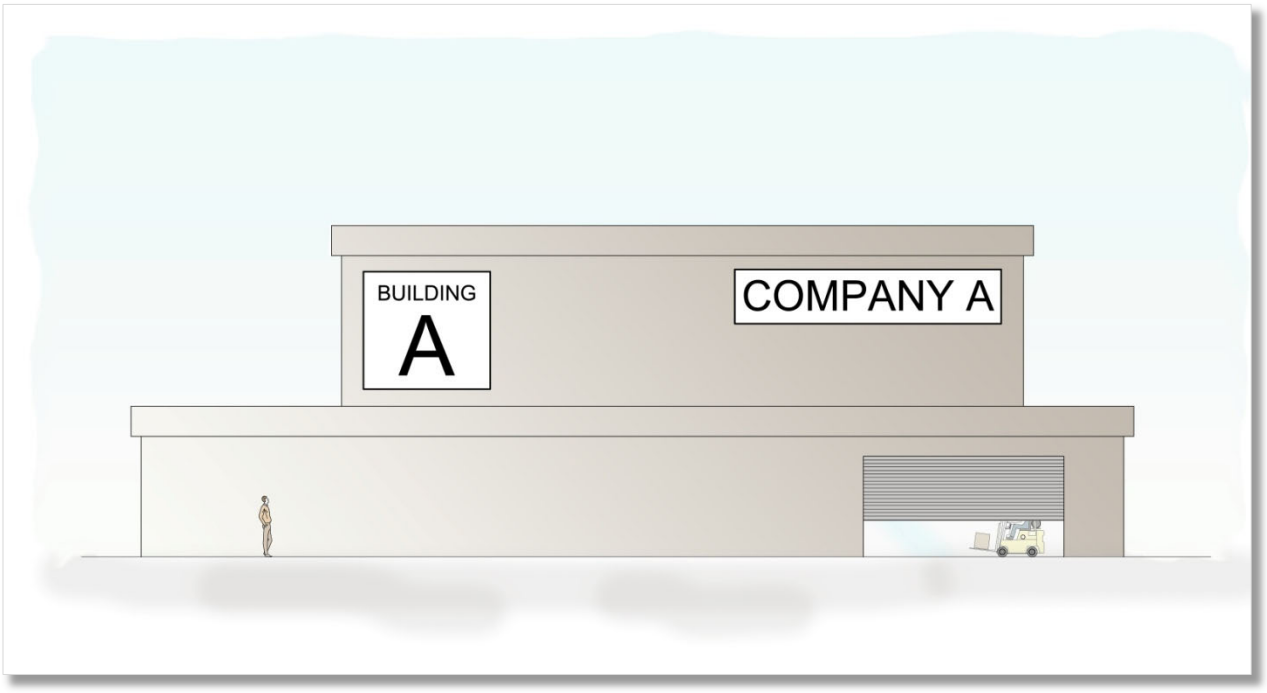
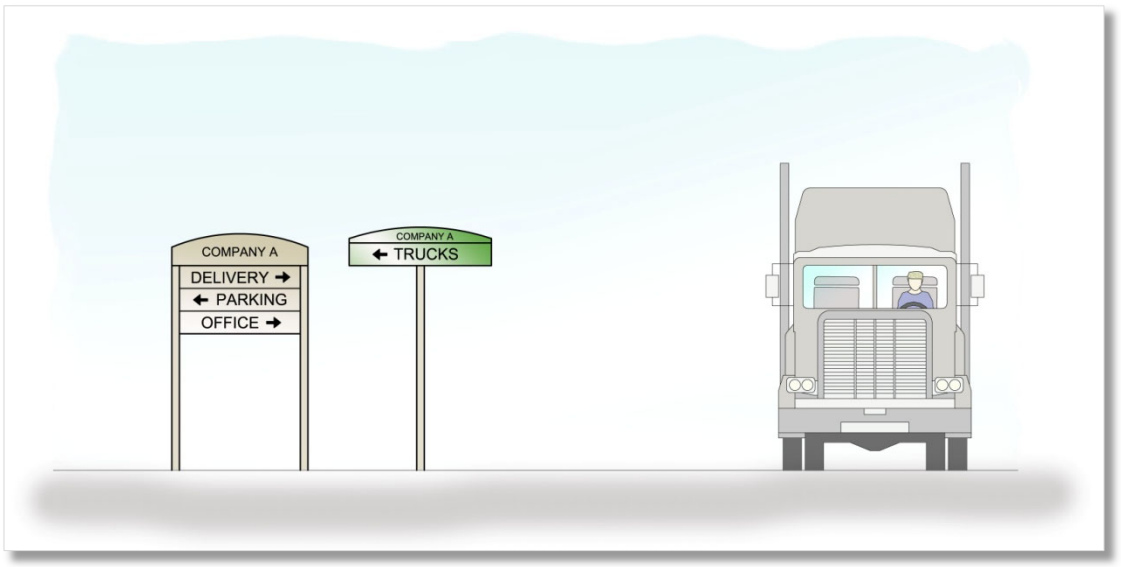




FIGURE 4-15
ON-SITE DIRECTIONAL SIGN
EXAMPLES



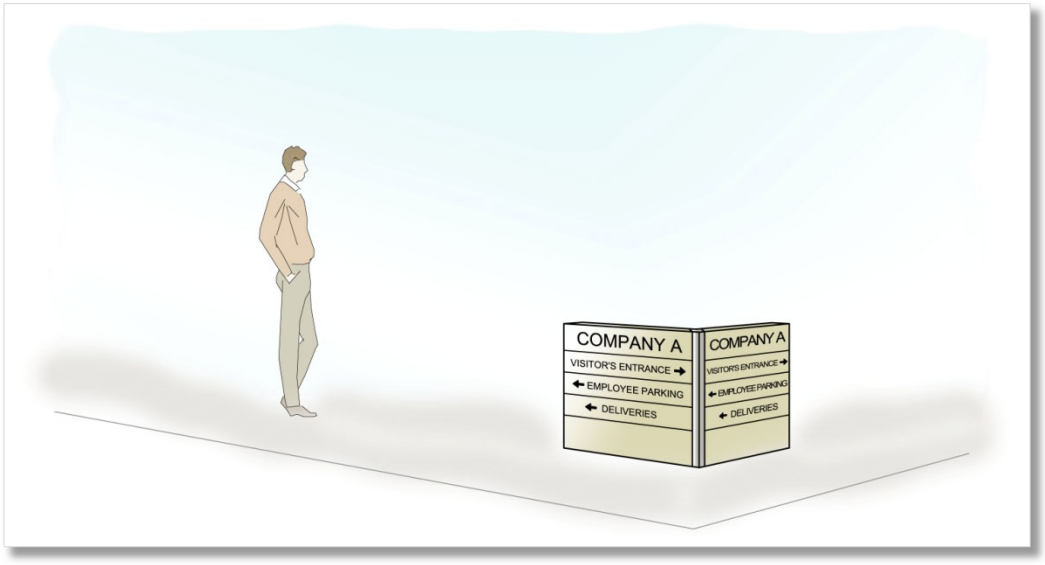
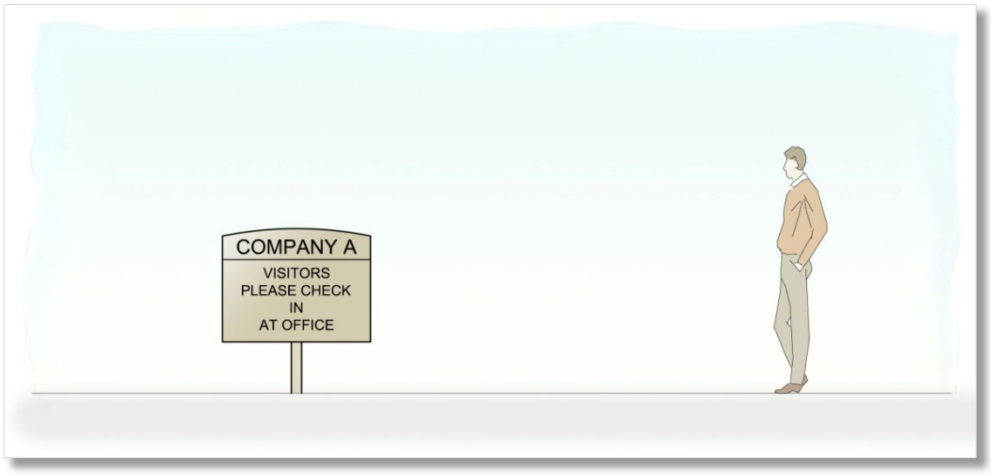
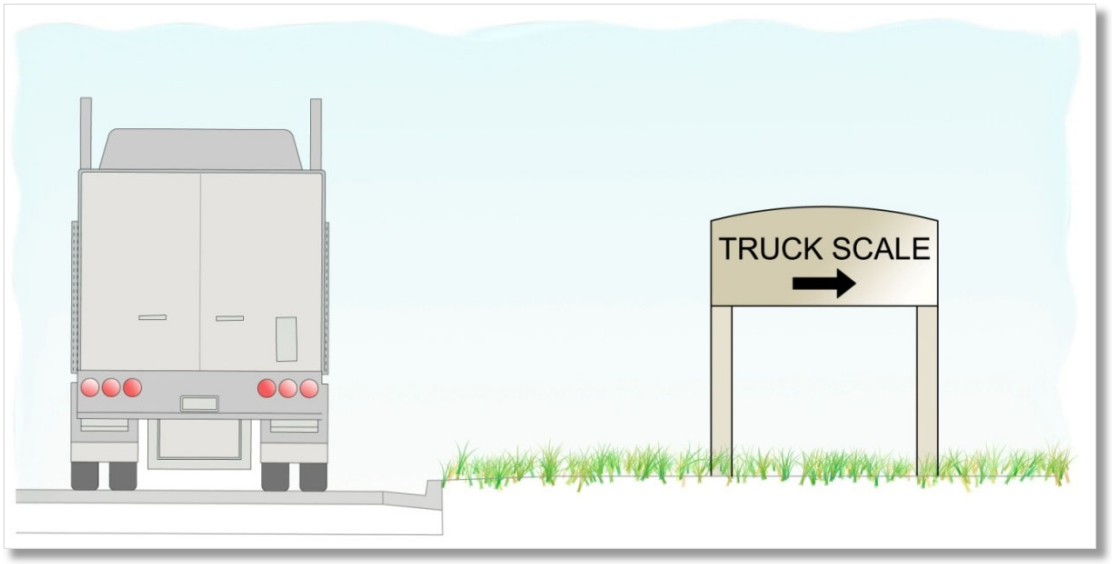


FIGURE 4-16
ON-SITE INFORMATIONAL SIGN
EXAMPLES





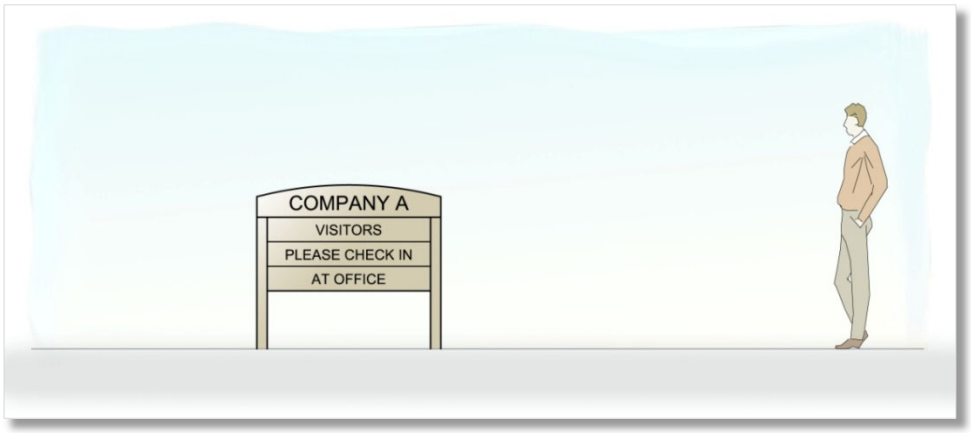
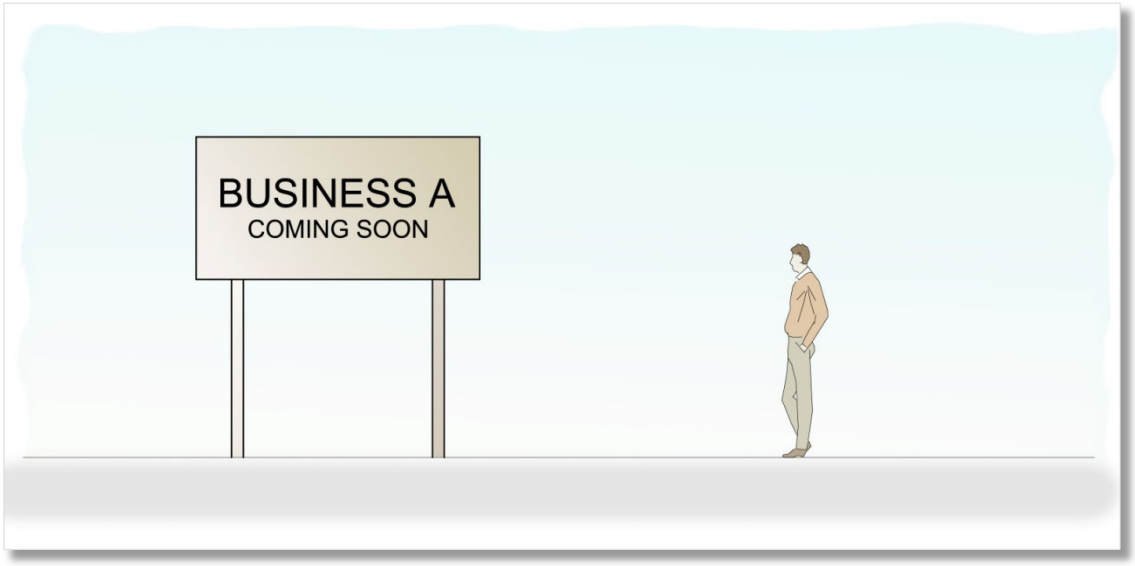
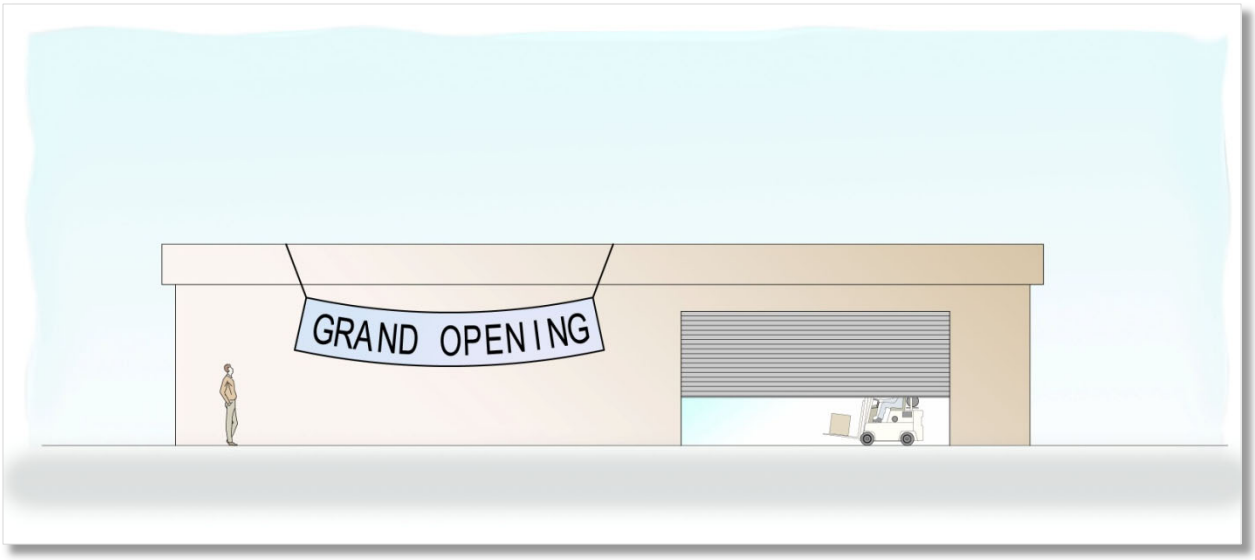


FIGURE 4-17
TEMPORARY SIGN
EXAMPLES





5. DEVELOPMENT REGULATIONS

5.1. INTRODUCTION

The fundamental purpose of the *Salinas Ag-Industrial Center Specific Plan* is to establish an agricultural-focused *Center* with an efficient and streamlined land use approval process. To this end, the *Specific Plan* establishes unique land uses to accommodate these agricultural-focused uses. Therefore, the regulations necessary to implement the agricultural-industrial uses must also be "unique."

This chapter establishes the Development Regulations necessary to implement the land uses proposed in the *Specific Plan* and the Green Building Plan as set forth in Chapter 7, Section 7.5. The *Specific Plan* Development Regulations modify Articles III and V of the Zoning Code and are unique to the *Plan Area*.

5.2. PURPOSE (Appendix E, Lines 1-9)

The *Specific Plan* Development Regulations modify the Zoning Code Articles III and V and apply only within the *Plan Area.* They establish a regulatory framework for the *Plan Area* tailored to the nature of agricultural-industrial businesses; including accommodating the functional needs of such facilities and enabling the businesses to quickly proceed from concept to operation. The *Specific Plan* Regulations also serve to:

a. Establish appropriately-located agricultural-industrial land uses within the *Plan Area;*

b. Strengthen the City's agricultural-industrial economic base by providing business and employment opportunities;

c. Minimize the impact of agricultural-industrial uses on adjacent agricultural uses with boundary buffers;

d. Promote safe agricultural-industrial areas through the incorporation of natural surveillance and the allowance of secured areas on the sites.

e. Supply clear, industry-specific requirements for development within the *Plan Area* that promote the predictability upon which potential users can base their facility location decisions, thereby attracting industries to Salinas and strengthening the City's economic and employment base.

The *Specific Plan*'s Land Use standards are tailored to facilitate agricultural-related industrial uses and other ancillary uses as described in Chapter 3 - "Land Use". This chapter of the *Specific Plan* establishes Development Regulations for exclusive application to the *Plan Area*, thereby supporting the industries and streamlining their design and approval process. These *Specific Plan* Development Regulations create a framework for new development including design principles



for site planning, architecture, parking and circulation, landscaping, screening, lighting, signage, and other related development components. The *Specific Plan* Development Regulations will be used in place of the much broader Zoning Code regulations for "General Industrial (IG)" uses contained in Articles III and V of the Zoning Code.

5.3. CONFLICTS

These *Specific Plan* Development Regulations modify Zoning Code Articles III and V as applied to the *Plan Area*. The Zoning Code, as adopted in November 2006, applies to the *Specific Plan Area* except where modified by the *Specific Plan*. Future amendments by the City to Articles III and V of the Zoning Code, and/or adoption of a City-wide Global Climate Change Action Plan, shall not be automatically applicable to this *Specific Plan* unless:

a. such amendments are necessary to a) protect the occupants of the *Plan Area* from a condition dangerous to their health or safety, or b) comply with state or federal law; or

b. such amendments (other than those discussed in item 1., above) are processed as Type 1 Major Amendments to this *Specific Plan*, per the requirements set forth in Chapter 9, Section 9.3.3.

Appendix E "Salinas Ag-Industrial Center Development Regulation Handbook" is provided to aid both designers and regulators in applying these Development Regulations within the context of Articles III and V of the Zoning Code. See Chapter 9, Section 9.3.6 (c).

Where a conflict occurs between the provisions of this *Specific Plan* and the base district regulations, special provisions or other provisions of the Municipal Code, the *Specific Plan* goals, policies and regulations shall prevail (Section 37-40.120 of the Municipal Code).

5.4. LAND USE CLASSIFICATIONS (Appendix E, Lines 10-36)

Table 3-1 "Land Use Classifications" in Chapter 3 establishes the use standards for the *Plan Area*. Table 3-1 and its accompanying footnotes replace Zoning Code Section 37-30.310, including Table 37-30.130 and its accompanying footnotes.

5.5. DEVELOPMENT REGULATIONS (Appendix E, Lines 37-41)

Facilities within the *Plan Area* will include multiple buildings of varying sizes that perform a variety of functions. The design principles provided herein provide for the flexibility to accommodate the agricultural-related industrial operations described in Chapter 3, Land Use.

Table 5-1 "Development Regulations" and the accompanying footnotes, below, replace Zoning Code Section 37-30.320 "Development Regulations", including Table 37-30.140 "Industrial (I) Districts Development Regulations" within the *Plan Area*.



Table 5-1: Development Regulations

Building, Structure, and Accessory Structure Site Requirements		
Development Standard	**Plan Area**	**Additional Regulations**
Lot Size--Minimum	1.0 acre	(A)
Lot Width--Minimum	150 ft.	(A)
Lot Depth--Minimum	150 ft.	(A)
Lot Frontage--Minimum	100 ft.	(A)
Corner Yard Setback/Landscape Buffer Easement	22 ft.	(A)(B)(D)(E)(F)(G)
Side Yard Setback:		
Interior	0 ft.	(A)
Front Yard Setback/ Landscape Buffer Easement	22 ft.	(A)(B)(D)(E)(F)(G)
Rear Yard Setback:	0 ft.	(A)(G)
Minimum distance between buildings and/or structures	0 ft.	
Height--Maximum	No Height Limit	(C)

Notes:

(A) Public facilities, such as water wells, power substations, and similar facilities may be needed within the *Plan Area*. Minimum lot sizes, width, depth, and front and corner yard setbacks may be less than prescribed in Table 5-1.

(B) Lots with double public street frontage shall provide 22-foot setback on both frontages.

(C) Maximum heights are restricted by the City of Salinas Airport Overlay District Zone (Chapter 37, Article IV, Division 7) regulations, the City of Salinas Zoning Code (Chapter 4), and applicable federal, state, and local regulations.

(D) Vegetated biofiltration treatment areas can be included within front and corner yard setbacks.

(E) Heating, ventilation, air conditioning, cooling, electrical, structural equipment, water heating equipment, and architectural projections may project into front and corner yard setbacks up to 1-foot. See section 5.7(c) "Building Projections into Yards"

(F) Public Utility Easements (PUE) may be located within a front and corner yard setback and/or Landscape Buffer Easement.

(G) Required yard setbacks along public streets include the Landscape Buffer Easements.

5.6. DESIGN STANDARDS (Appendix E, Lines 42-124)

This section modifies Zoning Code Section 37-30.330 "Design Standards." Appendix E (pages E-1 through E-28) "Salinas Ag-Industrial Center Development Regulations Handbook" is provided to aid designers, project applicants, and regulators in applying these Development Regulations within the context of Zoning Code, Article III and Article V. The handbook correlates this chapter, and specifically this section and Section 5.7, with the corresponding Zoning Code paragraphs that they are modifying. Note that the format and notations of the sections within 5.6 and 5.7 follow the code format. Therefore, when the Chapter 5 subsections do not sequence it is because certain code sections do not apply. Designers, Developer and Administrators of the *Specific Plan* should use Appendix E in tandem with this chapter to become familiar with the exact portions of the code being modified.



For the purposes of this document, "industrial uses" shall mean all uses under the heading of "Agricultural Industrial Uses" in *Specific Plan,* Chapter 3, Table 3-1 and "non-industrial uses" shall mean all other uses in Table 3-1.

a. **Purpose.** (Appendix E line item 42) These design standards are intended to assist the Master Developer and/or Individual Developers in understanding the *Specific Plan* requirements for development within the *Plan Area.* These standards support the provisions of the *Specific Plan,* including the land use categories and standards presented in Chapter 3, the design principles presented in Chapter 4 and all *Specific Plan* Development Regulations contained in this chapter. The design standards explain the application of the primary design elements for the *Plan Area* and provide the flexibility necessary to support the needs of the agricultural-industries wishing to locate within the *Plan Area*.

b. **Applicability.** (Appendix E line item 43) These design standards shall apply exclusively to the *Salinas Ag-Industrial Center Specific Plan*.

c. **Site Planning.** (Appendix E, Lines 44-53)

1. The main elements of the *Specific Plan* design include the following:

   A. a backbone circulation network that facilitates the movement of large vehicles through the site and facilitates access to individual businesses, thereby promoting the viability of the industries within the *Specific Plan*;

   B. site planning, lighting, and architectural design that encourage natural surveillance;

   C. service, parking, loading, circulation, and storage areas located at the front, sides and/or rear of buildings harmonious with the overall functionality and appearance of the structures and the site;

   D. convenient access, visitor parking, and on-site circulation;

   E. appropriate screening of outdoor storage, work areas, and equipment; and

   F. unifying design of enhanced landscaping by the requirement of Landscape Buffer Easements along all public streets in the *Specific Plan* area.

2. The primary design element of the *Specific Plan* is the required Landscape Buffer Easements along all public streets. Vegetation within the Landscape Buffer Easements will create a pleasant view from the public streets by varying the design pallet with elements such as plant colors, textures, heights and placement, along with optional features such as monuments, decorative walls, etc. Additionally, a variety of other architectural treatments such as building textures, colors and simple surface design features will aid in the break-up of long monotonous building facades and create diversity in site areas visible from major public streets and other public streets if such are added with subsequent subdivisions.



3. Required on-site landscaping is intended to be kept at a minimum; however, each site will include a minimum 5-foot landscape strip between employee/visitor parking areas and a structure, and adjacent to office portions of the structure not directly abutting employee/visitor parking areas.

4. Adjacent to the existing farmland southwesterly of the *Specific Plan*, a minimum 70-foot Agricultural Buffer Easement, measured from the *Specific Plan* boundary, will be provided. Along Harris Road across from the agricultural lands southeasterly of Harris Road, a 20-foot buffer, measured from the *Specific Plan* boundary, will be provided. Portions of "B" Street, Harris Road widening, utilities, appurtenances, and limited landscaping may be located within these buffers.

d. **Natural Surveillance.** (Appendix E line item 54) When feasible, design and placement of buildings and other physical features to maximize visibility and facilitate natural surveillance from public rights-of-way and other employee/visitor areas are encouraged. This includes building orientation, placement of windows, doors, and balconies, building and site entrances and exits, placement of parking, lighting, and refuse containers, placement and type of landscape materials, location of walkways, types of walls and fences (including the use of picket, wrought-iron, and similar materials to promote visibility when appropriate), and other physical obstructions in a manner which discourages the potential for criminal activity.

e. **Architecture.** (Appendix E, Lines 55-77) As a category of structure types, agricultural-industrial structures are utilitarian and often present unattractive and monotonous facades. The function of agricultural-industrial buildings must be served and their form addressed utilizing effective but practical methods. There are a variety of simple design techniques and landscaping design practices that can be applied to help enhance views of the buildings from public streets, such as:

1. Employ a variety of building siding textures and colors to create visual character and interest.

2. The Landscape Buffer Easement adjacent to the public street will serve as the primary screening for site buildings and accessory structures. Additionally:

A. Non-industrial uses: Avoid long, unarticulated facades. Facades with varied front setbacks are strongly encouraged. Wall planes should not run in a continuous direction for more than fifty feet without an offset.

B. Industrial uses: Unarticulated building facades visible from a public street and longer than 100 feet shall be broken up utilizing one, or a combination of: architectural materials and textures; trim features; down spout placement; murals; and color themes to create variety and interest and to form pockets of light and shadow, providing relief from monotonous, uninterrupted expanses of wall. Varied setbacks, while not required, can help to provide depth and contrast on elevation planes, and are encouraged when



they can be utilized effectively without becoming a detriment to the business operations.

3. Wall Elevations

   A. Non-industrial users: Avoid blank front and corner side wall elevations on public street frontages.

   B. Industrial users: Large agricultural-industrial structures within the *Specific Plan* shall avoid blank front and corner side wall elevations through the use of combinations of wall color and texture, varied landscaping element sizes and colors, textures and heights and other creative, cost efficient methods for minimizing blank, uninteresting views from the public streets.

4. Windows for Surveillance

   A. Non-industrial uses: Windows shall be used in the employee/visitor areas, when feasible, to reduce indoor lighting requirements.

   B. Industrial uses: The manufacturing, processing, cooling and similar uses that will make up a majority of the *Specific Plan* agricultural-industries do not readily accommodate windows, and the placement of doors is driven by the process layout within the building. The portions of structures devoted to office and professional uses should utilize windows and doors to establish character and provide natural surveillance, as a means of accessing natural light and reducing the need for indoor artificial lighting.

      Where they are utilized, windows and doors should relate to the scale of the portion of the elevation on which they appear. In these areas, the windows and doors can establish character by their rhythm and variety. Recessed openings, while not required, can help to provide depth and contrast on elevation planes, and are encouraged when they can be utilized effectively without becoming a detriment to the business operations.

5. Primary employee/visitor entryways to industrial structures shall portray a quality appearance while being architecturally tied into the overall mass and building composition.

6. Building Elevations

   A. Non-industrial uses: All elevations of a structure that are visible from public streets and U.S. Highway 101 shall be architecturally treated.

   B. Industrial uses: The portion(s) of large structures that are visible from public streets and U.S. Highway 101 shall be treated utilizing the concepts set forth in Item (e)(2)(B), above.

7. Windows as Design Elements



A. Non-industrial uses: Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. Windows and doors can establish character by their rhythm and variety. Recessed openings help to provide depth and contrast on elevation planes.

B. Industrial uses: See Item (e)(2)(B), and (e)(4)(B), above.

8. Sensitive alteration of colors and materials are allowable methods of producing diversity and enhance architectural forms.

9. Wall Planes

   A. Non-industrial uses: The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous, uninterrupted expanses of wall.

   B. Industrial uses: See Item (e)(2)(B), above.

10. Design elements which are undesirable and should be avoided include:

    A. Highly reflective surfaces at the ground story;

    B. Large expanses of monolithic wall surfaces not broken by elements such as landscaping features or architectural treatments such as building color, surface texture, material changes, and others as mentioned in Item (e)(2)(B), above;

    C. Exposed, untreated precision block walls visible from Abbott Street or the project backbone streets;

    D. Barbed wire or razor wire fencing visible from the public rights-of-way;

    E. False fronts;

    F. "Stuck on" mansard roofs on small portions of the roofline;

    G. Large expanses of monolithic building facades not broken by elements such as building color, surface texture, material changes, landscaping features and other architectural treatments as mentioned in Item (e)(2)(B), above;

    H. Material with high maintenance such as stained wood or shingles, or that can be easily damaged such as vinyl siding or large expanses of Styrofoam elements.

11. Wall materials that will withstand abuse by vandals or accidental damage from machinery and vehicles are encouraged.



12. Portions of metal buildings visible from public streets shall be treated utilizing the concepts set forth in Item (e)(2)(B), above.

13. Berming in conjunction with landscaping can be used within the Landscape Buffer Easements and/or at the building edge to reduce structure mass and height along facades.

14. Exterior loading doors, loading ramps, loading docks, etc. are allowed within the *Specific Plan* area. Such loading areas can be made harmonious with the overall appearance of structures by utilizing color themes, common architectural features, and the repetition and pattern inherent in such building elements. While they are not required, interior loading facilities are allowed.

f. **Roof Treatments.** (Appendix E, Lines 78-85)

1. The roofline at the top of non-industrial buildings running in a continuous plane for more than one-hundred feet shall be broken up by varying one, or more, of the following: heights; architectural elements; colors; textures; or materials. Industrial uses are excluded from this requirement.

2. Nearly vertical roofs (A-frames) and piecemeal mansard roofs (used on a portion of the building perimeter only) should not be used. Mansard roofs should wrap around the entire perimeter of the structure.

3. Roof Top Equipment and Coatings:

   A. Non-industrial uses: All roof-top equipment must be screened from public view by screening materials of the same nature as the building's basic materials. Mechanical equipment should be located below the highest vertical element of the building.

   B. Industrial uses: Roof-top equipment on buildings within the Abbott Street Frontage Zone shall be screened from view along the Abbott Street frontage utilizing materials of the same nature as the building's basic materials, or painted the same color as the building.

      Light colored, solar reflecting roofing materials and/or coatings having a published reflectance of 0.3 or higher shall be used for the individual, flat-roofed industrial buildings with roof areas of 5,000 square feet or more.

4. The following roof materials shall not be used:

   A. Corrugated metal (excluding standing rib metal roofs) unless the City Planner determines the material is appropriate for the architectural style or theme of the building;



B. Highly reflective surfaces that create glare; and

C. Illuminated roofing.

5. The roof design should be considered as a component of the overall architectural design theme for non-industrial uses.

g. Parking and Circulation. (Appendix E, Lines 86-94)

1. Parking lots and cars should not be the dominant visual elements of the site. The Landscape buffer easements required along the public streets are the primary screening element for parking lots visible from the public streets. They help reduce the visual dominance of large parking lots and cars from the public street utilizing one, or more of the following within the Landscape Buffer Easement: plant placement; plant variety in color, texture, and height; rolling landscaped earth berms; low screen walls; or changes in grade elevation. Angled parking with one-way aisles is allowed.

2. Site access and internal circulation should be designed in a straightforward manner that emphasizes safety and efficiency. The circulation system should be designed to reduce conflicts between vehicular and pedestrian traffic; combine circulation and access areas, where feasible; to provide adequate maneuvering and stacking areas; and with consideration for emergency vehicle access. Circulation routes and parking areas should be separated.

3. Entrances and exits to and from parking and loading facilities shall be clearly marked with appropriate Site Entrance and/or On-Site Directional Signs where multiple access points are provided. The use of sidewalks, pavement, gates, lighting, and landscaping to and from entrances and exits shall also be used to clearly guide employees and visitors.

4. Vehicles shall not be required to enter the street in order to move from one area to another on the same site.

5. Parking lots adjacent to and visible from the public streets shall be adequately screened from view by implementation of the Landscape Buffer Easements per Section 5.6 item (g)(1).

6. Parking areas serving visitors should be visible from the interior of the employee/visitor/office portions of the structures and their corresponding entrances.

7. The *Center* shall be a self-contained development capable of accommodating its own parking needs. Individual users will establish and monitor operational procedures for on-site parking. The use of the public street for parking and staging of trucks is not allowed.



8. Sites with 10 or more required employee/visitor parking spaces shall designate, in primary employee/visitor parking location, a minimum of 10% of the total required parking spaces as reserved for carpools, and alternative fuel vehicles and shall provide an alternative fueling system (such as an electric vehicle charging area) for at least one employee/visitor vehicle.

9. All industrial uses that rely on large trucks for pickup and deliveries shall include separated truck parking facilities on-site to support the use.

   Major Agricultural Processing uses shall provide entrances for line/field trucks separate from passenger vehicles in order to reduce truck/auto conflicts.

h. Loading Facilities. (Appendix E, Lines 95-97)

1. Recognizing the crucial and functional nature of loading areas, including loading doors, loading ramps and loading docks, the *Specific Plan* does not restrict the location of such building features for industrial uses. Loading areas may be located in the lot front, sides, side corner or rear of buildings. Care shall be taken in placement of loading facilities to avoid conflict with driveways, on-site drive aisles and employee/visitor parking areas. Landscape Buffer Easements adjacent to public streets (See section 5.6 (g)(1)) will serve as the primary screening for the functional building features.

   Loading facilities at the front and side corners including docks, ramps and doors, may be additionally screened from the employee/visitor areas in a manner that is harmonious with the overall appearance of the structures and the site. Such optional screening may include on-site landscaping, decorative walls, or fences.

2. In order to avoid backing from a public street onto a site for delivery or loading purposes, adequate turn-around and backing areas shall be provided on-site without disruption of circulation or parking facilities. Backing from public streets onto the site for delivery or loading from loading docks, shall not be permitted.

i. Landscaping. (Appendix E, Lines 98-104)

1. Definition of areas

   A. Non-industrial uses: For non-industrial uses shown in Table 3-1, landscaping should be used to define areas by helping to focus on entrances to buildings, parking lots, loading areas, defining the edges of various land use, providing transition between neighboring properties (buffering), and providing screening for between the street and outdoor storage, loading, and equipment areas.
   B. Industrial uses: The role of On-site Landscaping for industrial sites within the *Plan Area* is to define employee/visitor driveway entrances, visitor entrances to buildings, and visitor and employee parking lots. On-site screening of truck parking, truck staging



areas, circulation routes, outdoor equipment & material storage areas, and loading areas is not required.

C. Agricultural Buffer Easement: This landscaping will be located along the *Plan Area's* southwestern and southeastern boundary. Vegetation within the Agricultural Buffer Easement will be limited to low-lying shrubs and grasses that will not cast shadows or disburse seeds into adjacent farmland.

D. Landscape Buffer Easement: The Landscape Buffer Easement should be used as a unifying element throughout the *Plan Area* by establishing a consistent width, location, and planting palette along all backbone streets.

2. Landscaping shall be in scale with adjacent buildings and be of appropriate size at maturity to accomplish its intended goals.

3. Use of vines on walls is appropriate in industrial areas because such walls often tend to be large and blank.

4. Primary landscaping will be provided in the Landscape Buffer Easement areas along public streets.

   Landscaping around the entire base of buildings, especially where offices and similar visitor-oriented areas are located, is encouraged to soften the edge between the parking lot and the structure.

5. Trees shall be located throughout the employee and visitor parking areas and shall be provided both within and at the ends of parking aisles. Truck parking, truck staging areas, circulation routes, outdoor equipment and material storage areas, and loading areas are not subject to this requirement.

   The 5-foot area behind the public sidewalk and the area within the Landscape Buffer Easement shall be planted with groundcover, shrubs, and trees.

6. Landscaping shall be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks, or the use of concrete curbs.

7. As the ground cover, shrubs and trees mature, landscaping shall be maintained to minimize the conflicts between natural surveillance and the landscaping.

j. Walls and Fences. (Appendix E, Lines 105-108)

1. Walls and fences can contribute to the safety and security of certain uses within the *Plan Area* while providing a clear indication of ownership of space, and a balanced movement from public to semipublic to private space.



Walls and fences may be used at the option of Individual Developers to screen automobiles, loading areas, storage and equipment areas, and utility structures, to provide barriers to conflicting uses, and to provide security.

When used, walls and fences should be as low as possible while still performing their screening and security functions.

2. The sides of walls visible from Abbott Street or the project public streets, should be made architecturally harmonious with the overall appearance of site and structures by utilizing color themes, surface textures, and/or landscaping.

3. The *Specific Plan* accommodates land uses that require a safe and secure environment while at the same time needing low maintenance options. Therefore, security fencing may be barbed wire fencing within the *Specific Plan* area when not visible from Abbott Street or U.S. Highway 101.

4. Planting within the Landscape Buffer Easement adjacent to the public street will serve as the primary screening for any site perimeter fences or walls. Additionally, expanses of site perimeter fence or wall surfaces visible from a public street and generally longer than 100 feet shall be broken up by utilizing one, or a combination of: architectural materials and textures; decorative fence features; landscaping; or color themes to create variety and interest and to form pockets of light and shadow, providing relief from monotonous, uninterrupted expanses of wall. Varied setbacks, while not required, can also help to provide depth and contrast on elevation planes.

k) Screening. (Appendix E, Lines 109-113)

1. The Landscape Buffer Easement adjacent to the public street will serve as the primary screening mechanism for site buildings, accessory structures, storage and other outdoor areas. Other screening of outdoor storage is not required for industrial uses allowed in the *Plan Area*. Where screening is provided, a combination of elements may be used including walls, fences, berms, and landscaping.

2. Where screening is provided a combination of elements may be used including walls, fences, berms, and landscaping.

3. Black powder or vinyl-coated chain link fencing with black slatting is an acceptable screening material within the *Plan Area.*

4. Outdoor Equipment

   A. Non-industrial uses: Any outdoor equipment, whether on the roof or side of a structure, or on the ground, shall be screened from public view. The method of screening shall be architecturally integrated in terms of materials, color, shape, and size. The screening



design shall blend with the building design. Where individual equipment is provided, a continuous screen is desirable.

B. Industrial uses: The Landscape Buffer Easements provide the screening of outdoor ground-mounted or mechanical equipment from view of public streets. Screening, other than paint, of roof mounted equipment is not required with the single exception of roof-mounted equipment on buildings within the Abbott Street Frontage Zone that is visible from the *Plan Area's* Abbott Street frontage.

Where screening is required or provided, a combination of elements may be used including, but not limited to, architectural treatment, paint color(s) matching the building, solid masonry walls, berms, landscaping, and, for ground-level equipment, black powder or vinyl-coated chain link fencing with slats.

5. The need to screen rooftop equipment shall be taken into consideration during the initial design phase of the structure.

l) Lighting. (Appendix E, Lines 114-120)

1. Lighting should be used to provide illumination for the security and safety of on-site areas such as parking lots, loading areas, material & equipment storage areas, walkways, entrances, exits, and related areas.

2. The design of light fixtures and their structural support shall be generally compatible with main buildings on-site.

3. As a security device, lighting should be adequate but not overly bright. All accesses to buildings should be well lighted.

4. Exterior security lighting fixtures should be illuminated from dusk until dawn, unless otherwise approved for the site.

5. Any exterior lighting device designed for security lighting should be protected by weather and vandal-resistant covering.

6. All lighting should be shielded to confine light spread within the site boundaries and "sky-glow" impacts.

7. Lighting shall be maintained at all times to the standards approved for the site.

m) Signs. (Appendix E, Lines 121-124)

1. Master Sign Program

A. The Master Developer for the *Center* shall prepare a "Master Sign Guidelines" prior to the initial construction stage, establishing sign style(s), materials, colors, lettering, etc. for the Center and conforming with the Design Principals in *Specific Plan* Chapter 4, Section 4.5.8 "Master Sign Program".

B. Signs within the *Center* shall be designed and placed in accordance with the "Master Sign Guidelines" and *Specific Plan* Chapter 4, Section 4.5.8 "Master Sign Program".

C. Adequate signage should be considered with the design of the structure. Provisions for sign placement, sign scale in relationship with the building, and the readability of the sign shall be considered in developing the overall signing concept.

2. Chapter 4, Section 4.5.8 "Master Sign Program" of the *Specific Plan* sets forth the Master Sign Program for the *Plan Area,* and presents possible sign styles.

3. The use of backlit individually cut letter signs are allowed.

4. Individual sites within the *Plan Area* shall be appropriately signed to give directions to truck entrances, loading and receiving areas, visitor entrances, and other special areas. The signage shall be designed to minimize confusion and reduce unnecessary interaction between trucks and visitor/employee vehicles. The signage shall conform to the Master Sign Program in *Specific Plan* Chapter 4, Section 4.5.8 and the "Master Sign Guidelines".

5.7. SUPPLEMENTAL REGULATIONS (Appendix E, Lines 125-1310)

This section modifies Zoning Code Article V. Appendix E (page E-29 through E-168) "Salinas Ag-Industrial Center Development Regulation Handbook" is provided to aid both designers and regulators in applying these Development Regulations within the context of Articles III and V of the Zoning Code. The handbook correlates this chapter, and specifically this section and Section 5.6, with the corresponding Zoning Code paragraphs that they are modifying.

For the purposes of this document, "industrial uses" shall mean all uses under the heading of "Industrial" in *Specific Plan,* Chapter 3, Table 3-1 and "non-industrial uses" shall mean all other uses in said Table 3-1.

a. **Accessory Uses and Structures:** (Appendix E, Lines 125-211) Zoning Code Section 37-50.010 "Accessory uses and structures" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

b. **Alcohol license review:** (Appendix E, Lines 213-250) Zoning Code 37-50.030 "Alcohol license review" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*



c. **Building Projections into Yards:** (Appendix E, Lines 251-259) Zoning Code Section 37-50.040 "Building projections into yards." as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan and below in paragraphs (1)(A) & (B):*

1. Building Projections

A. Non-industrial uses: Uncovered and unenclosed stairs, terraces, platforms, decks and subterranean garages (not more than thirty inches in height above site grade) may project into a yard or Landscape Buffer Easement, up to one foot.

Industrial uses: Uncovered and unenclosed stairs, terraces, platforms, loading docks, and decks may project into a yard or Landscape Buffer Easement, up to one foot.

B. Cornices, eaves, canopies, awnings, and similar ornamental features: Two and one-half feet into a yard setback. Cornices, eaves, canopies, and similar ornamental features provided in conjunction with ground floor unenclosed porches and architectural entry features may encroach an additional two and one-half feet into a yard setback, beyond what is permitted in Table 5-1;

d. **Condominium Conversions:** (Appendix E, Lines 260-266) Zoning Code Section 37-50.050 "Condominium Conversions" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

e. **Exceptions to Height Limits:** (Appendix E, Lines 269-271) Zoning Code Section 37-50.080 "Exceptions to Height Limits" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

f. **Fences, Walls and Hedges:** (Appendix E, Lines 272-311) Zoning Code Section 37-50.090 "Fences, walls, and hedges" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

g. **Mural Exhibits:** (Appendix E, Lines 317-329) Zoning Code 37-50.150 "Mural exhibits" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

h. **Nonconforming Uses and Structures:** (Appendix E, Lines 330-372) Zoning Code Section 37-50.160 "Nonconforming uses and structures" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

i. **Outdoor Storage and Display:** (Appendix E, Lines 373-398) Zoning Code 37-50.170 "Outdoor Storage and Display" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan, with the exception that paragraph (e) is modified as follows:*



1. *S*creening.

A. Non-industrial areas: A solid fence or wall shall be required for all uses requiring a screen. The height of merchandise, materials, and equipment stored or displayed may exceed the height of the screening fence or wall.

B. Industrial areas: Where screening is required, or provided, a combination of elements may be used including, but not limited to, architectural treatment, solid masonry walls, berms, landscaping, and/or black powder or vinyl-coated chain link fencing with slats. The height of merchandise, materials, and equipment stored or displayed may exceed the height of the screening fence or wall.

j) **Performance Standards:** (Appendix E, Lines 399-451) Zoning Code 37-50.180 "Performance standards" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan, with the exception that Section (a) "Noise" is modified and replaces Table 37-50.50 as follows:*

1. **Noise.** No use shall create ambient noise levels which exceed 75 dBA as measured at the property boundary. (*Replaces Table 37-50.50)*

A. This standard shall be modified to account for the effects of time and duration on the impact of noise levels as follows:

i. Noise that is produced for no more than a cumulative period of five minutes in any hour may not exceed 75 dBA (no modification from the ambient noise levels); and

ii. Noise that is produced for no more than a cumulative period of one minute in any hour may not exceed 80 dBA.

B. Acoustic Study. The City Planner may require an acoustic study for any proposed use that has the potential to create a noise exposure greater than that deemed acceptable by this section and require appropriate mitigation measures. The City Planner or their designee shall prepare the study. The Master Developer or Individual Developer (as applicable) shall be responsible for the cost of the study.

C. Noise Measurement. Noise shall be measured with a sound level meter, which meets the standards of the American National Standards Institute (ANSI Section S1.4-1979, type 1 or type 2). Noise levels shall be measured in decibels from the property line closest to the noise source. The unit of measure shall be designated as dBA. A calibration check shall be made of the instrument at the time any noise measurement is made.



D. Noise attenuation measures may be incorporated into a project to aid in conformance with the noise standards set forth in this chapter.

E. Delivery hours are not restricted within the *Plan Area*.

k) **Recycling and Solid Waste Disposal:** (Appendix E, Lines 453-476) Zoning Code 37-50.200 "Recycling and solid waste disposal regulations" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan below in paragraphs (1)(A), and (B):*

1. Materials, Construction, Design, and Location

A. Walls are required for recycling and solid waste enclosures as follows:

i. Walls are required for recycling and solid waste enclosures located within the Abbott Street Frontage Zone and visible from Abbott Street. The enclosure shall be constructed of solid masonry material with an exterior surface finish compatible with the main structure(s) and include a solid gate.

ii. Walls or fences are required for recycling and solid waste receptacles/bins visible from other public streets. The walls/fences may be constructed of black powder or vinyl-coated chain link with black slats or solid masonry material. The enclosure shall include a solid, black powder or vinyl-coated chain link gate.

iii. When not visible from a public street, recycling and solid waste receptacle/bin enclosures are not required when the receptacle/bin is located within a larger fenced area. At the option of the Master Developer or Individual Developer (as applicable), such receptacles/bins may be enclosed by fences or walls constructed of black powder or vinyl-coated chain link with slats or solid masonry material. Enclosure gates are not required, but are allowed.

B. Gates shall be per the requirements in paragraphs (1)(A), above.

l) **Recycling Facilities:** (Appendix E, Lines 477-536) Zoning Code Section 37-50.210 "Recycling Facilities" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan and below in paragraph (1)(A):*

1. Recycling Processing Facilities (Light and Heavy Processing)

A. Power-driven processing shall be permitted provided all noise-level requirements are met in accordance with Section 5.7(j), above. Light processing



facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding, and sorting of source-separated recyclable materials and repairing of reusable materials.

m) **Screening of Mechanical Equipment:** (Appendix E, Lines 539-550) Zoning Code Section 37-50.240 "Screening of mechanical equipment" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan and below in paragraphs (1) and (2):*

1. **Purpose.** To ensure all mechanical equipment on non-industrial buildings within the *Plan Area*, whether building, roof, or ground-mounted is adequately screened from view from public streets.

2. **Exterior Building and Roof-mounted Mechanical Equipment.**

A. Non-industrial uses: Except for solar collectors, all exterior building and roof-mounted mechanical equipment shall be screened from view of adjacent streets (including U.S. Highway 101) and properties by architectural building features or other screening elements that are compatible in color, texture, and design with the primary structure.

Industrial uses: Except for solar collectors, all exterior building and roof-mounted mechanical equipment shall be screened from view of adjacent public streets (including U.S. Highway 101) by architectural building features, paint or other screening elements that are compatible in color, texture, and design with the primary structure. The office or office portions of the buildings shall follow the requirements for non-industrial uses, above.

B. Non-industrial uses: Screening for roof-mounted mechanical equipment shall be integrated into the overall architectural and roof design and shall include the use of parapet walls or other architectural screening features. For new structures and building additions, the design of such screening shall be taken into consideration during the initial design phase for the structure and shall not consist of a separate screening device, which is not part of the overall architectural design of the structure.

Industrial uses: Screening for building or roof-mounted mechanical equipment shall be colors and/or materials of the same nature as the building's basic materials. Screening design may be one, or a combination of: paint, parapet walls; or equipment enclosures generally matching the color and texture of the nearest building element immediately below or behind the equipment. The office or office portions of the buildings shall follow the requirements for non-industrial uses, above.

C. Non-industrial uses: The screening shall be of the same (or greater) height as the height of the roof-mounted equipment unless the City Planner determines that because of the size, height, or location of the proposed equipment/associated building, it will be fully screened from view of adjacent properties and streets



(including U.S. Highway 101). In such case, a line of sight graphic shall be provided by the Master Developer or Individual Developer (as applicable) that demonstrates to the satisfaction of the City Planner that the proposed screening will fully screen views of the equipment as required by this section.

Industrial uses: Screening height is not applicable to Industrial Uses with the exception of office or office portions of buildings, which shall follow the requirements for non-industrial uses, above.

n) **Service Station, Vehicle Repair and Vehicle Washing:** (Appendix E, Lines 552-567) Zoning Code Section 37-50.260 "Service stations, vehicle repair, and vehicle washing" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

o) **Telecommunication Facilities:** (Appendix E, Lines 570-616) Zoning Code Section 37-50-290 "Telecommunication Facilities" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

p) **Temporary Use of Land:** (Appendix E, Lines 617-656) Zoning Code Section 37-50.300 "Temporary Use of Land" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

q) **Vehicle Trip Reduction:** (Appendix E, Lines 659-716) Zoning Code Sec. 37-50.330 "Vehicle Trip Reduction" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

r) **Basic Requirements of Off-Street Parking and Loading:** (Appendix E, Lines 717-738) Zoning Code Sec. 37-50.340 "Purpose" and Sec. 37-50.350 "Basic Requirements for Off-Street Parking and Loading" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan and below in paragraph (1)::*

    1. Location and Ownership. Off-street parking areas may encroach into the required front and/or corner-side yard setbacks a distance of up to one-half of the required setback. Required Landscape Buffer Easements shall not be used to meet off-street parking requirements.

s) **Off-Street Parking and Loading Spaces Regulations:** (Appendix E, Lines 739-753) Zoning Code Section 37-50.360 "Off-Street Parking and Loading Spaces Regulations" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan and below in paragraph (1) and in Table 37-50.100:*

    1. References to spaces per square foot are to be computed on the basis of gross floor area (not including accessory structures and sheds) unless otherwise specified, and shall include allocations of shared restroom, halls and lobby area, and maintenance areas, but shall exclude area for vertical circulation, mechanical equipment, stairs, or elevators.



Table 37-50.100 "Schedule A: Off-Street Parking and Loading Spaces Required" is amended to add the following:

A. Cooling Facility: A minimum of two (2) standard automobile spaces for facilities with a total gross floor area under five-thousand (5,000) square feet; a minimum of five (5) standard automobile spaces for facilities with a total gross floor area between five thousand (5,000) sq. ft. and twenty-five thousand (25,000) sq. ft.; for facilities with a total gross floor area in excess of twenty-five thousand (25,000) sq. ft., a minimum of one (1) per five-thousand (5,000) sq. ft. of gross floor area or a fraction thereof. (Modifies Table 37-50.100, Schedule A: Off-Street Parking and Loading Spaces Required. Classification Group "C"; and
B. Wineries: One (1) standard automobile space per 2,000 sq. ft. of winery; 1 per 300 sq. ft. of administration/lab office; 1 per 500 sq. ft. of bottling warehouse; 1 per 250 sq. ft. of tasting room. Classification Group "C";

t) **Reduction of Required Number of Parking and Loading Spaces:** (Appendix E, Lines 754-762) Zoning Code Section 37-50.370 "Reduction of Required Number of Parking and Loading Spaces" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

u) **Accessible Parking Spaces:** (Appendix E, Lines 764-766) Zoning Code Section 37-50.390 "Accessible Parking Spaces" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

v) **Bicycle Parking:** (Appendix E, Lines 767-774) Zoning Code Section 37-50.400 "Bicycle parking" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan* and below in (1):

1. **Where Required:** Bicycle parking spaces shall be provided for all uses within the *Plan Area*.

w) **Application of Parking Space Dimensional Requirements:** (Appendix E, Lines 775-781) Zoning Code Section 37-50.410 "Application of Parking Space Dimensional Requirements" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

x) **Parking Configuration and Aisle Dimensions:** (Appendix E, Lines 782-787) Zoning Code 37-50.420 "Parking configuration and aisle dimensions" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

y) **Specific Parking Area Design:** (Appendix E, Lines 788-792) Zoning Code Section 37-50.430 "Specific Parking Area Design" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

z) **Parking access from Street:** (Appendix E, Lines 793-794) Zoning Code Section 37-50.440 "Parking Access from Street" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

aa) **Driveways:** (Appendix E, Lines 795-819) Zoning Code Section 37-50.450 "Driveways" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan and below in paragraph (1):*

1. If a driveway is located within cul-de-sac "bulb" or "knuckle" and must be greater that eighteen feet in width, the "bulb" or "knuckle" radius shall be increased accordingly to provide for vehicular movement.

bb) **Driveway and Corner Visibility and Parking Lot Landscaping:** (Appendix E, Lines 820-824) Zoning Code Sections 37-50.460 "Driveway and Corner Visibility" (Appendix E, Lines 825-826) and Section 37-50.470 "Parking lot landscaping" as adopted November 2006 apply to the *Plan Area, unless otherwise modified by the Specific Plan.*

cc) **Outdoor Lighting:** (Appendix E, Lines 827-833) Zoning Code Section 37-50.480 "Outdoor lighting" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

dd) **Additional Design Standards for Parking Lots:** (Appendix E, Lines 834-836) Zoning Code Section 37-50.490 "Additional Design Standards for Parking Lots, Parking Structures, and Driveways" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

ee) **Location and Design of Off-Street Loading Spaces:** (Appendix E, Lines 837-844) Zoning Code Section 37-50.500 "Location and Design of Off-Street Loading Spaces" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

ff) **Parking Area Plan Required:** (Appendix E, Lines 845-853) Zoning Code Section 37-50.510 "Parking area plan required" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

gg) **Parking Design Standards:** (Appendix E, Lines 854-917) Zoning Code 37-50.520 "Parking design standards" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan and below:*

1. **Parking Lot layout**
   A. Employee and visitor parking lots may be combined on individual sites.

   B. Employee and visitor parking lots may be combined on individual sites. Agricultural-Industrial uses that rely on larger trucks for pickup and deliveries shall include separated truck parking facilities on-site to support the use.



C. Where feasible, minimize the number of continuous employee and visitor parking spaces without interruption.

D. Employee and visitor parking lots may be combined on individual sites.

2. **Loading**

A. Industrial uses: Loading facilities shall be screened from visitor entrances, view of public rights-of-way, and other highly visible areas of the site in accordance with the requirements of the base zoning district regulations. Adequate turn-around and backing areas shall be provided without disruption of circulation or parking facilities.

Non-industrial uses: The Landscape Buffer Easements are the primary screening for loading facilities, including docks and doors, from view of public streets. Such facilities visible from the office and employee/visitor areas shall be screened.

3. **Pedestrian**

A. The system of sidewalks along the public streets within the *Center* shall serve to link the different parts of the *Plan Area* with the transit stops being installed on Abbott Street.

B. Provide clearly discernible walkways on site for employees and visitors from the employee/visitor parking areas and the public streets to the employee/visitor entrances of the building, in locations where there is adequate vehicular sight distance.

4. **Transit**

A. The transit stops being installed on Abbott Street shall satisfy the transit access requirements for individual sites within the *Plan Area.*

hh) Zoning Code Division 3 "Signs" (Appendix E, Lines 918-1122) as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan and below in Sec. 37-50.530, 37-50.550, 37-50.570, 37-50.620, 37-50.640, Table 37-50.170:*

1. **Purpose:** *(37-50.530)*

The purpose of this division is to:

A. Establish unique sign regulations for the *Fundamental Center Signs* (consisting of the Identification, Street Directional, and Site Entrance signs, as described in *Specific Plan* Chapter 4) and

B. Establish uniform sign regulations for the *On-Site User Signs* for sites within the *Plan Area*.

2. **Applicability:** *(37-50.550)*

The sign regulations outlined in this section are intended to be maximum standards and are intended to ensure the style and visual compatibility of signs within the *Center*. Therefore, the review and approval of the *Fundamental Center Signs* and the *On-Site User signs* shall be governed by the *Specific Plan* sign design principles and Development Regulations, and the "*Master Sign Guidelines*".

3. **Sign permits and master sign plan required:** *(37-50.570)*

4. **Findings for Approval:**
The sign is in compliance with the *Specific Plan* sign design principles and Development Regulations, and the "*Master Sign Guidelines*".

5. **Regulations for Fundamental Center Signs and On-site User Signs** (*37-50.620)*
The following regulations shall apply to all nonexempt *Fundamental Center Signs* and *On-Site User Signs* within the *Plan Area.* Such signs shall require a Sign Permit unless otherwise indicated in this division:

A. Maximum Sign Area for Building and Freestanding Signs. The maximum sign area and height allowed for building and freestanding signs within the *Plan Area* shall be as identified in Table 5-2 and shall be subject to the following:

(i) Fundamental Center Signs: Table 5-2 sets forth the maximum area and height for a *Fundamental Center Sign.*

(ii) On-Site User Signs: The maximum sign area allowed for building signs shall be calculated based on the occupancy frontage of a building. A maximum of one occupancy frontage shall be used to determine the total maximum sign area allowed for building signs except that two occupancy frontages may be counted for buildings located on lots or lots with more than one street frontage or an alley. Where a building has multiple occupancy frontages, the Individual Developer shall determine which two occupancy frontages shall be used to calculate the maximum building sign area. The maximum sign area for building signs may be allocated to any occupancy frontage as determined by the Individual Developer.

Table 5-2 "Maximum Allowable Sign Area and Height" replaces Table 37-50.170 in the Zoning Code:

	Table 5-2 **Maximum Total Sign Area and Height[(1)(2)(3)]**
Classification	**Maximum Sign Area and Height**
Fundamental Center Signs	Center Identification Signs: (A) One freestanding sign per each Center Identification Sign location as shown on Figure 4-10, each not to exceed 500 square feet in sign area per sign face and 30 feet in height is permitted.

	Table 5-2 Maximum Total Sign Area and Height[1][2][3]
Classification	**Maximum Sign Area and Height**
	or (B) Two monument signs per each Center Identification Sign location as shown on Figure 4-10, each not exceeding 250 square feet in sign area per sign face and 20 feet in height are permitted. <u>Street Directional Signs</u>: Freestanding signs, the anticipated locations of which is shown on Figure 4-10, each not to exceed 50 square feet in sign area per sign face and 15 feet in height is permitted. <u>Site Entrance Signs</u>: (A) One freestanding sign not exceeding 200 square feet in sign area per sign face and 20 feet in height is permitted per site. Sites with more than 250 feet of lineal street frontage may have one additional freestanding sign, not exceeding 200 square feet in sign area per sign face and 20 feet in height, for every additional 250 lineal feet of street frontage on the site, plus one freestanding or monument sign per site driveway/entrance, each not exceeding 32 square feet in sign area and 8 feet in height; or (B) Two monument signs, each not exceeding 100 square feet in sign area per sign face and 8 feet in height are permitted per site. Sites with more than 250 feet of lineal street frontage may have one additional monument sign, not exceeding 100 square feet in sign area per sign face and 8 feet in height, for every additional 250 lineal feet of street frontage on the site, plus one freestanding or monument sign per site driveway/entrance, each not exceeding 32 square feet in sign area and 8 feet in height.
On-Site User Signs (site Entrance Signs as described above shall not be included in the calculations for maximum on-site user area)	<u>On-Site Building/Business Identification Signs</u>: (A) One freestanding sign not exceeding 50 square feet in sign area per sign face and 20 feet in height is permitted per site. Sites with more than 250 feet of lineal street frontage may have one additional freestanding sign, not exceeding 50 square feet in sign area per sign face and 20 feet in height, for every additional 250 lineal feet of street frontage on the site; and (B) Two monument signs, each not exceeding 32 square feet in sign area per sign face and 8 feet in height are permitted per site. Sites with more than 250 feet of lineal street frontage may have one additional monument sign, not exceeding 32 square feet in sign area per sign face and 8 feet in height, for every additional 250 lineal feet of street frontage on the site; and

	Table 5-2 Maximum Total Sign Area and Height[1][2][3]
Classification	**Maximum Sign Area and Height**
	(C) One or more building signs. Aggregate sign area calculated thus: 5.0 square feet per lineal foot of occupancy frontage with a minimum of 60 square feet permitted per occupancy frontage. See 37-50.620 (a)(2) on page 8-21. On-Site Directional Signs: (A) Unlimited number of freestanding signs per site so long as a single sign does not exceed 100 square feet per sign face. or (B) Unlimited number of monument signs per site so long as a single sign does not exceed 100 square feet per sign face. On-Site Instructional Signs: (A) Unlimited number of freestanding signs per site so long as a single sign does not exceed 100 square feet per sign face. or (B) Unlimited number of monument signs per site so long as a single sign does not exceed 100 square feet per sign face.
Temporary Signs	Temporary Signs and Banners: (A) Two temporary signs per lot not exceeding 50 square feet in sign area per sign face and 15 feet in height; and (B) One banner not exceeding 200 square feet in sign area per site.

Notes to accompany Table 5-2:

(1) Sign areas allowed for On-site Directional and Informational freestanding signs may be allocated to Directional and Informational building signs in lieu of a freestanding sign subject to the approval of a master sign plan.
(2) See Chapter 4 for sign descriptions.
(3) Additional locations may be identified for center identification signs, and street directional signs, as the *Center's* circulation system expands.

B. **Sign design standards** *(37-50.640)* (Appendix E, Lines 1123-1218)

i. **Purpose.** The *Master Sign Guidelines* along with following design standards are intended to assist the designer in understanding the city's requirements for sign design. These standards complement the sign regulations contained in this division by providing good examples of potential design solutions and by providing design interpretations of various regulations. The design standards are general and may be interpreted with some flexibility in their application to specific projects. The standards will be utilized in conjunction with the *Master Sign Guidelines* and other regulations to ensure the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers. Where a conflict occurs

between the *Master Sign Guidelines* and the following design standards or other regulations, the *Master Sign Guidelines* shall prevail.

(jj) **Zoning Code Division 4 "Landscaping and Irrigation"** (Appendix E, Lines 1219-1310) as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan and in* Sec. 37-50.690, paragraphs (1) (A) – (F) *as follows:*

1. Parking Lot Landscaping.

A. Non-industrial uses: All areas within the perimeter of parking lots not used for buildings, parking, loading, circulation, transit, or pedestrian facilities shall be landscaped to minimize hardscape, reduce runoff, and improve the parking lot appearance.

B. Industrial Uses: All areas within the perimeter of visitor and employee parking lots not used for buildings, parking, loading, circulation, transit, or pedestrian facilities shall be landscaped to minimize hardscape, reduce runoff, and improve the parking lot appearance.

C. Parking lots, parking structures, and the outdoor display of automobiles, boats, recreational vehicles, motorcycles, or construction vehicles shall have perimeter landscaping areas as prescribed by the following:

i. Parking Lots or Parking Structures Adjoining Street Property Line: Non-industrial and industrial uses: Where parking lots are located adjacent to the Landscape Buffer Easement, the required Landscape Buffer Easement will serve to minimize views of parked cars from the street and shall be permanently maintained. Within the Landscape Buffer Easement, tree spacing should not exceed 30-feet on center, except within Bioretention Treatment Areas in which case trees should be planted 60-feet on center. The landscaped planter shall include a screening feature with a minimum height of 32-inches and a maximum height of 42-inches, such as a short wall, fence, hedge, berm, or equivalent feature. Whenever walls or fences are used to create the screening feature, plants shall be located on the sides of the walls or fences that can be seen from surrounding streets, sidewalks, parks, and other employee/visitor areas. The maximum height of fences and walls in required Landscape Buffer Easement shall be in accordance with *Section* 5.7 (f) *Fences, walls, and hedges*;

ii. Non-industrial uses: Other property lines: 5-feet;

iii. Industrial uses: Other property lines: 5-feet, unless an industrial use adjoins another industrial use, in which case there is no required landscaping between their adjoining parking areas.



D. Vehicle Overhang. Vehicle overhang may encroach three feet into a landscape planter adjoining a street property line.

E. Interior Landscaped Areas.

i. Non-industrial areas: Interior landscaped areas shall have a minimum dimension of 5-feet, exclusive of curbs, shall be equal to 5% of the total parking area, and shall be so located as to interrupt parking rows. When a parking space abuts a landscape planter, no curb is necessary provided that the planter is expanded three feet to allow the vehicle to overhang the planter.

ii. Industrial Areas: Same as for non-industrial areas, except that truck parking, loading and circulation areas are not required to be landscaped.

F. Trees.

i. Non-industrial areas: A minimum of one tree for every five parking spaces shall be provided in landscape islands. The islands shall have a minimum dimension of five feet exclusive of curbs.

ii. Industrial areas: employee and visitor parking lots shall include a minimum of one tree for every five parking spaces in landscape islands within or at the ends of parking aisles. The islands shall have a minimum dimension of 5-feet exclusive of curbs.

(kk) **Additional Regulations Related to Resource Management** (Appendix E, Lines 1311-1317)

1. Heat Island Effect
Light colored paving materials with a published Solar Reflective Index (SRI) of at least 29 at the time of construction, shall be used for on-site sidewalks, patios, and courtyards within the Plan Area. In addition, the use of pervious materials is encouraged in these areas.

2. Water Efficiency

A. Water-conserving Fixtures
Businesses and industries within the *Center* will use the following water-conserving fixtures for water closets, urinals, lavatory faucets, non-emergency showers and kitchen sinks:

i. Water closets shall either be dual flush style (1.6 / 0.8 gallon per flush) or high efficiency toilets (HET) using a maximum of 1.28 gallons per flush.



ii. Urinals shall be "waterless" or ultra-low consumption type using a maximum of 0.125 gallons per flush.

iii. All faucets shall be equipped with water conserving aerators that restrict flow to a maximum of 0.5 gallons per minute.

iv. Showers other than emergency showers shall be equipped with shower heads that restrict flow to a maximum of 1.5 gallons per minute.

The use of the above fixtures is anticipated to reduce the corresponding potential water usage in the restrooms and break rooms of the buildings by between 20% and 30%.

B. Process Water

Processing and manufacturing facilities within the Center will naturally strive to minimize their water use when feasible for their operations through efficient system design, maintenance, production practices and operations. Inefficient use of water in a manufacturing process increases operating costs, and thereby affects business profits and competitiveness in the market place. Waste process water produced within the Plan Area may be: reused onsite as part of one or more production processes; captured and used to irrigate onsite landscaped areas; and/or it will be reclaimed by connecting waste lines to the City's Industrial Wastewater Collection System. The City's system conveys wastewater to the City's industrial treatment facility, where it ultimately percolates into the underlying aquifer for recharge and reuse.

3. Energy and Efficiency

A. Individual Developers within the *Plan Area* will be required to perform fundamental commissioning of the building energy systems for the office employee/visitor areas of the building.

B. All HVAC&R units within the *Plan Area* will use zero CFC-based refrigerants. This item excludes small HVAC units such as refrigerators, small water coolers, and other cooling equipment that contains less than 0.5 lbs of refrigerant**.**

C. Install light emitting diodes (LEDs) and/or fluorescent light for indoor lighting in all employee/visitor areas, whenever practicable in other building areas, and for applicable outdoor lighting, when feasible.

D. The office employee/visitor areas of buildings within the *Plan Area* will achieve optimized energy performance by complying with the prescriptive measures of the ASHRAE Advanced Energy Design guide for Small Office Building 2004.



E. The installation of Photovoltaic panels, solar water heaters, fuel cells, and other renewable energy sources are allowed on roofs and in other areas of sites, outside the required yards.

F. Food processing and related facilities shall, when feasible, adopt Industrial Best Practices as discussed in "California's Food Processing Industry Energy Efficiency Initiative: Adoption of Industrial Best Practices", California Energy Commission publication LEC 400-2008-006.

4. Construction Waste Management

A. Site work new construction: When feasible, at least 50% (by weight or volume) of non-hazardous and non-soil/clearing related construction materials shall be diverted from disposal in landfills and incinerators by methods such as onsite reuse, offsite reuse, donations to charitable organizations, and pickup by, or delivery to third-party reusers.

B. Site work reconstruction: At least 50% of the demolished pavement and base material shall be reused onsite in reconstruction operations.

C. Building reconstruction or remodel: Recycle and/or salvage at least 50% (by weight or volume) of non-hazardous construction and demolition materials.

5. Building Product Recycled Content

A. Site construction: At least 50% (by weight or volume) of street and parking area base material shall be of recycled materials and/or treated native material.

B. New and Remodel Building Construction shall implement at least one of the following:
   i. Use rapidly renewable building materials and products for 2.5% of the total value of all building materials and products used in the projects, based on cost; or
   ii. Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes at least 10% of the total value of the materials in the project, based on cost; or
   iii. Use building materials or products that have been harvested, recovered or manufactured within 500 miles (one-way) of the project site. Mechanical, electrical and plumbing components and specialty items are not included in the calculation; or
   iv. Use a minimum of 30% of Forest Stewardship Council (FSC) certified wood-based materials and products for structural framing, general dimensional framing, flooring, sub-flooring, and wood doors and trims.

6. Indoor Air Quality (IAQ)



A. The office employee/visitor areas of buildings within the *Plan Area* will meet the minimum requirements of Sections 4 through 7 of ASHRAE 62.1-2004, Ventilation for Acceptable Indoor Air Quality. Mechanical ventilation systems shall be designed using the Ventilation Rate Procedure or the applicable local code, whichever is more stringent. Naturally ventilated buildings shall comply with ASHRAE 62.1-2004, paragraph 5.1.

B. Designate exterior smoking areas at least 35 feet away from entries, operable windows and outdoor air intakes.

C. Management of Indoor Air Quality During Construction**:** Develop and implement an Indoor Air Quality (IAQ) Management Plan for the construction and pre-occupancy phase of the building as follows:

   i. During construction meet or exceed the recommended Control Measures of the sheet Metal and Air Conditioning Contractors national Association (SMACNA) IAQ Guidelines for Occupied Buildings under construction, 1995, Chapter 3.
   ii. Protect stored and installed absorptive materials form moisture damage onsite.
   iii. If possible, avoid using permanently installed air handlers during construction. If they are used during construction, filtration media with a Minimum Efficiency Reporting Value (MERV) of 8 shall be used at each return air grille, as determined by ASHRAE 52.2-1999. All filtration media shall be replaced with unused media immediately prior to occupancy.

D. Low-Emitting Materials will be used in the office employee/visitor areas as follows:
   i. Adhesives and sealants used on the interior of the building shall comply with the requirements of "Adhesives, Sealants and Sealant Primers: South Coast Air Quality Managements District Rule #1168. VOC limits will correspond to the rule effective date of July 1, 2005 and the rule amendment date of January 7, 2005.
   ii. Architectural paints, coating and primers applied to the interior walls and ceilings shall not exceed the VOC content limits established in Green Seal Standard GS-22, Paints, First Edition, May 20, 1993. Primers must meet the VOC limit for non-flat paint.
   iii. All carpet and carpet cushion installed in the building interior shall meet the testing and product requirements of the Carpet and Rug Institute's Green Label Plus program.

E. Lighting Systems: Lighting controls and/or task lighting shall be provided to a majority of the office occupants to enable adjustment to suit individual task needs and preferences. Lighting system controllability shall be provided for all



shared multi-occupant spaces to enable lighting adjustment to meet the group needs and preferences.

F. Thermal Systems: Provide individual comfort controls in the office employee/visitor areas for 25% of the building occupants to enable adjustments to suit individual task needs and preferences. Provide comfort controls for all shared multi-occupant spaces to enable adjustments to suit group needs and preferences. Operable windows can be used in lieu of comfort controls for occupants of areas that are 20 feet inside of and 10 feet to either side of the operable part of the window. Conditions for Thermal Comfort include the factors of air temperature, radiant temperature, air speed and humidity. Comfort system control in the ability to control at least one of the factors in the individual's local environment.



6 CIRCULATION AND TRANSPORTATION

6.1 INTRODUCTION

The circulation system for the *Plan Area* is designed to provide a logical and efficient backbone roadway network that facilitates the movement of large vehicles and machinery. The circulation system will also provide adequate access and circulation for employee and visitor vehicles, as well as a safe environment for pedestrian and bicycle movement.

This chapter identifies the existing circulation system serving the *Plan Area*, explains the circulation concept for the *Specific Plan*, describes the proposed backbone circulation system within the *Plan Area,* and identifies *Specific Plan* required off-site and on-site circulation improvements.

The term "existing" is used throughout this chapter and describes site conditions prior to *Specific Plan* adoption.

6.2 GOALS AND POLICIES

The following circulation and transportation goals and policies provide clear direction for establishing the roadway network and are focused on the development within the *Plan Area*.

Goal 6-1: ***Provide a transportation and circulation system that safely accommodates traffic associated with the Specific Plan land uses.***

Policy 6-1: *Provide a circulation system that meets the current and future needs of the Plan Area uses.*

Policy 6-2: *Provide a circulation network that facilitates the movement of large vehicles and machinery.*

Policy 6-3: *Design roadway capacities to adequately serve anticipated Specific Plan uses.*

Policy 6-4: *Provide an internal circulation system that facilitates vehicular movement between synergistic uses within the Plan Area.*

Policy 6-5: *Construct Specific Plan related off-site improvements required to mitigate project impacts.*

Policy 6-6: *Minimize driveway entrances on Abbott Street and Harris Road to avoid conflict with traffic flow.*

Goal 6-2: ***Work with local and regional agencies to develop and improve regional transportation systems.***



Policy 6-7: Individual Developers will pay applicable TAMC impact fees, City Traffic Impact Fees and County Traffic Impact Fees if established.

Goal 6-3: Reduce vehicle trip numbers thereby reducing air emissions and the potential effect of the development on Climate Change.

Policy 6-8: Provide a circulation system that accommodates and encourages the use of alternative transportation modes.

Policy 6-9: Provide Americans with Disabilities Act (ADA) compliant sidewalks on the developed side of all Specific Plan roads.

Policy 6-10: Connect sidewalks within the Plan Area to existing public pedestrian facilities.

Policy 6-11: Provide bike lanes on backbone roads within the Plan Area.

Policy 6-12: Connect bike lanes within the Plan Area to existing public bicycle facilities.

Policy 6-13: Provide bike racks adjacent to employee/visitor parking areas.

Policy 6-14: Provide a bus stop along the Abbott Street frontage in both the north- and south-bound directions, with accompanying connections to sidewalks and crosswalks.

6.3 CIRCULATION CONCEPT

The *Specific Plan* identifies backbone road improvements that provide vehicle, bicycle, and pedestrian access to "master" parcels. See Figure 6-1. These streets are intended to be public and, when connected with Abbott Street, Harris Road, Dayton Street and Burton Avenue, provide efficient means to access both the *Plan Area* and adjacent developed parcels. The internal street network may expand as incremental development occurs within the *Plan Area.*

Site access and internal circulation will be designed in a straightforward manner that emphasizes safety and efficiency, accommodates the operational needs of the industries within the *Specific Plan Area*, and supports the timely transportation and transferring of materials, produce and products.

The major components of the existing public roadway system serving the *Plan Area* consist of U.S. Highway 101, Abbott Street, Harris Road, Harkins Road, Burton Avenue, and Dayton Street. The Union Pacific Railroad and the Salinas Municipal Airport are also within the project vicinity.

U.S. HIGHWAY 101

Highway 101 is a U.S. Highway providing a primary north-south vehicular connection between Los Angeles and San Francisco. Near the *Plan Area*, it consists of four lanes (two lanes in each direction) separated by a vegetated median. Although the *Plan Area* is not directly adjacent to the

U.S. Highway 101, the project is visible from its northbound and southbound lanes. Highway access to and from the site is achieved via the Abbott Street interchange (approximately two miles southeast) and the Airport Boulevard interchange (approximately one mile northeast).

ABBOTT STREET

Abbott Street defines the *Center's* northeastern boundary and runs generally parallel to U.S. Highway 101 along the *Center's* Abbott Street frontage. Abbott Street is a four-lane arterial between John Street (State Route 68) in central Salinas and Harris Road in southern Salinas. Approximately one-half mile south of Harris Road, Abbott Street narrows to three lanes, with one lane in the southbound direction and two lanes in the northbound direction. South of the existing Salinas City Limits, Abbott Street becomes a rural County road and links with U.S. Highway 101 at the Abbott Street interchange.



Abbott Street at Project Frontage

As development occurs within the *Plan Area,* the *Specific Plan's* Abbott Street frontage will be improved. The Abbott Street right-of-way (ROW) will be widened to 96 feet in order to provide a major arterial similar to the existing 110 foot Abbott Street section within the current City limits. Physical improvements along the west side of Abbott Street will include: ROW dedication; street widening; landscape median, curb, gutter, and sidewalk construction; a new covered bus stop located near the intersection of Abbott Street and Street "A"; and undergrounding of existing overhead utility lines (four power poles total). See Figure 6-2. New storm drain facilities (storm drain pipe and catch basins) will also be installed to capture street stormwater from the new curb, gutter, and sidewalk improvements along the project frontage.

One new intersection will be created along the *Center's* Abbott Street frontage at Street "A". The intersection will be signalized, and will include an exclusive left turn lane from northbound Abbott Street to Street "A". Signal modifications will be made to the existing Abbott Street/Harris Road intersection.

A new landscape median will be built on Abbott Street from Harris Road to the north *Plan Area* boundary corner. See Figure 6-2. Construction and timing of the landscape median will consist of the following:

Segment	Construction Timing
Approximately 400 feet to define the northbound Abbott Street Left-Turn lane onto Street "A" south of the Street "A" and Abbott Street intersection.	During construction of the Abbott Street and Street "A" signalized intersection.
Approximately 650 feet north of the Street "A" and Abbott Street Intersection ending at the *Plan Area* boundary.	During construction of the Abbott Street and Street "A" signalized intersection.
Approximately 440 feet north of the Abbott Street and Harris Road intersection.	During construction of the Abbott Street and Harris Road signalized intersection.
Sections between the Harris Road intersection segment and the Street "A" segment.	At the completion of the site planning for the final Abbott Street frontage lot(s) in order to accommodate median cuts for those lots.

Specific Plan improvements on the east side of Abbott Street, across from the *Plan Area*, include: street widening to accommodate a new bike lane; a covered bus stop near the intersection of Abbott Street and Street "A"; and construction of new curb, gutter, and sidewalk limited to the segment between the Abbott Street/Street "A" intersection and the bus stop, only. The remaining curb, gutter, and sidewalk on the east side of Abbott Street may be constructed with the other project improvements to Abbott Street by others when/if deemed necessary by the City of Salinas. The cost of all improvements on the east side of Abbott Street, the bus stop on both sides, the cost of the Abbott Street landscape median, and extension of the Abbott Street bike lanes from Harkins Road to the project boundary, will be included in the City's Traffic Fee Ordinance (TFO), and improvements installed by the Master Developer will be subject credit to, or reimbursement from the TFO fund. A reimbursement agreement or other method may be required.

HARRIS ROAD

Harris Road is designated by the General Plan as a Minor Arterial, and runs along the southeastern boundary of the *Plan Area*. Harris Road begins at Abbott Street, then continues approximately 3-miles in the southwesterly direction to the town of Spreckels, where it transitions into Spreckels Boulevard. The existing Harris Road ROW width varies from 65-feet to 81-feet, and includes varied lane configurations and pavement widths along the *Plan Area* frontage. Sidewalk and pavement improvements on the south side of Harris Road accommodate the existing development at the corner of Harris Road and Harris Place.



Harris Road facing Abbott Street

As development occurs within the *Plan Area*, the Harris Road ROW will be widened to between 94 and 100 feet along the *Specific Plan* frontage. A signal will be installed at the new intersection of Harris Road and Dayton Street. Additional Harris

Road improvements along the *Plan Area* frontage will include: additional ROW dedication; street widening; curb, gutter, and sidewalk construction; and undergrounding of existing overhead power utilities (five power poles total). See Figure 6-3 and 6-4. Storm drain facilities (storm drain pipe and catch basins) will also be installed to capture street stormwater from the new curb, gutter, and sidewalk construction along the project frontage.

The *Specific Plan* does not require that improvements on the south side of Harris Road be constructed. The existing curb, gutter, and sidewalk on the south side of Harris Road will remain. Additional ROW dedication, street widening, curb, gutter, and sidewalk on the south will be constructed by others when deemed necessary by the City of Salinas.

HARKINS ROAD

Harkins Road is designated in the General Plan as a Minor Arterial. This road serves as the main access to industrially-zoned businesses adjacent to, and northwesterly of, the *Plan Area*. Harkins Road extends eastward to Airport Boulevard and southwesterly to the Town of Spreckels, where it becomes Hatton Avenue. At Abbott Street, Harkins Road consists of four lanes in the northeasterly-southwesterly direction and transitions to a two-lane road at Burton Avenue. The Harkins Road section includes class II bicycle lanes in the *Plan Area* vicinity.

BURTON AVENUE

Burton Avenue is a two-lane collector serving the surrounding industrial businesses. Burton Avenue currently begins at Harkins Road and terminates at the northwestern boundary of the *Plan Area*. The Burton Avenue ROW is 64-feet and contains full curb, gutter, sidewalk, and street light improvements. The *Specific Plan* does not anticipate further surface improvements to the existing road segment.

As development occurs within the *Plan Area* development, Burton Avenue will extend from its current terminus approximately 1,400 feet into the *Plan Area* as a two-lane local street, where it intersects Street "A". See Figure 6-7. The Burton Avenue/Street "A" intersection will be a controlled stop intersection. Within the *Plan Area,* Burton Avenue will include travel lanes, a center two-way left turn lane, curb, gutters, sidewalk, lighting, and street frontage landscaping.



Burton Avenue facing Harkins Road

DAYTON STREET

Dayton Street is a two-lane collector street serving the surrounding industrial businesses. Dayton Street currently begins at Harkins Road and terminates at the northwestern boundary of the *Plan Area*. The Dayton Street ROW is 64-feet and contains full curb, gutter, sidewalk, and street light improvements. The *Specific Plan* does not require further surface improvements be made to the existing road segment.

As development occurs within the *Plan Area*, Dayton Street will be extended from its current terminus approximately 1,400 feet into the *Plan Area* as a two-lane street, to the point where it intersects Street "A". See Figure 6-7. Dayton Street and Street "A" will be a controlled stop intersection. South of Street "A", Dayton Street will be extended approximately 2,500 feet to Harris Road as a four-lane collector. The improved roadway segment will include travel lanes, a center two-way left turn lane, curb, gutters, sidewalk, lighting, and street landscaping (both sides of street at frontage only). See Figure 6-5. The new Dayton Street/Harris Road intersection will be signalized.

OTHER TRANSPORTATION FACILITIES

The Union Pacific Railroad generally parallels the *Plan Area's* northeastern boundary on the easterly side of Abbott Street. See Figure 6-1. The main railroad line lies between Abbott Street and U.S. Highway 101, and accommodates both freight and passenger (Amtrak) trains. An existing rail spur intersects the main line near Harkins Road, and runs southwesterly to the City limits near Nutting Street.



Union Pacific Railroad facing north into Salinas

The Salinas Municipal Airport is located in the southeastern corner of the City of Salinas, approximately 2.5-miles from the *Plan Area*. The airport occupies 763 acres, with three runways serving single and multi-engine aircraft and helicopters, as well as an increasing number of turbo-propeller and turbine-powered business jets. Clients visiting the *Plan Area* will benefit from its proximity to the airport.



Salinas Municipal Airport

The northeastern corner of the *Plan Area* lies within the Salinas Municipal Airport Area of Influence and is therefore within the Airport Overlay District as shown in Figures 2-4 and 2-5. Proposed developments within this district will be reviewed for conformance with the applicable provisions of the Salinas Municipal Code prior to approval.

INTERNAL BACKBONE STREET "A"

Street "A" is a new street that will extend through the site in a northeasterly-southwesterly direction and will serve as a major collector between Abbott Street and Street "B". The Street "A" ROW will accommodate an 88-foot, four-lane collector with a center two-way left turn lane, bike lanes, curb, gutter, sidewalk, lighting, and street landscaping (both sides of street at frontage only). See Figure 6-5. The proposed Abbott Street/Street "A" signalized intersection will serve as a primary access point to the *Plan Area.*

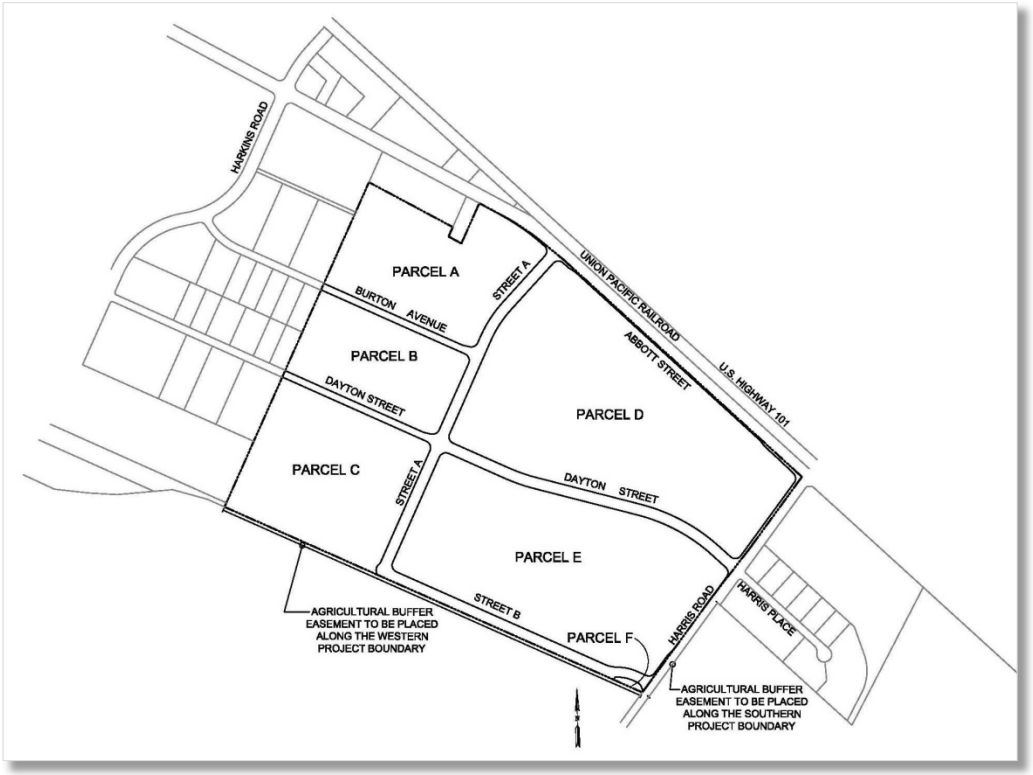
INTERNAL BACKBONE STREET "B"

Street "B" will be adjacent to the *Center's* southwestern boundary and will connect Harris Road and Street "A". The Street "B" ROW will accommodate an 84-foot, four-lane collector with a center two-way left turn lane, bike lanes, curb, gutter, sidewalk (one side only), lighting, and street frontage landscaping (one side only). See Figure 6-6. Street "B" will be controlled by a stop sign at its intersection with Harris Road.

INTERNAL LOCAL STREETS

As the "master" parcels are further subdivided, additional public streets may be constructed to service individual lots and businesses. These streets will include two travel lanes, a center two-way left-turn lane, curb, gutter, sidewalk, lighting, and street frontage landscaping. See Figure 6-7.

Figure 6-1: Specific Plan Circulation



6.4 OFF-SITE IMPROVEMENTS

A Traffic Impact Analysis prepared by Higgins Associates dated December 23, 2008 evaluated the *Specific Plan's* traffic impacts on the local and regional roadway system. The scope of this traffic analysis included intersections and segments required for study by the City of Salinas, the County of Monterey, TAMC, and Department of Transportation (Caltrans). Intersections and analysis scenarios were then finalized after additional consultation with staff from the City of Salinas, Caltrans, the Association of Monterey Bay Area Governments (AMBAG), the TAMC, and the County of Monterey. The study included 34 existing intersections, 4 future intersections, 6 freeway segments, 2 future freeway segments, 15 existing freeway ramps, 4 future freeway ramps, 5 freeway weaving segments and 43 road segments.

The analysis concluded that to mitigate impacts resulting from buildout of the *Plan Area*, the following off-site improvements are required, subject to the timing shown in Chapter 9, Implementation and Financing:

- The Abbott Street frontage improvements, including intersections, as described in Section 6.3.

- The Harris Road frontage improvements, including intersections, as described in Section 6.3.

- Installation of an all-way stop at the intersection of the westbound on-ramp of Highway 68 at Spreckels Boulevard.

- Restriping of Harkins Road to add a southbound lane at the intersection of Harkins Road and Dayton Street.

- Installation of a ramp metering signal on the southbound onramp to U.S. Highway 101 at Abbott Street to control traffic entering the Highway.

- Preparation of a Frontage Road Preliminary Design Study to identify a First Phase Frontage Road project for TAMC Regional Development Fee Program Project #7 (subject to TAMC fee credit).

The following improvements are part of, or will be added to, the City's Traffic Fee Ordinance (TFO). Some of these improvements may be constructed by the Master Developer, if required by the City Engineer, and are subject to reimbursement or credit from the TFO:

Intersection	Improvement(s)
Blanco Rd. at Highway 68	Lane Additions; Restriping;
Fairview Ave./U.S. 101 Offramp at Sanborn Rd.	Left-turn lane lengthening; Signal Installation; Lane Addition
Elvee Dr./U.S. 101 Ramps at Sanborn Rd.	Lane Additions; Restriping; Road Extension
Work St./Terven Ave. at Sanborn Rd.	Lane Additions; Restriping; Adjust Signal Timing
Abbott St. at Blanco Rd./Sanborn Rd.	Lane Additions; Restriping
De La Torre St. at Airport Blvd.	Ramp Reconstruction
Terven Ave. at Airport Blvd.	Ramp Reconstruction; Lane Additions; Lane Lengthening
Hansen St. at Airport Blvd.	Lane Addition
Hansen St. at Harkins Rd.	Restriping; Signal Modification
Abbott St. at Harkins Rd.	Lane Additions; Restriping
Blanco Rd. at Davis Rd.	Lane Additions; Restriping
Abbott St. at Merrill St.	Lane Additions; Signal Installation
E. Alisal St. at Skyway Blvd.	Signal Installation

Road Segment	Improvement(s)
Airport Blvd. between Terven Ave. & De La Torre St.	Lane Additions; Restriping
Blanco Rd. between Cooper Rd. & Davis Rd.	Lane Additions; Restriping
Blanco Rd. between Davis Rd. & Alisal St.	Lane Additions; Restriping
Fairview Ave. between Sanborn Rd. & U.S. 101 Ramps	Lane Additions; Restriping
Sanborn Rd. between Abbott St. & Terven Ave.	Lane Additions; Restriping
Sanborn Rd. between Terven Ave. & U.S. 101	Lane Additions; Restriping
Sanborn Rd. between U.S. 101 & Fairview Ave.	Lane Additions; Restriping
Abbott St. south of Harkins Rd. to Harris Rd.	Lane Additions, Median Island, Restriping

Freeway Segment	
U.S. 101 between Harris Rd. & Airport Blvd.	Lane Additions; Restriping
U.S. 101 between Airport Blvd. & Sanborn Rd.	Lane Additions; Restriping
U.S. 101 between Sanborn Rd. & John St.	Lane Additions; Restriping

Freeway Ramps	Improvement(s)
U.S. 101 SB Offramp at Airport Blvd.	Lane Additions; Restriping
U.S. 101 NB Onramp at Fairview Ave.	Ramp Metering Signal

Railroad	Improvement(s)
Harkins Rd. at Hansen St.	Synchronize traffic signal at Harkins/Hansen St. with the rail road crossing signal.
Harkins Rd. at Abbott St.	Synchronize traffic signal at Harkins/Hansen St. with the rail road crossing signal.
Growers St.	Install RR crossing arm east of Growers St.



In addition, Individual Developers within the *Specific Plan* area will pay development impact fees to the City of Salinas, County of Monterey and TAMC for their fair-share participation related to the construction of local and regional transportation facility improvements needed to mitigate impacts from cumulative development.



6.5 STREET SECTIONS

Figure 6-2: Proposed Abbott Street
(no parking allowed)

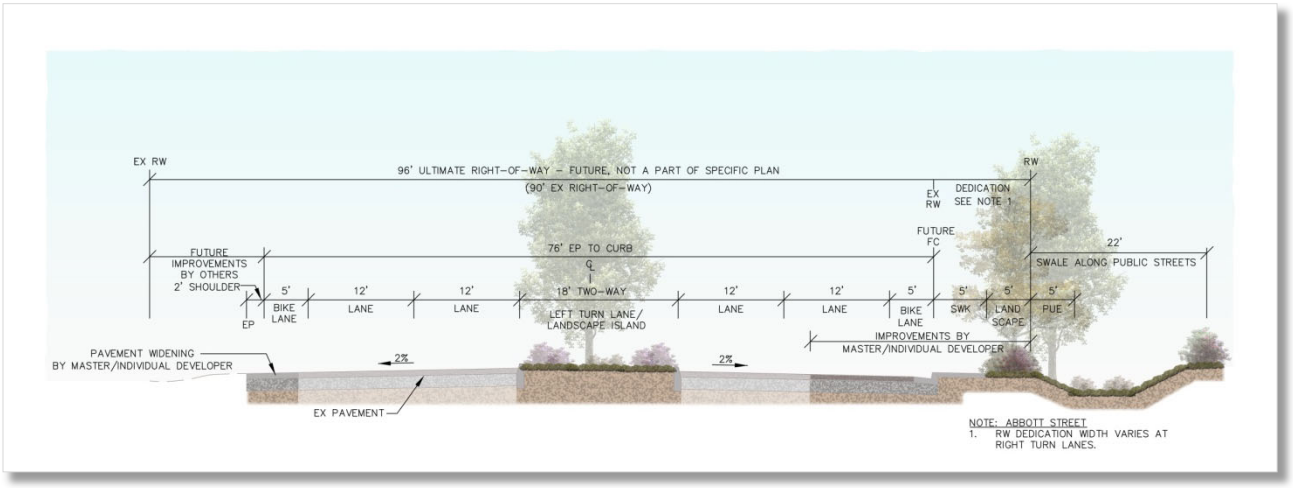


Figure 6-3: Proposed Harris Road, Southwest of Harris Place
(no parking allowed)

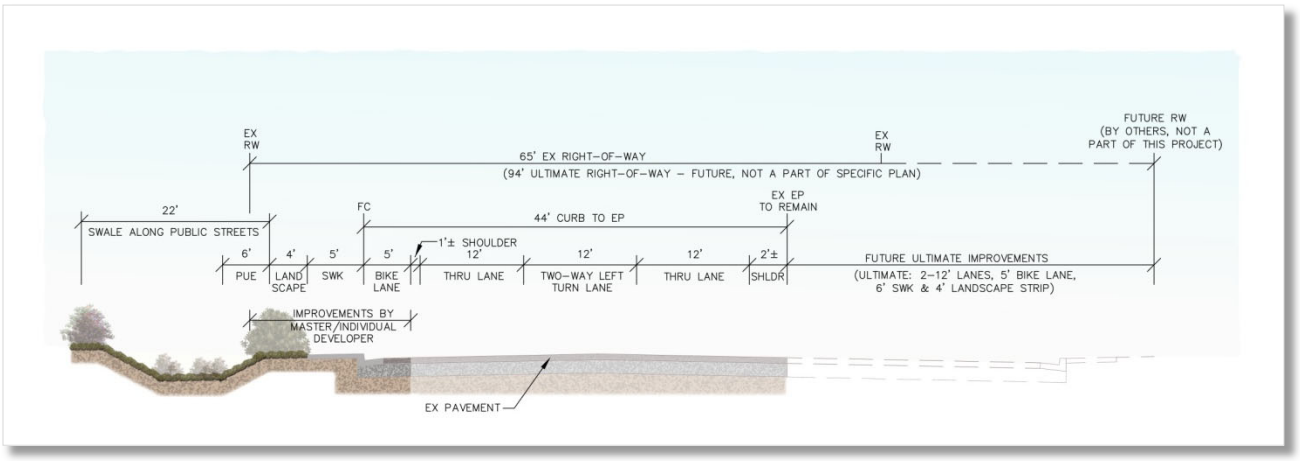


Figure 6-4: Proposed Harris Road, Northeast of Harris Place
(no parking allowed)

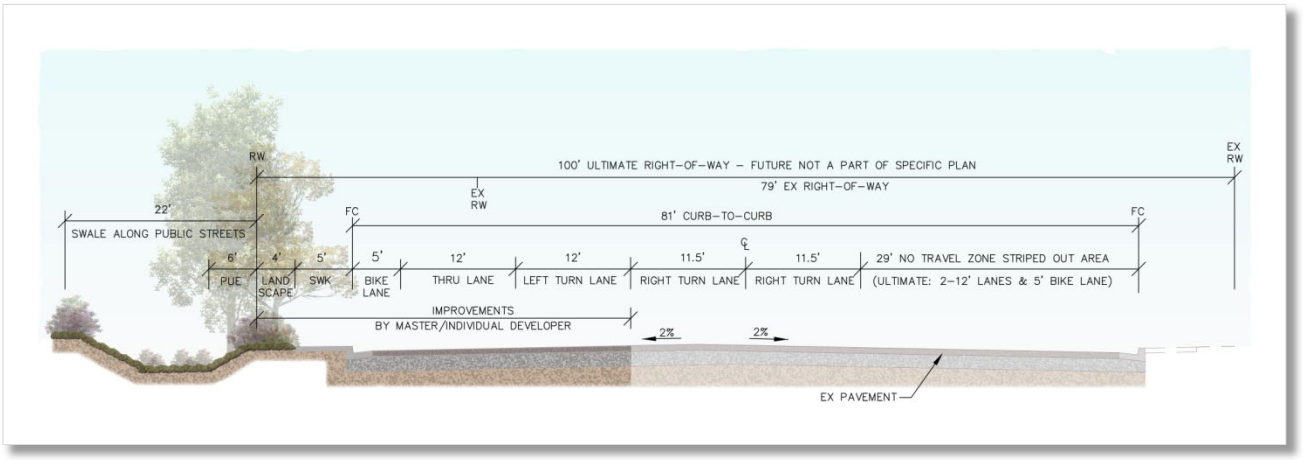


Figure 6-5: Internal Backbone Streets
Street "A" & the Extension of Dayton Street on the East Side of Street "A"
(no parking allowed)

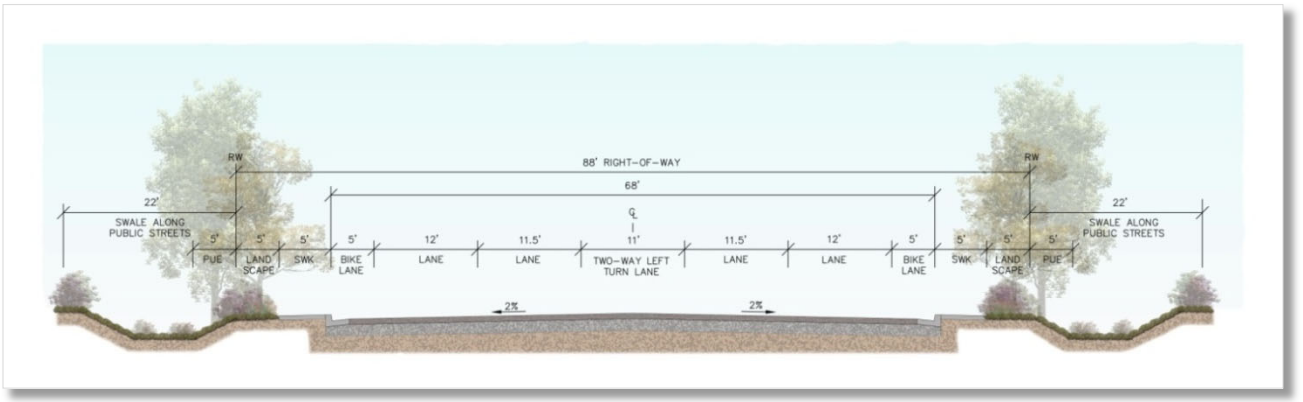


Figure 6-6: Internal Backbone Street
Street "B"
(no parking allowed)

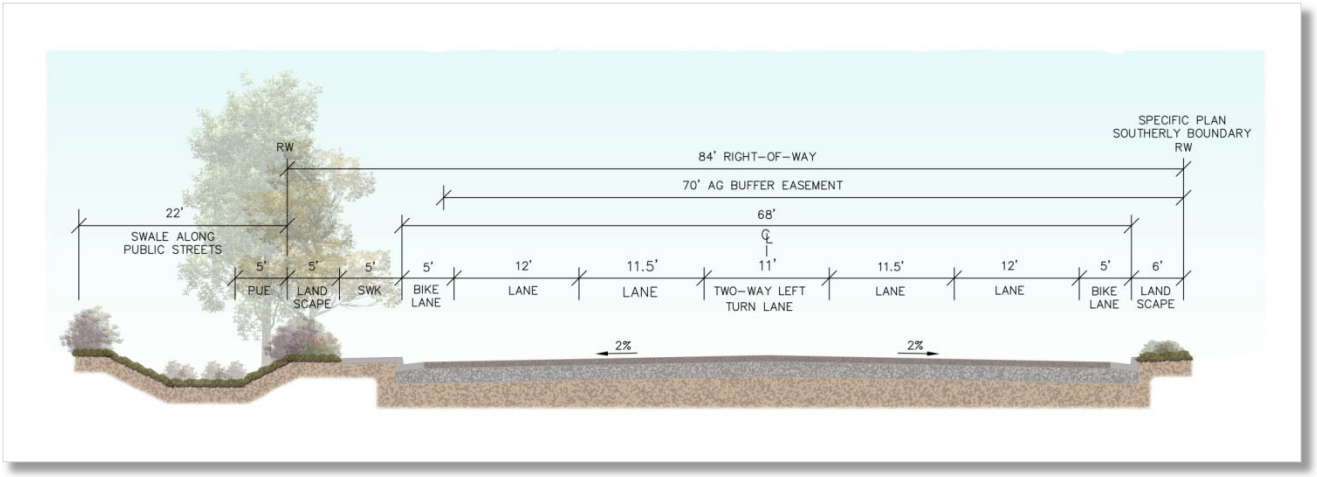
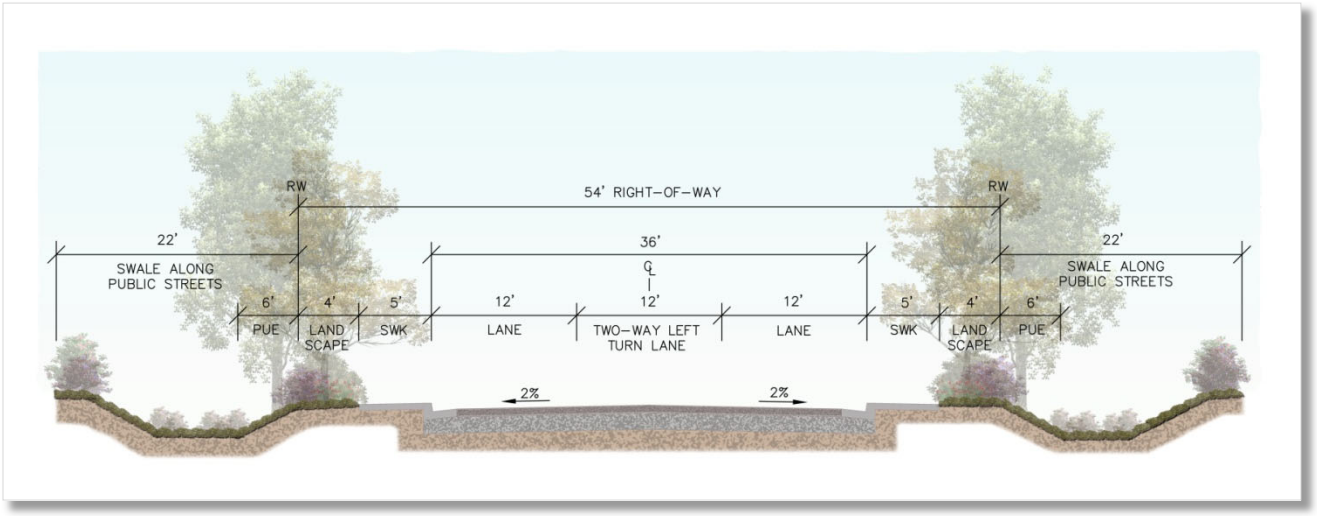


Figure 6-7: Internal Backbone and Interior Local Streets
Extension of Burton Avenue and Dayton Street to Street "A"
and Possible Additional Public Streets
(no parking allowed)

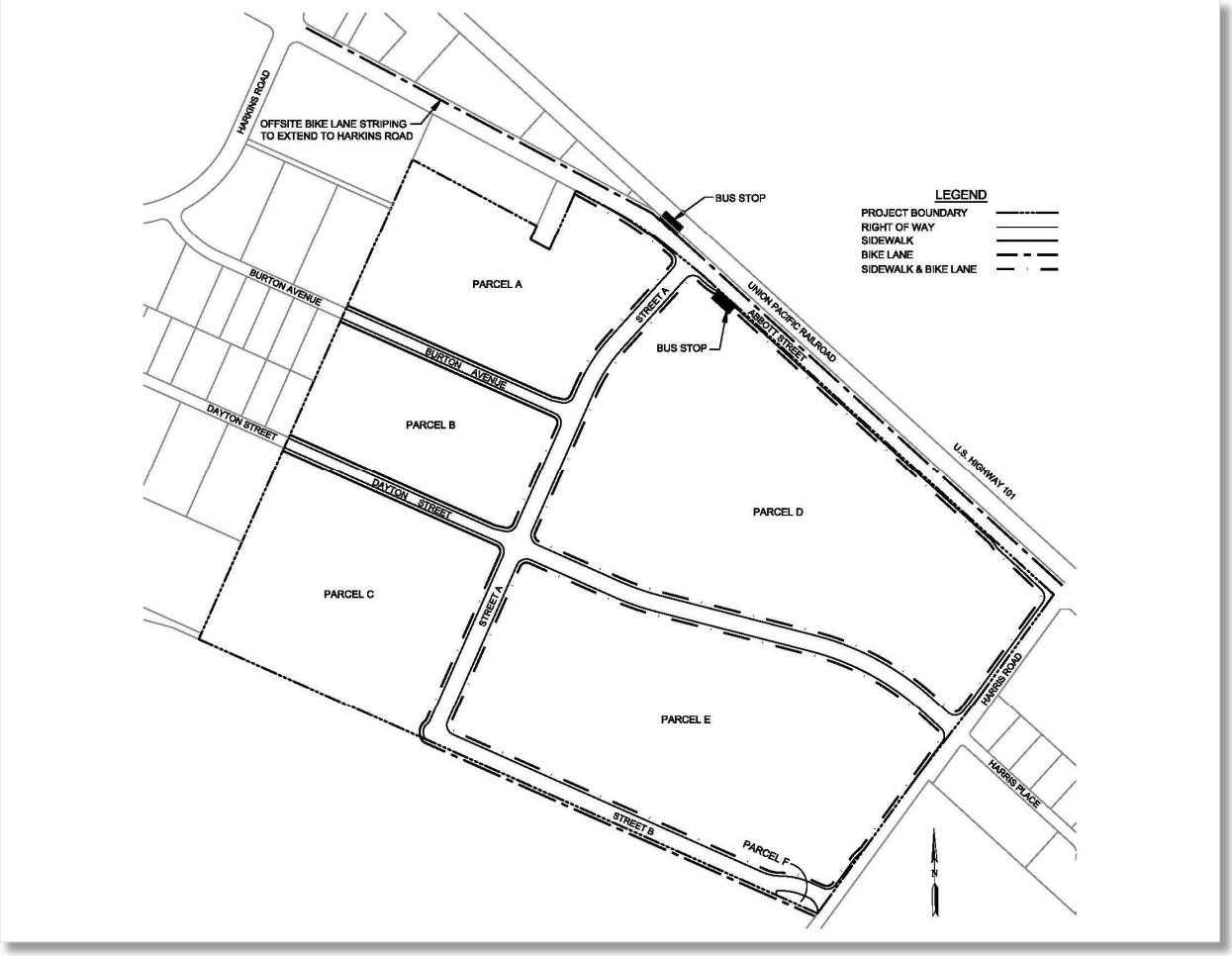


6.6 PEDESTRIAN AND BICYCLE CIRCULATION

The *Specific Plan* acknowledges that future employees may choose alternative transportation methods to travel to work, and therefore emphasizes accessibility to transit, sidewalks, and bike lanes. The *Specific Plan* promotes walking and bicycling by extending existing bike and pedestrian facilities into the *Plan Area*. These features will allow employees to travel easily from local bus routes and surrounding areas into and around the *Plan Area*. The resultant pedestrian and bicycle network promotes the use of alternative transportation methods which provides a reduction in air emissions and the potential effects of the development on climate change.

New sidewalks along the project side of Abbott Street and Harris Road and sidewalks on both sides of all public internal streets (except the southwesterly side of Street "B") will establish pedestrian connectivity to existing facilities north of the *Plan Area*. Similarly, bicycle lanes on-site and extension of the existing lanes at Harkins Road to the project boundary will connect to existing bike lanes to the north of the *Plan Area*. See Figure 6-8.

Figure 6-8: Conceptual Sidewalk, Bicycle, and Public Transit Plan



6.7 TRANSIT SERVICE

Public transit service within Monterey County and the City of Salinas is provided by Monterey-Salinas Transit (MST) and consists of numerous bus routes throughout the City and County. Route 23 runs from Salinas to King City via Abbott Street and U.S. Highway 101 and currently serves the *Plan Area*. Existing bus stops nearest to the *Plan Area* are at the intersection of Abbott Street and Harkins Road, and also northeast of the *Plan Area* at 905 Abbott Street. Transit service to the *Plan Area* will extend to two new proposed bus stops located on the north-bound and south-bound sides of the Abbott Street/Street "A" intersection. Connections to all bus lines can be made at the Salinas Transit Center in downtown Salinas.

6.8 PUBLIC STREET PARKING

Parking is not allowed on the public streets within the *Center.* Each development within the *Specific Plan* area will be self-contained and capable of accommodating its own parking needs on-site. Individual businesses will establish and monitor operational procedures for on-site parking. The use of public streets for parking and staging of trucks is not allowed. Parking requirements for *Specific Plan* uses are discussed in Chapter 5: Development Regulations.



7 RESOURCE MANAGEMENT

7.1 INTRODUCTION

The agricultural industry exists for the purpose of harvesting produce from the fields; transferring it to a preparation facility; cooling, processing, and/or packaging the commodity; and transporting food for purchase and consumption. Ag-processing and manufacturing industries have evolved and now utilize high efficiency processes, equipment, and facilities in the operations. However, by their nature these ag-industrial operations require the intensive use of resources such as land, water, and energy.

Policies, direction and standards are established in this Chapter to both protect the right of adjacent land owners to farm their lands and to assure that their ability to farm continues despite the development of the *Plan Area*. Additionally, standards are set forth to promote the safe handling, use and disposal of potentially hazardous materials. Finally, the green building policies and standards established in this chapter address the consumption and management of natural resources by businesses located within the *Plan Area,* with the aim of optimizing sustainable practices, promoting conservation of natural resources, reducing air emissions and reducing the potential effect of the project on climate change.

This chapter provides information and direction for the management, conservation, development and utilization of natural resources, including agriculture, hazardous materials, water resources and stormwater quality. The chapter also provides provisions for both resource conservation and air emission reductions in order to reduce the effects of climate change from development within the *Plan Area*.

7.2 GOALS AND POLICIES

The following *Specific Plan* goals are in keeping with the Salinas General Plan.

Goal 7-1: ***Preserve existing agricultural land within the County of Monterey.***

Policy 7-1: *Record the Agricultural Buffer Easement Deed over and across the southwest boundary and a portion of the southeast boundary of the Plan Area, prior to or concurrent with filing of the first Parcel Map.*

Goal 7-2: ***Discourage the urbanization of County agricultural lands adjacent to the Plan Area, and establish measures to avoid or minimize conflicts between adjacent agricultural activities and operations within the Plan Area.***

Policy 7-2: *Establish an easement area over Plan Area lands at the industrial/agricultural interface along the southwest boundary and a portion of the southeast boundary*

by r*ecording Agricultural Buffer Easement Deed(s) prior to or concurrent with the filing of the first Parcel Map.*

Policy 7-3: Limit the type of vegetation allowed, within the Agricultural Buffer Easements to low-lying shrubs and drought-tolerant grasses that will not cast shadows or disperse seeds into adjacent cropland.

Policy 7-4: Individual Developers of sites within the Plan Area that are within 1,000 feet of active agriculture land shall be required to execute a right-to-farm agreement.

Goal 7-3: Establish practices that reduce hazardous materials-related incidents.

Policy 7-5: Handle hazardous materials used within the Plan Area in accordance with applicable regulatory standards.

Policy 7-6: Design, construct, maintain, and monitor equipment in order to reduce hazardous material-related incidents.

Policy 7-7: Implement safety practices, create safety training response plans, and employ qualified technicians in order to reduce hazardous materials-related incidents.

Goal 7-4: Reduce potential impacts to climate change by offsetting/reducing carbon dioxide emissions.

Policy 7-8: Practice facility operation measures that aid in efficient energy usage.

Policy 7-9: Practice construction and management measures that use recycled materials, and reduce exhaust and emissions.

Policy 7-10: Encourage the use by employees of alternate transportation modes through prioritizing the accommodation of such modes within the Plan Area design elements.

Goal 7-5: Preserve water quality and reduce stormwater pollutant discharge.

Policy 7-11: Implement stormwater protection measures, including Low Impact Development, in accordance with applicable regulatory standards.

Goal 7-6: Reduce impacts on the Salinas Valley Groundwater Basin by minimizing water consumption.

Policy 7-12: Comply with the City's Water Conservation Ordinance and other applicable water conservation programs of Cal Water.

Policy 7-12: Implement low-water using fixtures in restrooms and break areas.

Policy 7-12: Utilize low-water using plant materials and water efficient irrigation methods.

7.3 AGRICULTURE RESOURCES

Historically, the *Plan Area* has been used for agricultural production. The site currently yields leaf lettuce, head lettuce, spinach, celery, cauliflower, and broccoli.

The *Plan Area* directly abuts productive farm land. To ensure the continued productivity of the adjacent agricultural land, the *Specific Plan* Master Developer has entered into an agreement with the Ag Land Trust, a local conservancy dedicated to the preservation of agricultural lands. The agreement provides for the creation of an Agricultural Buffer Easement between the *Plan Area* and adjoining agricultural lands. The Agricultural Buffer Easement will be conveyed by a separate recorded document, and will also be shown on the "master" parcel map for the *Plan Area*. See Chapter 3, Figure 3-3 for the easement location and Appendix F for Agricultural Buffer Easement Deed language. Use restrictions contained in the Agricultural Buffer Easement Deed minimize land use conflicts between the *Plan Area* and the adjoining agricultural uses, and will also have the effect of creating an urban limit line to prevent urbanization of adjacent agricultural parcels. In addition, vegetation along the *Plan Area's* western and southern boundary will be limited to low-lying shrubs and grasses that will not cast shadows or disburse seeds onto adjacent cropland. See Chapter 4, Sections 4.5.5.1 and 4.5.5.3. Chapter 5 also addresses the agricultural-urban interface through the application of building setbacks and specialized landscaping standards along the *Plan Area's* southwestern and a portion of the southeastern boundaries.

7.4 HAZARDOUS MATERIALS

7.4.1 HAZARDOUS MATERIALS – EFFECTS FROM OFF-SITE USERS

Agriculture fields adjoin the southwestern border of the *Plan Area* and portions of the southeastern border across Harris Road. As the *Plan Area* develops, the protection and continued use of the adjacent agriculture fields will be a critical component in preserving the rural and agricultural character of the Salinas Valley. Farming operations may involve the use of pesticides, heavy machinery and other practices that could, but are unlikely to, affect adjacent industrial uses. To reduce potential conflicts, the *Specific Plan* will establish a 70-foot Agricultural Buffer Easement along the *Plan Area's* southwesterly boundary, and a similar, 22-foot easement along its southeasterly boundary. Site features and improvements allowed within the buffer include driveways, parking, underground utilities, public roads, private roads, swales, and restricted landscaping areas.

7.4.2 HAZARDOUS MATERIALS – PROPOSED ON-SITE USES

Agricultural processing and refrigeration activities may constitute a significant portion of the land use within the *Plan Area*. Related facilities may store and use potentially hazardous materials on-site: forklifts and machinery are often powered by electricity and propane; transport vehicles use gasoline and diesel fuel; refrigeration and processing equipment uses ammonia.

Research and development facilities could introduce other materials that may be considered "hazardous".

The businesses anticipated to locate within the *Plan Area* will use various chemicals and solvents considered to be hazardous. The major hazardous material, by volume, anticipated for use within the *Center* is ammonia. Processing and cooling facilities use closed-circuit ammonia systems for refrigeration purposes. These systems do not generate fumes when functioning properly; however, ammonia fumes can be released by accident due to equipment failure or a natural disaster, such as an earthquake.

Cal Water, the water purveyor within the *Plan Area*, may use hazardous materials at their facilities for operational and treatment purposes. Chemicals that might be found on-site include diesel oil, turbine oil, and sodium hypochlorite (liquid chlorine). Additional chemicals may be used to treat nitrates.

Current law requires sophisticated plume analysis and safety measures when designing and operating industrial facilities. The processing plants and cooling facilities within the *Plan Area* will be "state of the art" and substantially more advanced than older existing businesses.

The industries expected to locate at the *Center* will report to, and are regulated by various public agencies including Monterey County Health Department, Environmental Health Agency, Regional Water Quality Control Board, Air Quality Board and OSHA. The facilities will have Risk Management Plans (RMP's) in place. RMP's are reviewed and approved by the Monterey County Health Department: In addition to an RMP, companies will have Injury Illness Prevention Plans (IIPP's), indicating what hazardous materials are on-site with accompanying Hazardous Material Data Sheets (MDS) for each material considered hazardous. The MDS are an integral part of the IIPP.

Chemical storage facilities will be designed, constructed, and operated in accordance with the applicable regulatory standards. Implementation of safety standards, creation of safety training response plans, and employment of qualified technicians are standard procedures in the agricultural industry. The handling of any hazardous waste will be dealt with as required by law.

7.5 GREEN BUILDING PLAN

The *Plan Area* location, land use planning principles, facility layout, and traffic circulation design reduce the potential magnitude of resource consumption, air quality impacts and potential effect on climate change. The industries within the *Plan Area* will consume resources, including large quantities of electricity, natural gas and water. Development of the *Plan Area* will emit GHGs during the construction phases, as well as during the operational phases of the industries. The following policies and standards addressing sustainable site planning, air emissions, alternative transportation, heat island effect, water efficiency, energy efficiency, resources and materials, indoor air quality, and stormwater quality management, promote the sustainable potential of the *Plan Area* and reduce the potential project impacts.

The following subsections set forth green building measures for the *Plan Area*.[1] This language is also included in Chapter 5 (Development Regulations) and Appendix E (Development Regulations Handbook) to ensure implementation of the Green Building Plan.

7.5.1 SUSTAINABLE SITE PLANNING

Establishing the *Plan Area* as an ag-industrial *Center* implements the vision for orderly and appropriate land use development for Salinas, as set forth in the GSA-MOU between the City and County and as confirmed in the MOU Supplemental Agreement. See Appendices A and B. This site is ideal for attaining this vision as well as the *Specific Plan* objectives in Chapter 1. The site location and the *Specific Plan* design principles, standards and development regulations are key factors in promoting the sustainability aspects of the project and also contribute to limiting the project's potential effects on climate change. The following summarizes in list format the site characteristics and *Specific Plan* principles and regulations, citing the *Specific Plan* Chapter, Sections and/or Appendices that regulate the measure.

7.5.1.1 Natural Features:

a. The *Plan Area* does not contain habitat for any species on Federal or State threatened or endangered lists.

b. The *Plan Area* does not contain any wetlands as defined by US Code of Federal Regulations 20 CFR, Part 230-233 and Part 22.

c. The site is not adjacent to any water bodies, defined as lakes, streams, rivers or tributaries which support or could support fish, recreation or industrial use, consistent with the terminology of the Clean Water Act.

d. The *Plan Area* is completely outside of the 100-year flood boundaries as defined by the Federal Emergency Management Agency (FEMA).

e. The site does not contain any archaeologically significant artifacts or sites.

7.5.1.2 Community Compatibility, Connectivity and Air Emissions:

a. The site is adjacent to compatible industrial uses and is not in proximity to existing or proposed sensitive receptor land uses such as residential, schools, hospitals, libraries and parks.
b. The *Plan Area* does not affect any lands currently designated or intended for public parks.

[1] While several of these measures are derived from the U.S. Green Building Council LEED New Construction Guide, the guide is referenced for information only. The LEED Green Building Rating System is a voluntary, consensus-based, market-driven building rating system, and is not a requirement for businesses within the *Plan Area.*

c. Approval of the *Specific Plan* will establish an Urban Limit for southwest Salinas, west of US Highway 101, through the recording of Agricultural Buffer Easements, thereby protecting the prime farm lands from urban intrusion beyond this new Urban Limit. See Chapter 9, Section 9.2.3.1 and Appendix F.

d. The *Plan Area* is immediately adjacent to existing services including public water, sewer, industrial waste, electric and gas facilities. See Chapter 8.

e. The *Specific Plan* establishes a large agricultural-industrial center with efficient access to Highway 101 and other major transportation corridors in order to reduce the dependency on cross-town vehicle trips and to encourage multiple, related businesses to locate in proximity to each other and thus: reduce the number and length of vehicle trips; reduce congestion on local roads; reduce generation of air pollutants and greenhouse gases; and reduce potential for industrial vehicle (truck) conflicts with passenger vehicles and pedestrians. See Chapter 6.

f. The *Center* provides a substantial amount of land, specifically designed to accommodate multiple, large industries along with the necessary supporting services. The following design elements within the Specific Plan encourage and capitalize on the synergy resulting from this proximity to reduce air emissions by:
    1. Public streets designed to accommodate ease of access for large trucks, with center dual-left turn lanes, large radius returns and no parking, thereby reducing congestion and idle time. See Chapter 6;
    2. Master Center signage to aid in location finding, thereby reducing driver confusion, idle time and congestion. See Chapter 4, Sections 4.5.8 and 4.5.8.1;
    3. On-site directional signage to keep vehicles moving to their destination with minimal idle time and confusion. See Chapter 4, Sections 4.5.8 and 4.5.8.2;
    4. Entrances for line/field trucks separate from passenger vehicles, thereby reducing truck/auto conflicts. See Chapter 5, Sections 5.6 g)9 and Appendix E Line 94;
    5. Requirement for self-contained sites, with no loading or maneuvering allowed on the public streets, thereby eliminating conflicts with the public street traffic flow within the center. See Chapter 4, Sections 4.5.4; Chapter 5, Sections 5.6 g)2, 3, 4, and 7 and 5.6 h)3; and Appendix E, Lines 87, 88, 89, 92, and 97;
    6. Facility layouts that accommodate truck maneuvering and access areas such as loading docks, transfer areas, and truck parking, thereby reducing driver confusion, truck conflicts, and truck idle time. See Chapter 4, Sections 4.5.2; Chapter 5, Sections 5.6 g) and 5.6 h); and Appendix E, Lines 89, 95, 882 and 883.

7.5.1.3 Alternative Transportation:

a. The Master Developer will construct two new Monterey-Salinas Transit (MST) bus stops on either side of Abbott Street at the new signalized intersection with Street A. See Chapter 5, Sections 5.7 (4)(A) and Chapter 6, Section 6.7.
b. The *Specific Plan* includes comprehensive bicycle circulation (see Chapter 6, Section 6.6) composed of the following elements:

1. Class 2 bicycle lanes will be constructed on the major public streets within the *Plan Area.* See Figures 6-5 and 6-6;
2. Class 2 bicycle lanes will be constructed on both sides of Abbott Street along the length of the project frontage. See Figure 6-2;
3. Class 2 bicycle lanes will be striped on Abbott Street as an offsite improvement to connect the existing Abbott Street bicycle lanes at Harkins Road to the new *Center* bicycle lanes. See Section 6-6 and Figure 6-8.

c. Bicycle parking shall be provided for all uses within the *Plan Area* at a rate of 10% of the required employee/visitor automobile parking spaces. See Chapter 5, Section 5.7 v), and Appendix E, Line 771.

d. Sites with 10 or more required employee/visitor parking spaces shall designate, in primary employee/visitor parking location, a minimum of 10% of the total required parking spaces as reserved for carpools, vanpools, and alternative fuel vehicles and shall provide an alternative fueling system (such as an electric vehicle charging area) for at least one employee/visitor vehicle. See Chapter 5, Section 5.6 g)8, and Appendix E, Line 93.

7.5.2 HEAT ISLAND EFFECT

Over 400 trees will be planted within the *Center* public streets, Landscape Buffer Easement, and individual sites. Measures to reduce the potential thermal gradient between the developed and the undeveloped areas include:

a. Planting within the Landscape Buffer Areas to provide shade for public sidewalks and required yard areas that otherwise would have likely been paved. See Chapter 4, Section 4.5.5.1(a).

b. Planting within the employee/visitor parking lots to shade portions of the paved areas. See Chapter 5, Sections 5.6 l)5 and 5.7 (jj)(4) and Appendix E, Line 1254.

c. Light colored, solar reflecting roofing materials and/or coatings having a published reflectance of 0.3 or higher shall be used for the individual, flat-roofed industrial buildings with roof areas of 5,000 square feet or more. See Chapter 5, Section 5.6 f)3 and Appendix E, Line 80.

d. Light colored paving materials with a published Solar Reflective Index (SRI) of at least 29 at the time of construction, shall be used for on-site sidewalks, patios, and courtyards within the Plan Area. In addition, the use of pervious materials is encouraged in these areas. See Chapter 5, Section 5.7 (kk)(1) and Appendix E, Line 1312.

7.5.3 WATER EFFICIENCY

Inefficient use of water increases maintenance and lifecycle costs for building operations and

increases consumer costs for additional municipal supply and treatment facilities. The businesses and industries locating within the *Center* will benefit from efficient water use strategies. Through implementation of water efficiency strategies, electrical energy demand associated with water pumping, water treatment and wastewater treatment is reduced. Therefore, by reducing the use of water, the *Center* reduces its energy consumption and its effect on climate change. *Plan Area* businesses will also be required to comply with Salinas Municipal Code Chapter 36A "Water Conservation". In addition, the *Specific Plan* implements the following water efficiency measures:

7.5.3.1 Water Efficient Landscaping

Chapter 4 sets the Master Landscaping Program for the *Center.* Implementation of the Program will include the development of Master Landscaping Guidelines (MLG) for the *Center* as well as for the Individual Developers to follow in designing their individual site landscaping plans. Water saving elements (see Section 4.5.3.3b) shall be incorporated into the MLG such as:

a. Low water using plant species

b. Limited turf areas

c. Diversity of species to limit diseases and pest infestations

d. Efficient irrigation systems including drip, micro misters

e. Limit irrigation application in the winter months

f. Establishing monitoring programs for irrigation system function

g. Soil analysis and amendments

h. Use of mulch to prevent evaporation losses, keep the ground cool, and conserve moisture

Also refer to City Zoning Code Section 37-50.700 in Appendix E, Lines 1265 thru 1296, specifically Lines 1285 thru 1290, "Xeriscape Guidelines".

7.5.3.2 Water-conserving Fixtures

Businesses and industries within the *Center* will use the following water-conserving fixtures for water closets, urinals, lavatory faucets, non-emergency showers and kitchen sinks:

a. Water closets shall either be dual flush style (1.6 / 0.8 gallon per flush) or high efficiency toilets (HET) using a maximum of 1.28 gallons per flush.

b. Urinals shall be "waterless" or ultra low consumption type using a maximum of 0.125 gallons per flush.

c. All faucets shall be equipped with water conserving aerators that restrict flow to a maximum of 0.5 gallons per minute.

d. Showers other than emergency showers shall be equipped with shower heads that restrict flow to a maximum of 1.5 gallons per minute.

The use of the above fixtures is anticipated to reduce the corresponding potential water usage in the restrooms and break rooms of the buildings by between 20% and 30%.

See Chapter 5, Section 5.7 (kk)(2) and Appendix E, Line 1313.

7.5.3.3 Process Water

Processing and manufacturing facilities within the *Center* will naturally strive to minimize their water use when feasible for their operations through efficient system design, maintenance, production practices and operations. Inefficient use of water in a manufacturing process increases operating costs, and thereby affects business profits and competitiveness in the market place. Waste process water produced within the *Plan Area* may be: reused onsite as part of one or more production processes; captured and used to irrigate onsite landscaped areas; and/or it will be reclaimed by connecting waste lines to the City's Industrial Wastewater Collection System. The City's system conveys wastewater to the City's industrial treatment facility, where it ultimately percolates into the underlying aquifer for recharge and reuse.

See Chapter 5, Section 5.7 (kk)(2) and Appendix E, Line 1313.

7.5.4 ENERGY AND EFFICIENCY

Energy production and consumption effect the environment in many ways. The methods of producing energy can impact species habitat, pose threats to human populations, increase green house gas emissions, and impact air quality. Efficient energy use reduces the potential demand for energy and has the added benefit of reducing potential maintenance and lifecycle costs for building operations and decreasing consumer costs. The industries locating within the *Center* will require large amounts of energy to operate their facilities. Food processing is the third largest industrial energy user in the State of California per the California Energy Commission. These businesses and industries within the *Center* will benefit from efficient energy strategies.

Building construction within the *Plan Area* will comply with Title 24 requirements, the provisions of Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4 of ASHRAE/IESNA Standard 90.1-2004 and the requirements of Sections 5.5, 6.5, 7.5 and 9.5 for minimum energy performance. Additionally, the following are specifically included in the *Specific Plan* Development Regulations, as noted:

a. Individual Developers within the *Plan Area* will be required to perform fundamental commissioning of the building energy systems for the office employee/visitor areas of the building. See Chapter 5, Section 5.7 (kk)(3) and Appendix E, Lines 1314.

b. All HVAC&R units within the *Plan Area* will use zero CFC-based refrigerants. This item excludes small HVAC units such as refrigerators, small water coolers, and other cooling equipment that contains less than 0.5 lbs of refrigerant**.** See Chapter 5, Section 5.7 (kk)(3) and Appendix E, Lines 1314.

c. Install light emitting diodes (LEDs) and/or fluorescent light for indoor lighting in all employee/visitor areas, whenever practicable in other building areas, and for outdoor lighting, when feasible. See Chapter 5, Section 5.7 (kk)(3) and Appendix E, Line 1314.

d. Windows shall be used in the employee/visitor areas, when feasible, to reduce indoor lighting requirements. See Chapter 5, Section 5.6 e) 4A) and B), and Appendix E, Line 59.

e. The office employee/visitor areas of buildings within the *Plan Area* will achieve optimized energy performance by complying with the prescriptive measures of the ASHRAE Advanced Energy Design guide for Small Office Building 2004. See chapter 5, Section 5.7 (kk)(3) and Appendix E, Lines 1314.

f. The installation of Photovoltaic panels, solar water heaters, fuel cells, and other renewable energy sources are allowed on roofs and in other areas of sites, outside the required yards. See Chapter 5, Section 5.7 (kk)(3) and Appendix E, Line 1314.

g. Food processing and related facilities shall, when feasible, adopt Industrial Best Practices as discussed in "California's Food Processing Industry Energy Efficiency Initiative: Adoption of Industrial Best Practices", California Energy Commission publication LEC 400-2008-006. See Chapter 5, Section 5.7 (kk)(3) and Appendix E, Line 1314.

7.5.5 MATERIALS AND RESOURCES

7.5.5.1 Storage and collection of recyclables:

Waste produced from industrial processes is large in quantity and most is either reused onsite, salvaged or recycled. For example: vegetable wastes are sold to dairy and cattle farmers; metals, plastics and wood are either reused at the site or sold to salvage companies; paper and cardboard wastes are sold to recycle companies. Individual Developers will, when feasible, designate areas for collection and or storage of the industrial process wastes intended for recycling.

In addition to the large, relatively valuable industrial materials, office and employee uses will produce recyclable materials also. Individual Developers will be required to provide an easily accessible area that serves the office uses and is dedicated to the collection and storage of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics and metals. See Chapter 5, Section 5.7 (k) and Appendix E Lines 455-458 and 464-470.

7.5.5.2 Construction Waste Management:

a. Site work new construction: When feasible, at least 50% (by weight or volume) of non-hazardous and non-soil/clearing related construction materials shall be diverted from disposal in landfills and incinerators by methods such as onsite reuse, offsite reuse, donations to charitable organizations, and pickup by, or delivery to, third-party reusers. See Chapter 5, Section 5.7 (kk)(4) and Appendix E, Line 1315.

b. Site work reconstruction: At least 50% of the demolished pavement and base material shall be reused onsite in street and parking area pavement reconstruction operations. See Chapter 5, Section 5.7 (kk)(4) and Appendix E, Line 1315.

c. Building reconstruction or remodel: Recycle and/or salvage at least 50% (by weight or volume) of non-hazardous construction and demolition materials. See Chapter 5, Section 5.7 (kk)(4) and Appendix E, Line 1315.

7.5.5.3 Building Products Recycled Content:

a. Site construction: At least 50% (by weight or volume) of street and parking area base material shall be of recycled materials and/or treated native material. See Chapter 5, Section 5.7 (kk)(5) and Appendix E, Line 1316.

b. New and Remodel Building Construction shall implement at least one of the following (See Chapter 5, Section 5.7 (kk)(5) and Appendix E, Line 1316:
    1. Use rapidly renewable building materials and products for 2.5% of the total value of all building materials and products used in the projects, based on cost; or
    2. Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes at least 10% of the total value of the materials in the project, based on cost; or
    3. Use building materials or products that have been harvested, recovered or manufactured within 500 miles (one-way) of the project site. Mechanical, electrical and plumbing components and specialty items are not included in the calculation; or
    4. Use a minimum of 30% of Forest Stewardship Council (FSC) certified wood-based materials and products for structural framing, general dimensional framing, flooring, sub-flooring, and wood doors and trims.

7.5.6 INDOOR AIR QUALITY (IAQ):

a. The office employee/visitor areas of buildings within the *Plan Area* will meet the minimum requirements of Sections 4 through 7 of ASHRAE 62.1-2004, Ventilation for Acceptable Indoor Air Quality. Mechanical ventilation systems shall be designed using the Ventilation Rate Procedure or the applicable local code, whichever is more stringent. Naturally ventilated buildings shall comply with ASHRAE 62.1-2004, paragraph 5.1. See Chapter 5, Section 5.7 (kk)(6) and Appendix E, Line 1317.

b. Designate exterior smoking areas at least 35 feet away from entries, operable windows and outdoor air intakes. See Chapter 5, Section 5.7 (kk)(6) and Appendix E, Lines 1317.

c. Management of Indoor Air Quality During Construction**:** Develop and implement an Indoor Air Quality (IAQ) Management Plan for the construction and pre-occupancy phase of the building as follow. See Chapter 5, Section 5.7 (kk)(6) and Appendix E, Line 1317:
    1. During construction meet or exceed the recommended Control Measures of the sheet Metal and Air Conditioning Contractors national Association (SMACNA) IAQ Guidelines for Occupied Buildings under construction, 1995, Chapter 3.
    2. Protect stored and installed absorptive materials from moisture damage onsite.
    3. If possible, avoid using permanently installed air handlers during construction. If they are used during construction, filtration media with a Minimum Efficiency Reporting Value (MERV) of 8 shall be used at each return air grille, as determined by ASHRAE 52.2-1999. All filtration media shall be replaced with unused media immediately prior to occupancy.

d. Low-Emitting Materials will be used in the office employee/visitor areas as follow. See Chapter 5, Section 5.7 (kk)(6) and Appendix E, Line 1317:
    1. Adhesives and sealants used on the interior of the building shall comply with the requirements of "Adhesives, Sealants and Sealant Primers": South Coast Air Quality Managements District Rule #1168. VOC limits will correspond to the rule effective date of July 1, 2005 and the rule amendment date of January 7, 2005.
    2. Architectural paints, coating and primers applied to the interior walls and ceilings shall not exceed the VOC content limits established in Green Seal Standard GS-22, Paints, First Edition, May 20, 1993. Primers must meet the VOC limit for non-flat paint.
    3. All carpet and carpet cushion installed in the building interior shall meet the testing and product requirements of the Carpet and Rug Institute's Green Label Plus program.

e. Lighting Systems: Lighting controls and/or task lighting shall be provided to a majority of the office occupants to enable adjustment to suit individual task needs and preferences. Lighting system controllability shall be provided for all shared multi-occupant spaces to enable lighting adjustment to meet the group needs and preferences. See Chapter 5, Section 5.7 (kk)(6) and Appendix E, Line 1317.

f. Thermal Systems: Provide individual comfort controls in the office employee/visitor areas for 25% of the building occupants to enable adjustments to suit individual task needs and preferences. Provide comfort controls for all shared multi-occupant spaces to enable adjustments to suit group needs and preferences. Operable windows can be used in lieu of comfort controls for occupants of areas that are 20 feet inside of and 10 feet to either side of the operable part of the window. Conditions for Thermal Comfort include the factors of air temperature, radiant temperature, air speed and humidity. Comfort system control in the ability to control at least one of the factors in the individual's local environment. See Chapter 5, Section 5.7 (kk)(6) and Appendix E, Line 1317.

7.5.7 STORMWATER QUALITY MANAGEMENT

The State Water Resources Control Board has implemented a National Pollution Discharge Elimination System (NPDES) Program to control and enforce stormwater pollutant discharge reduction per the Clean Water Act. The Central Coast Regional Water Quality Control Board (RWQCB) issues and enforces the NPDES permits for discharges to water bodies in Monterey County and the City of Salinas. The RWQCB stipulated that the City establish development standards to be used in new development and redevelopment to help achieve the goals of the NPDES permit. The City, in conjunction with the RWQCB, has developed "Stormwater Development Standards" (SWDS) which were adopted October 21, 2008.

The SWDS outline stormwater management strategies and design criteria to limit increases to the peak discharge rate and pollutant loading to the maximum extent practicable through the use of Best Management Practices (BMPs) and Low Impact Development (LID) strategies. The Master Developer and Individual Developer within the *Plan Area* will apply BMP and LID goals in their designs to the maximum extent practicable per the City's SWDS to capture and treat stormwater runoff from the relatively small and frequent storm events as follows:

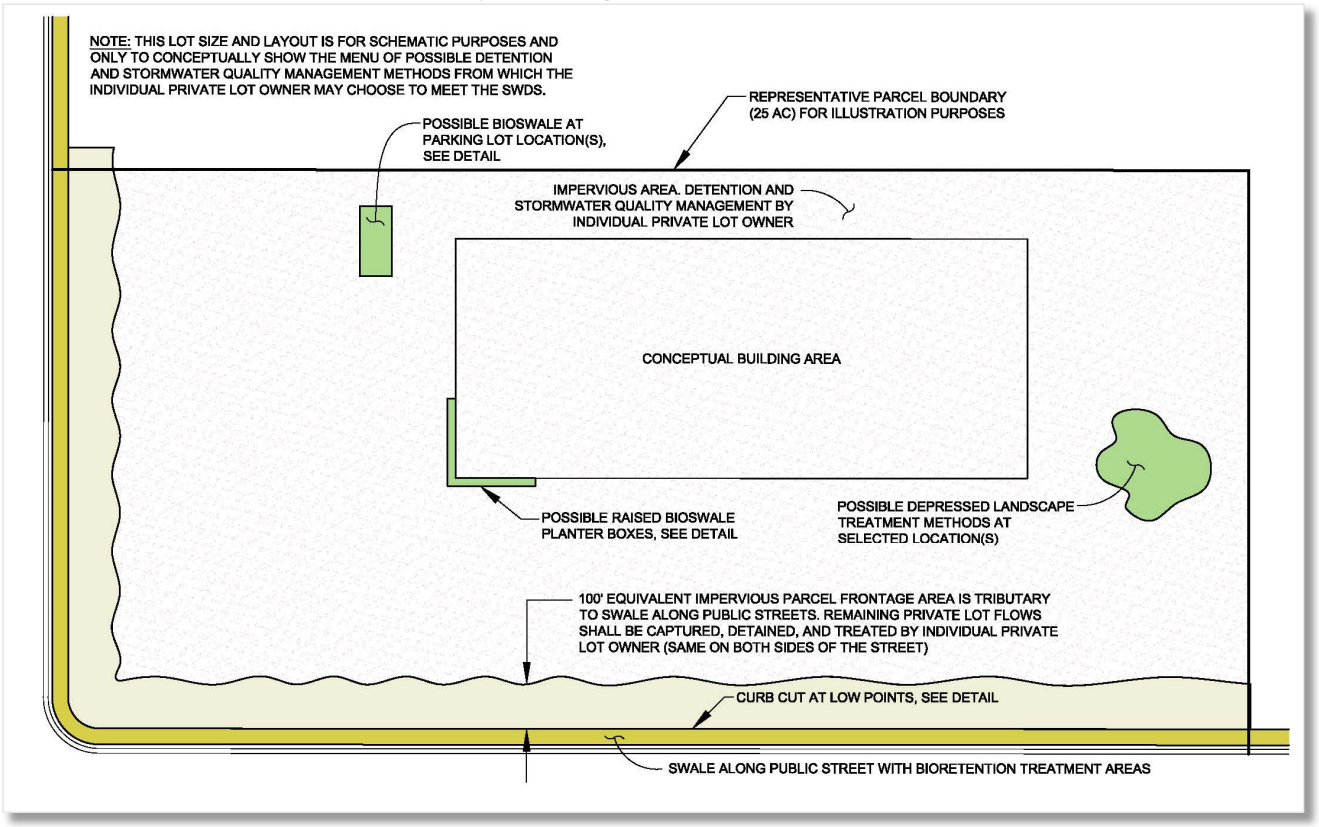
a. The post-development stormwater runoff peak discharge rate will not exceed the pre-development discharge rate for the 10-year storm through the installation of detention areas.

b. Stormwater Quality Management:
    1. Work with the City to apply LID site planning principles early in the development process; identify site plan stormwater quality and management constraints and opportunities through a pre-application Stormwater Control Plan.
    2. Implement a "start at the source" site design. The *Plan Area* is expected to consist of future sites of varying lot sizes. Individual Developers will be required to provide stormwater detention and water quality measures. The net effect at *Plan Area* buildout will be the advantage of many small areas distributed throughout the *Plan Area* versus traditional large regional detention and treatment facilities. See Table 7-1 for a list of methods that serve to implement stormwater quality control. See Figure 7-1 for a schematic representation of the methods.

Table 7-1: Menu of Methods For Stormwater Quality Management

METHOD	LOCATION	MAINTENANCE
Bioretention Areas	Along Public Streets within Landscape Buffer Easement	LLMD
On-Site BMP's such as: • Bioswales • Raised Bioswale Planter Boxes • Depressed Landscape • Bioretention Treatment	Private Lot	Lot Owner

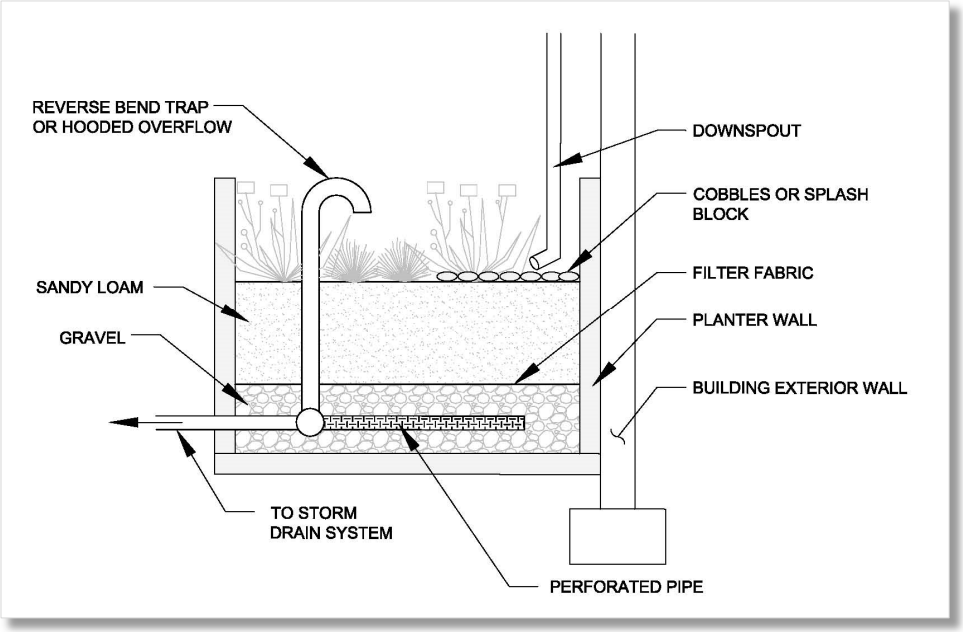
Figure 7-1: Conceptual Lot Detention and Stormwater Quality Management Methods



3. Maintain the natural topography to the maximum extent practicable with grading and site plan design. The *Plan Area's* proposed master/backbone site and grading plans maintain the pre-development flow pattern and overland release points.

4. Implement a grading design that will direct runoff from impervious areas to pretreatment areas to reduce pollutants by disconnecting impervious areas before the flows enter the public stormwater conveyance system.
5. Promote infiltration where feasible in areas outlined in the Preliminary Soil Engineering Investigation. Top surface soils offer little to insignificant percolation opportunities. The site, however, will direct all impervious area flows to available open space and landscaped areas to benefit from what percolation is available before the flows enter the designed treatment areas. See Figures 7-2 and 7-3. This possible incidental percolation is in addition to the designed treatment areas.

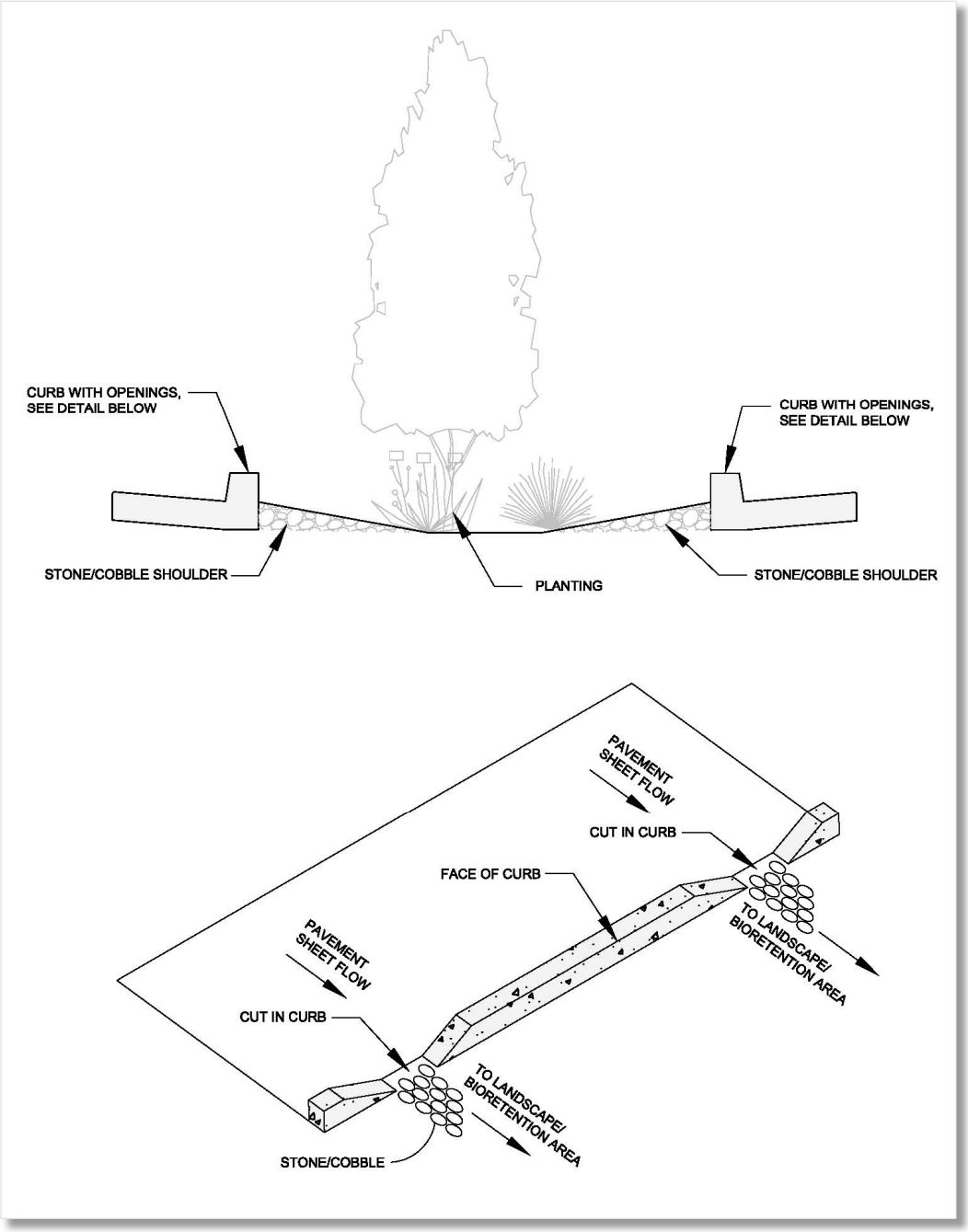
Figure 7-2: Raised Bioswale Planter Boxes (On-Site)



6. Apply selective BMP and LID applications to maximize effectiveness in removing pollutants by prioritizing "bioretention" applications with minimum eighteen (18) inches of soil and a design surface loading rate not exceeding five (5) inches per hour and fed by gravity.
7. Minimize significant runoff impact to receiving surface water bodies due to post-development peak runoff rates through the use of detention facilities as described in Chapter 8, Section 8.3.6.
8. Capture and treat stormwater runoff from relatively small and frequent storm events where most of the runoff pollutants are generated.
9. Redirect street runoff to swales with bioretention treatment areas along the public streets. See Figures 7-4, 7-5 and 8-3. Stormwater runoff from the new backbone public streets and sidewalks will be directed to a swale along the public streets. The stormwater runoff will be captured and detained during high storm events and treated for low-flow events. The roadside landscape/detention area will be sloped at 0.4% to provide low velocities. Gentle slopes along with well-planned

landscape planting will provide superior opportunities for water contact time with biological treatment measures within the swale.

Figure 7-3: Swale at Parking (On-Site) and Curb-Cut Detail



10. Redirect rooftop drainage to underground infiltration facilities where feasible as determined by the geotechnical engineer.
11. Use site landscaping as the prime opportunity site for stormwater treatment, evapotranspiration, and detention.

12. Incorporate efficient irrigation methods including the use of drought resistant plants.

Figure 7-4: Biotreatment Area Within The Swale Along Public Streets

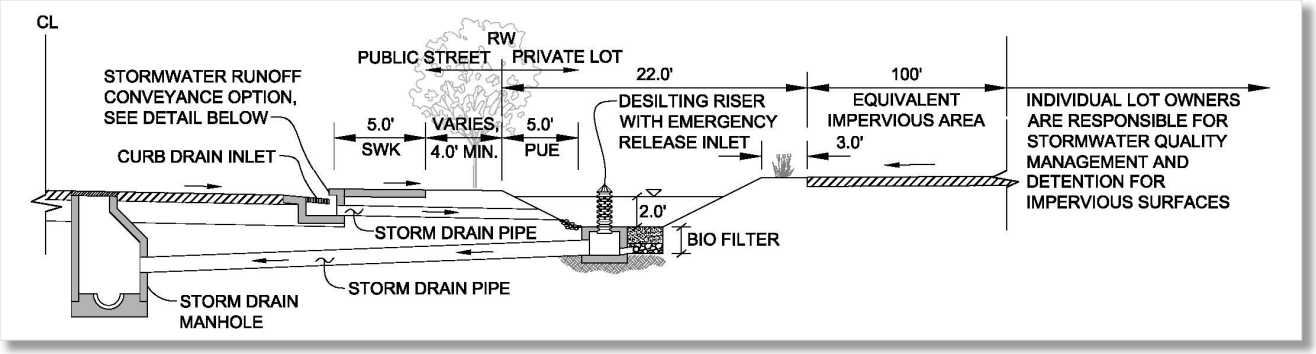
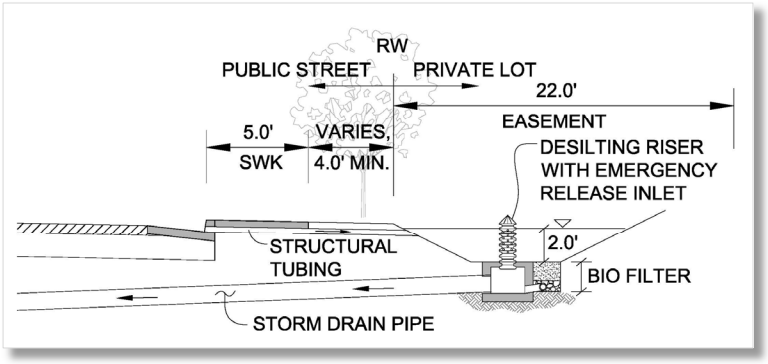


Figure 7-5: Conveyance Option To Biotreatment Area Within The Swale Along Public Streets



13. Direct water from vehicle wash areas, waste handling areas, loading areas, fueling areas, or wastewater management areas to industrial waste and sanitary sewer systems per the requirements and regulations contained in the Zoning Code Chapter 36, "Industrial Waste, Wastewater Collection, and Discharge."
14. Reduce contact between runoff water and pollutants through use of Source Control measures.
15. Limit impervious surface to the maximum extent practicable by introducing landscaping features around buildings and parking areas, reducing drive aisle and parking space size in parking areas, and incorporating pervious pavement where feasible, such as along walkways.

c. Construction Activity: The Master Developer and Individual Developers within the *Plan Area* will be required to file a Notice of Intent (NOI) to be covered under the State NPDES General Construction Permit (General Permit) for discharges of stormwater

associated with construction activities. In addition, the General Permit will require the Master Developer and Individual Developers to develop and implement a Stormwater Pollution Prevention Plan (SWPPP) and use of BMPs to control runoff, erosion, and sedimentation from the site during construction. The SWPPP will have two (2) major objectives:

1. Identify the sources of sediments and other pollutants that affect the quality of stormwater discharges during construction, and
2. Describe and ensure the implementation of BMPs to reduce sediment and other pollutants in stormwater discharges during construction.

d. Post-Construction Activity: The Master Developer and Individual Developers will be required to produce a Stormwater Control Plan (SWCP) detailing how post-construction runoff and associated water quality impacts will be controlled, owned, and maintained. The SWCP will address the following major objectives:
   1. Identify the sources of sediments and other pollutants that affect the quality of stormwater discharges throughout the life of the development.
   2. Identify the approved site BMPs chosen to reduce sediment and other pollutants in stormwater throughout the life of the development.
   3. Develop an inspection and maintenance schedule to ensure functionality of the BMPs throughout the life of the development.
   4. Identify ownership, maintenance responsibility (name and phone numbers), and maintenance procedures.
   5. Prepare Maintenance agreements
   6. Identify access easements and right-of-entry for inspection.
   7. Maintain records of installation and maintenance activities



Example of a Post-Construction Stormwater BMP Facility

e. Both the SWPPP and the SWCP shall be prepared in accordance with the City of Salinas Stormwater Development Standards (October 2008) and other applicable standards, and submitted with the site infrastructure improvement plan approval process.

8 PUBLIC INFRASTRUCTURE

8.1 INTRODUCTION

The *Specific Plan* land use concept envisions high-intensity uses within the *Center. Plan Area* facilities will require public utility connections, which will require extending existing infrastructure into the *Plan Area*.

The Public Infrastructure chapter describes the infrastructure improvements needed to facilitate orderly development within the *Plan Area* and ensure adequate capacity for future uses. The infrastructure required to support the overall *Plan Area* is referred to as the backbone infrastructure.

This chapter describes the existing facilities, identifies the public infrastructure needs of the *Plan Area*, and establishes the framework for the necessary expansion of the infrastructure systems for domestic water, storm drainage, stormwater quality, sanitary sewer, industrial waste, and dry utilities (electrical, natural gas and telecommunications.) See Appendix C, Engineers Report, for further information on infrastructure.

8.2 DOMESTIC WATER

8.2.1 EXISTING WATER SERVICE

Four private non-potable irrigation wells serve the farming operations within the *Plan Area*. Three of the wells are located along *Plan Area's* southwestern boundary. A fourth well exists in the southern portion of the *Plan Area,* approximately halfway between its southwestern boundary and Abbott Street. See Figure 8-1.

California Water Service Company (Cal Water) maintains several domestic water facilities near the *Plan Area* including 8-inch water mains in Abbott Street, Harris Road (from Abbott Street to Harris Place), Harris Place, Dayton Street, and Burton Avenue. Cal Water also has an existing pressure pump facility on Dayton Street near Harkins Road.

8.2.2 WATER SUPPLY AND DISTRIBUTION

Cal Water will be the purveyor of domestic water service to the *Plan Area*, and currently serves the existing developments surrounding the *Plan Area*. It owns and maintains the supply, distribution, and storage infrastructure required to provide potable, irrigation, and fire water service. All of the existing water supply for the City of Salinas is groundwater extracted from the Salinas Valley Groundwater Basin, from two hydraulically connected sub-basins known as the East Side Aquifer and the western fluvial or Pressure Zone. Neither source is currently adjudicated, allowing Cal Water to draw necessary water for domestic service. Cal Water's City of Salinas service area has thirty active water wells; it plans to drill twenty-one new wells outside the *Plan Area* over the next twenty years to provide for future growth, and/or to replace existing

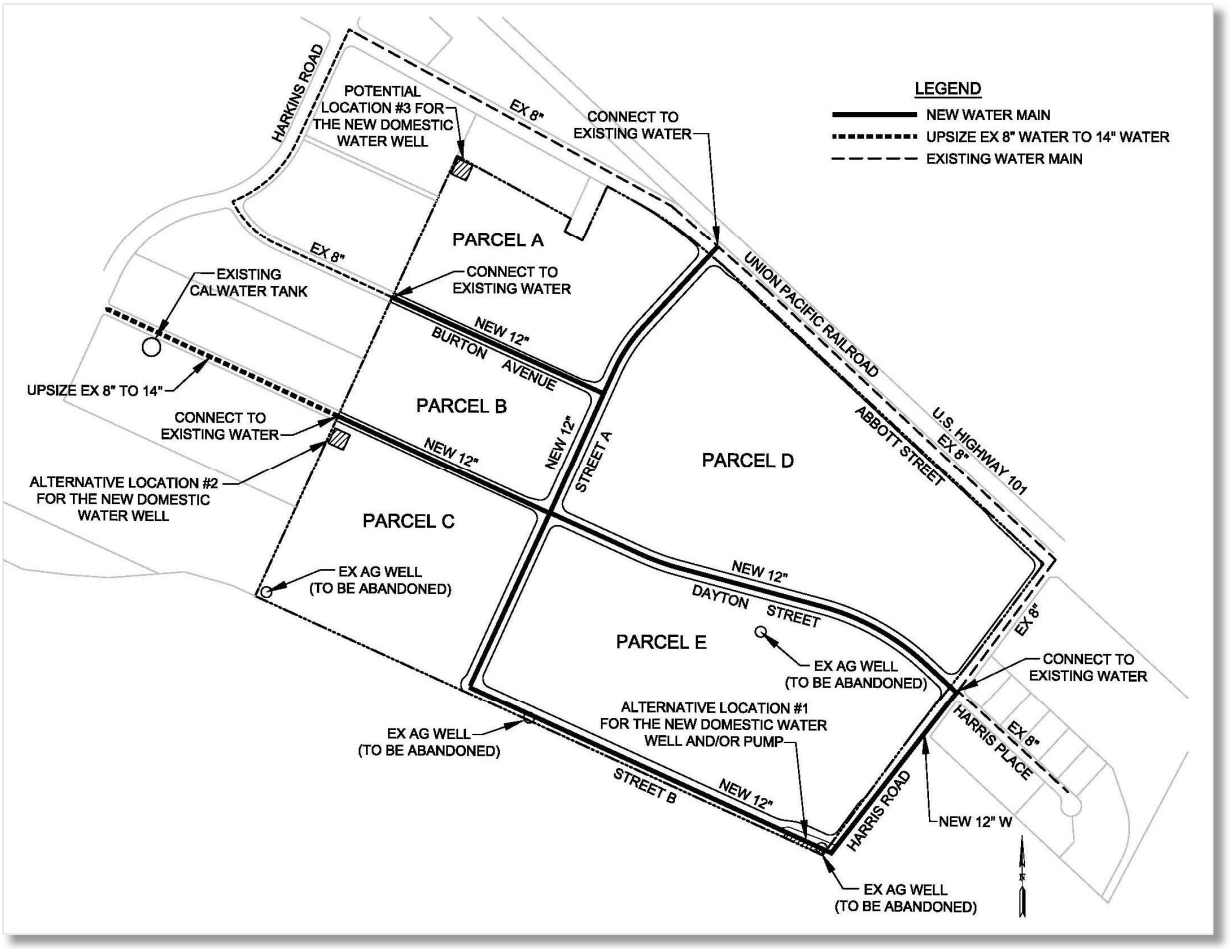
wells that have reached the end of their useful life or need to be taken out of operation due to water quality issues.

At the City's request, Cal Water prepared a "Water Supply Assessment", dated September 23, 2008 that complies with SB 610/SB 622. Using demand forecasts in the Engineers Report prepared for the *Plan Area,* this "Water Supply Assessment" concluded that Cal Water has or will have sufficient water supply to serve the proposed development of the *Plan Area*.

Cal Water has identified the need for three new domestic water wells within the *Plan Area*. The new wells will supplement the existing water system. The four existing irrigation wells would be abandoned per County of Monterey guidelines, and the aforementioned domestic water wells will be installed. Figure 8-1 identifies potential well site locations within the *Plan Area.* Location #1 is shown on Parcel F, at the intersection of Street "B" and Harris Road. Location #2 is situated near the end of existing Dayton Avenue, in close proximity to an existing Cal Water pressure pump facility. Location #3 occurs in the northern corner of Parcel A. The new well design and construction will be completed by Cal Water. Cal Water would purchase the land needed for the new well sites at fair market value. Ownership and maintenance of the wells, including necessary water treatment, will be the responsibility of Cal Water. Each well site could accommodate a well and appurtenances such as:

- Vertical turbine pump(s)
- Pump shelter(s)
- Concrete block building(s)
- Booster pump(s)
- Electrical panel-board, indoor or outdoor
- Sodium hypochlorite treatment tank(s) with secondary containment tank(s)
- Treatment plants
- Ion exchange - 10' x 40' Container(s), each with 2 - 10,000 gallon waste tanks and 1 - 10,000 gallon salt brine tank
- Granular Activated Carbon (GAC) Treatment - up to 5 - 25,000 gallon vessels
- Generator(s) with fuel tank(s) and secondary containment tank(s)
- Hydro-pneumatic tank(s)
- Pump control valve(s)

Figure 8-1: Conceptual Water System



The new on-site water distribution system would consist of 12-inch pipe, and would exist within the backbone rights-of-way (ROW) as shown in Figure 8-1. Connections to the existing water system will occur at the future Street "A"/Abbott Street intersection, and at the ends of Dayton Street and Burton Avenue. Additionally, upsizing from 8" to 14" will occur on existing Dayton Street from the existing Cal Water tank facility to the north east project boundary. The new main in Dayton Street will be connected to the existing line in Harris Road at Harris Place. This will "loop" the existing Harris Place water system. A new water line may also be installed in Harris Road, from Harris Place to Street B, to create a looped system.

8.3 STORMWATER DRAINAGE

8.3.1 EXISTING CONDITIONS

The *Plan Area* is tributary to the Monterey County Water Resources Agency (MCWRA) Reclamation Ditch, located east of the *Plan Area*. The Reclamation Ditch flows through the City from the southeast to the northwest and is part of a larger city-wide stormwater drainage network. The Reclamation Ditch ultimately discharges into the Salinas River near Castroville.

The *Plan Area* and surrounding developments drain into existing City of Salinas-owned and maintained 72-inch and 48-inch storm drain lines located in Abbott Street and Harris Road. The existing 72-inch and 48-inch storm drain main lines flow by gravity in a northeasterly direction under the Union Pacific Railroad tracks and U.S. Highway 101 and outfall into the Reclamation Ditch just south of Heinz Lake. The *Plan Area* stormwater infrastructure will connect to these storm drain lines at existing manholes on Abbott Street and Harris Road.

It was determined from City aerial topography and field visits that approximately 78 acres of offsite drainage area to the west of the *Plan Area* is tributary to the site. It appears that runoff sheet flows toward the western boundary of the *Plan Area* and is collected in a ditch on the west side of an existing ag-road. If the ditch fills to capacity, runoff would release over the ag-road and into the site at a low point along the western boundary.

8.3.2 PROPOSED DRAINAGE

The conceptual grading and drainage plan maintains the existing site release points and therefore the existing MCWRA Reclamation Ditch tributary area.

The *Plan Area* storm drain system will be conventional industry-type storm drain pipe ranging in size from 12-inch to 60-inch designed per City of Salinas design standards. The system will connect to the existing storm drain facilities surrounding the site. Off-site upstream flows will be directed to the storm drain pipe system located along the northwestern boundary and Harkins Road. See Figure 8-2 for more information. Approximately 2,800 feet and 1,300 feet of off-site storm drain pipe will be installed in Abbott Street and Harris Road, respectively, as part of the frontage street improvements.

Development of the *Plan Area* will create impervious surfaces that do not now exist. Stormwater runoff volumes, peak flow rates, and pollutant loading will increase as a result of development. Stormwater detention facilities will be used to mitigate for increases in peak runoff flow rates. LID measures will be used to mitigate for increases in stormwater pollutants. Stormwater detention and LID are discussed further in Chapter 7.

8.3.3 PLAN AREA CONSTRAINTS

The following constraints are present within the *Plan Area*:

a. A Preliminary Soil Engineering Investigation of the *Plan Area* by LandSet Engineers was completed in the summer of 2008. The results of the investigation indicate the surface layer of soil consists of expansive fat clay with little or insignificant percolating properties. Percolation tests produced favorable rates at some isolated locations when extended to depths of 10 feet or greater. However, it was concluded that sustainable percolation facilities are not feasible. See Section 8.3.4 for more information.

b. Future development of the *Plan Area* will result in large building footprints and high amounts of pavement coverage for parking, loading docks, and storage areas. These

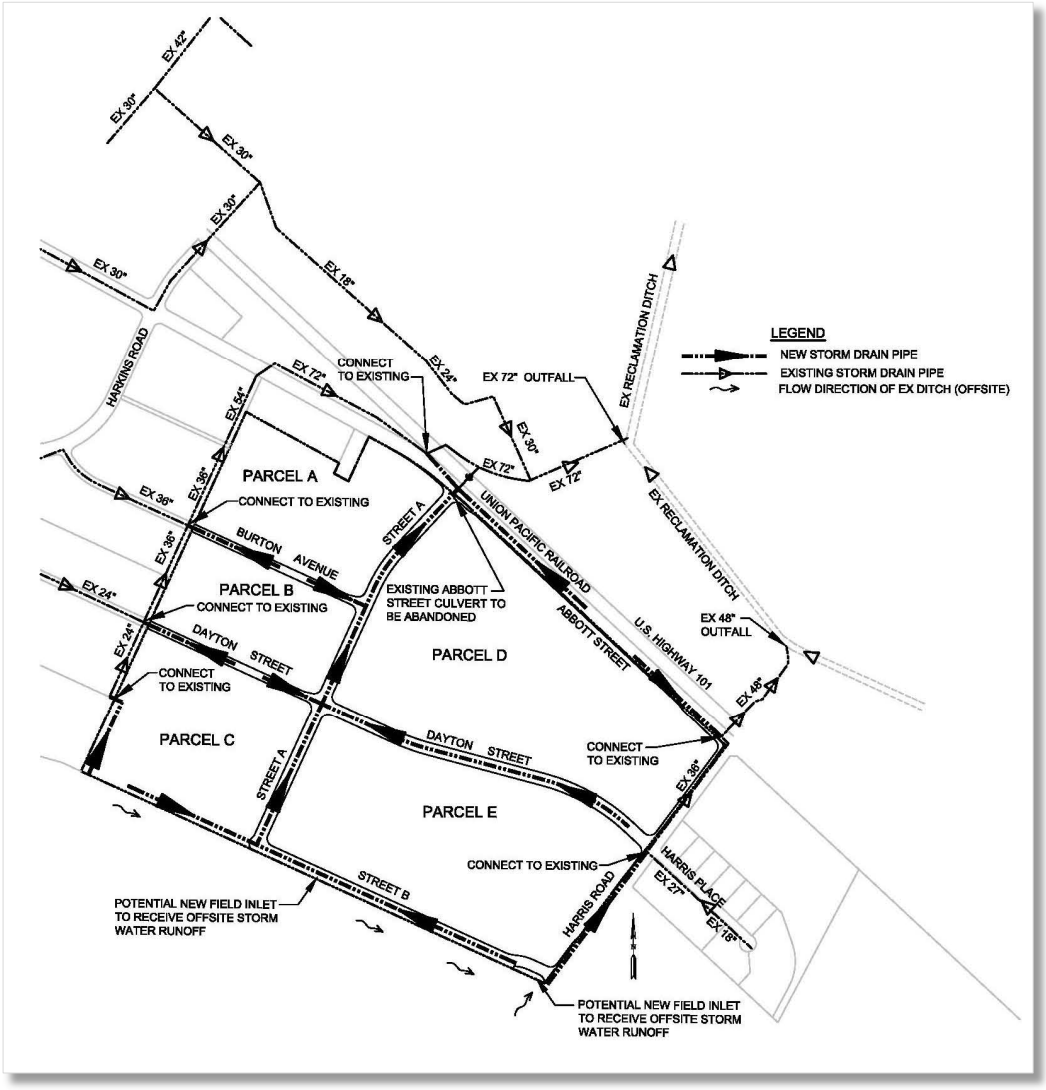
features make it a challenge to limit the impervious coverage of the site. However, all impervious surface runoff will be directed to available open space and landscaped areas to benefit from what percolation is available in the surface clay soils before the flows enter the designed treatment areas (See Chapter 7, Section 7.5.7 – Stormwater Quality Management).

c. Future development sites within the *Plan Area* will be required to complete site-specific Stormwater Control Plans in compliance with the latest City of Salinas Stormwater Development Standards (SWDS) (See Chapter 7, Section 7.5.7 – Stormwater Quality Management).

8.3.4 STORMWATER RETENTION

The *Plan Area* has been evaluated for the use of retention basin facilities to infiltrate stormwater into the underlying soil. A Preliminary Soil Engineering Investigation by LandSet Engineers, Inc concluded that long term sustainable retention facilities infiltrating large volumes of water are not feasible based on the presence of surface expansive fat clays extending to a depth of approximately 10 feet and laterally disconnected soil layers of silt, clays, and dense sands at depths of 10 feet to 50 feet. However, every opportunity will be taken to percolate some stormwater runoff at localized areas outlined in the Preliminary Soil Engineering Investigation (such as running some roof leaders to underground infiltrators near buildings).

Figure 8-2: Conceptual Stormwater Conveyance System



8.3.6 STORMWATER DETENTION METHODS

Development within the *Plan Area* will create new impervious surfaces. Runoff volumes, peak flow rates, and pollutant loading will increase as a result of development. Detention facilities will be used to mitigate for increases in peak runoff flow rates. Low Impact Development (LID) measures will be used to mitigate for increases in stormwater pollutants. LID is discussed further in Chapter 7.

Several stormwater detention methods will be available and exist throughout the *Plan Area*. The development of the stormwater detention areas will occur in two phases.

First, the Master Developer will install the backbone public streets and grade a swale in the 22-foot Landscape Buffer Easement area on both sides of the backbone streets (see detention options below). The swale will collect and detain runoff from two tributary areas: 1) the backbone streets runoff, and 2) approximately 100 feet of equivalent impervious area along the portions of individual parcels that front on the Landscape Buffer Easement. The swale will also be used as a Best Management Practice (BMP) for stormwater treatment of the two tributary areas through the use of bioretention treatment.

Second, the Individual Developers will be required to detain and treat runoff from their sites. Individual Developers will be required to comply with the City's Stormwater Development Standards (SWDS). Figures 8-3 thru 8-5 illustrate some detention options available to Individual Developers. The following is a brief description of each detention method:

Swale Along Public Streets - This method uses the 22-foot Landscape Buffer Easement area located parallel and on both sides of the backbone public streets as shown in Figures 8-3 and 8-5A. The swale will have a depth of approximately 2.5 feet and will be located within a multi-functional area used for: 1) landscape or landscape buffer between parcels and streets, 2) detention area to collect and detain runoff from backbone streets and an approximate 100-foot impervious equivalent parcel frontage area, and 3) a BMP water quality treatment area using biotreatment applications. Expected maximum detention water depths would be approximately 2.5-feet. The Landscape Buffer Easement area would accommodate stormwater quality treatment for low flow storm events using flow and volume based applications. High flow storm events would be detained and eventually released at predevelopment rates into the street storm drain conveyance system using flow control devices.

Underground Detention - This method involves using oversized large pipes or exposed bottom chambers available through various manufacturers. Low flow-surface water will be treated prior to entering the below-ground detention areas. Potential application of below-ground facilities will be determined by Individual Developers based on final site design and conditions.

Above-Ground Detention in Paved Areas - Above-ground detention in paved areas involves allowing paved or parking lot areas to pond during large storm events to acceptable limits. Drain inlets or outlet pipes will be used as the metering devices to limit discharge flows to the required rate.

Above-Ground Detention in Depressed Landscape Areas – Similar to detention in paved areas, detention in depressed landscape areas involves an acceptable level of ponding in landscape areas where flows would also be metered within these areas.

Final stormwater detention design for each parcel will dictate the ultimate selection and use of one or a combination of these detention options and accompanying LID measures for that master parcel. See Table 8-1 for a list of methods. All stormwater detention and water quality design criteria will be consistent with the City's Stormwater Development Standards (October 2008). Landscape maintenance districts and/or landscape maintenance agreements will most likely be necessary for the maintenance of these areas.

Figure 8-3: Conceptual Stormwater Quality Management And Detention

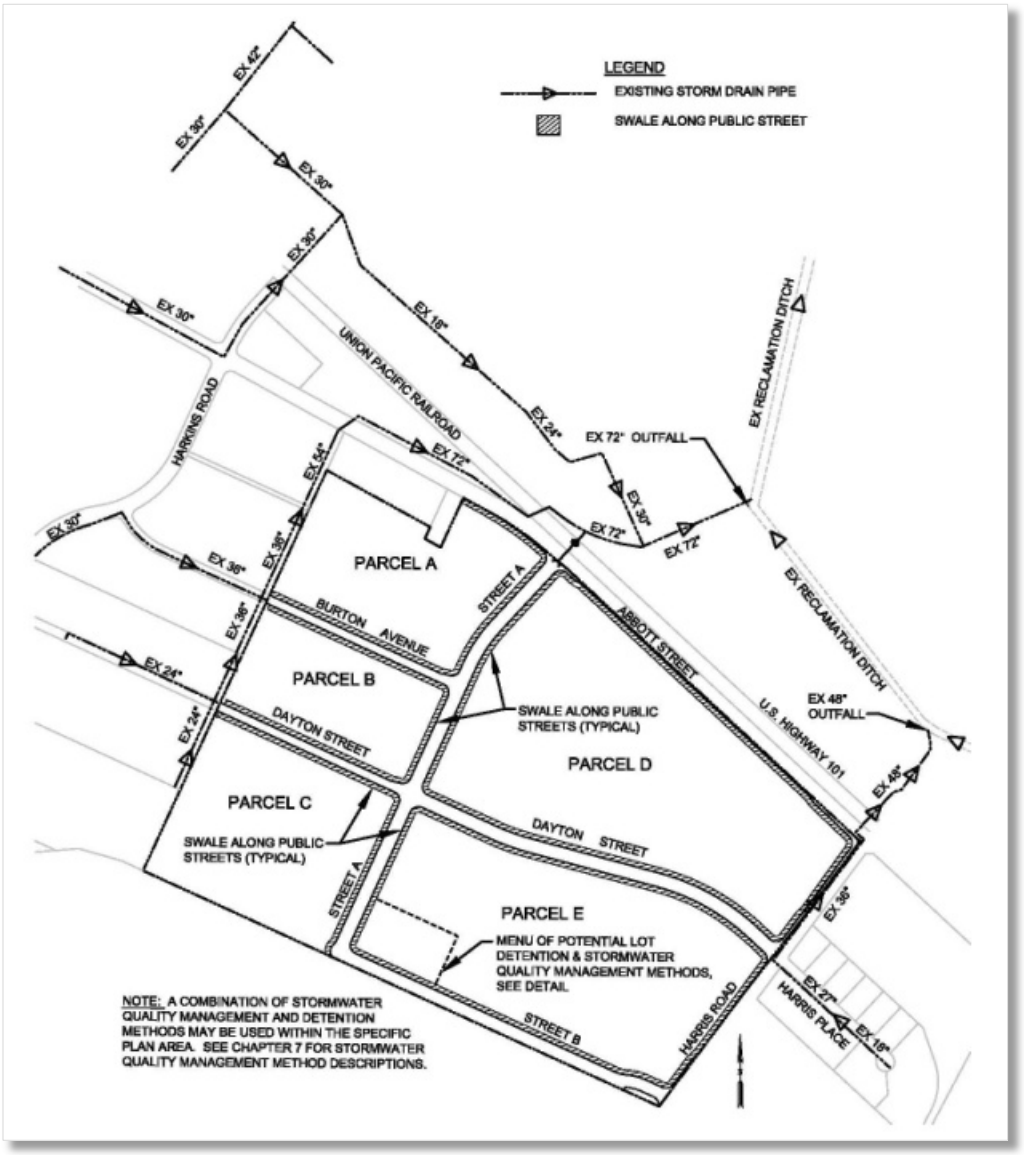


Figure 8-4: Menu Of Potential Lot Detention & Stormwater Quality Management Methods

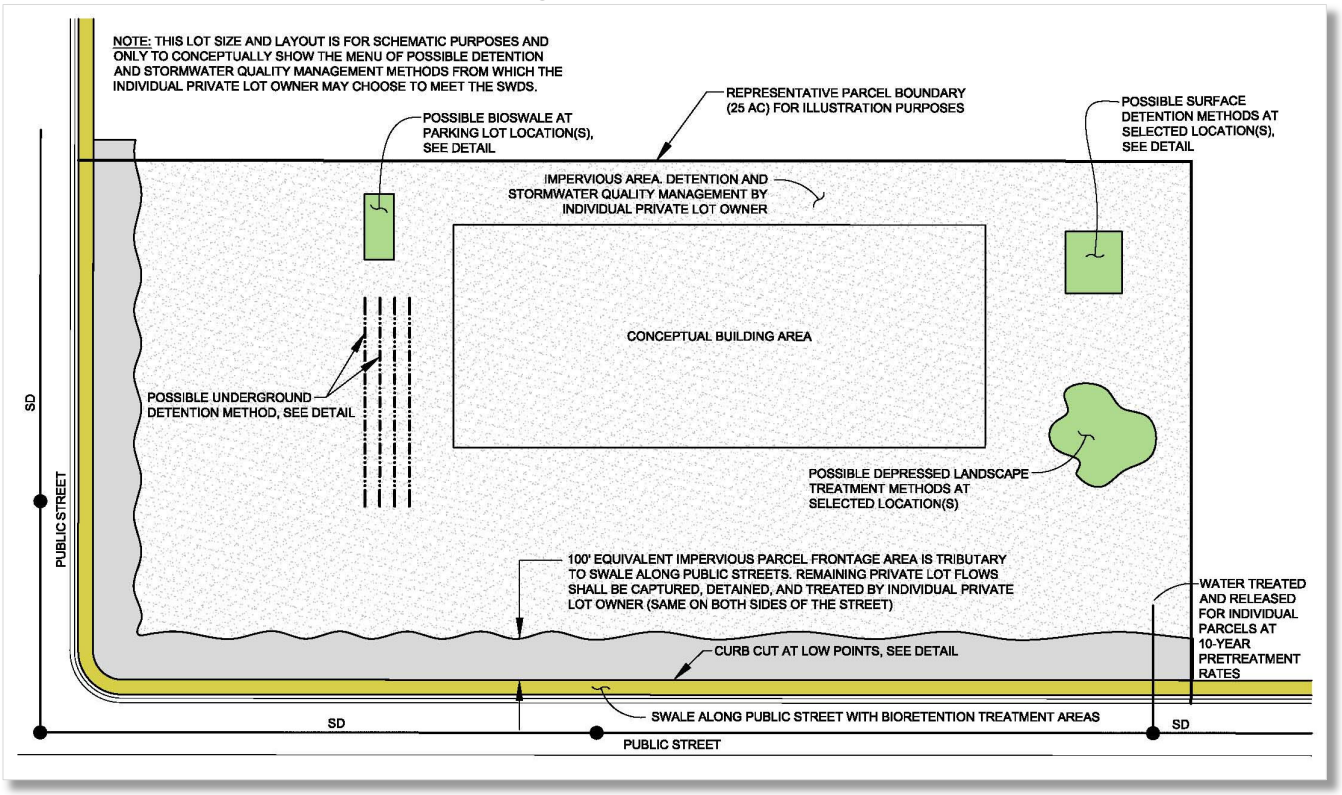


Figure 8-5A: Swale Along Public Streets

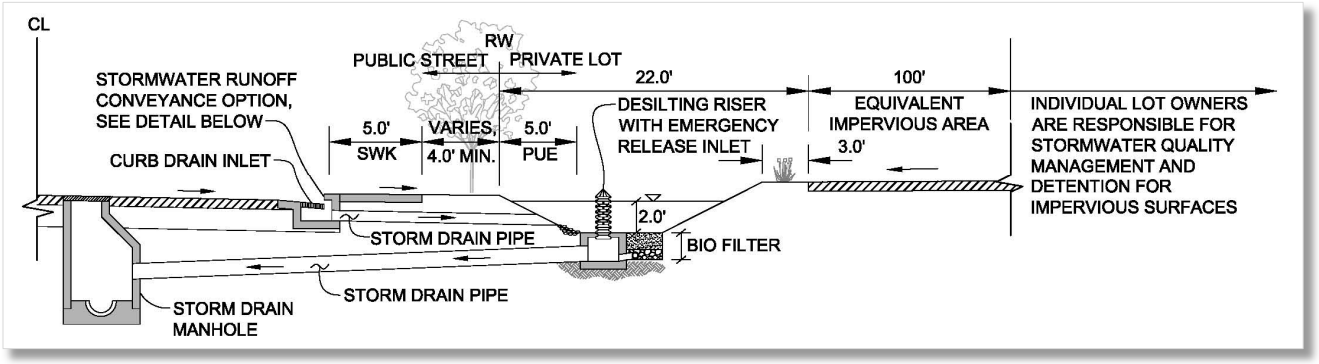


Figure 8-5B: Conveyance Option

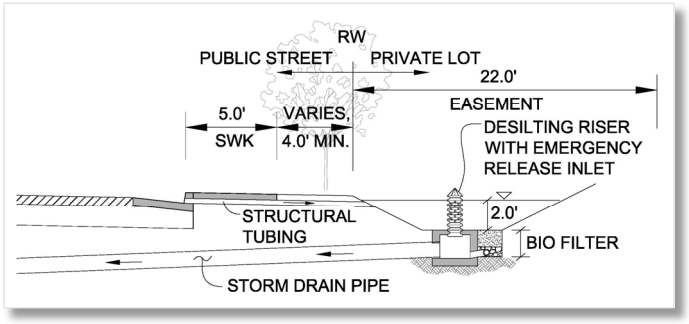


Figure 8-5C: Above Ground Detention In Depressed Landscaped Area

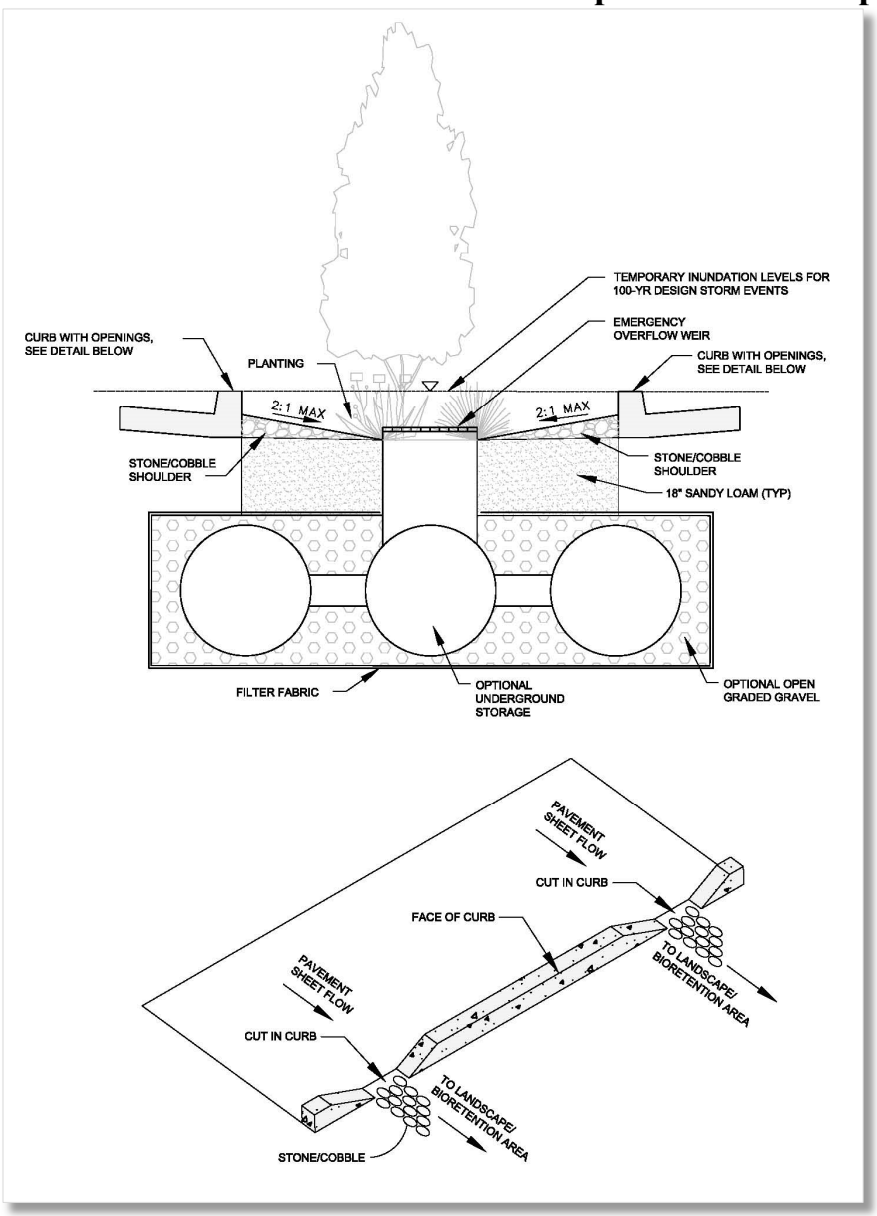


Figure 8-5D: Below And Above Ground Detention

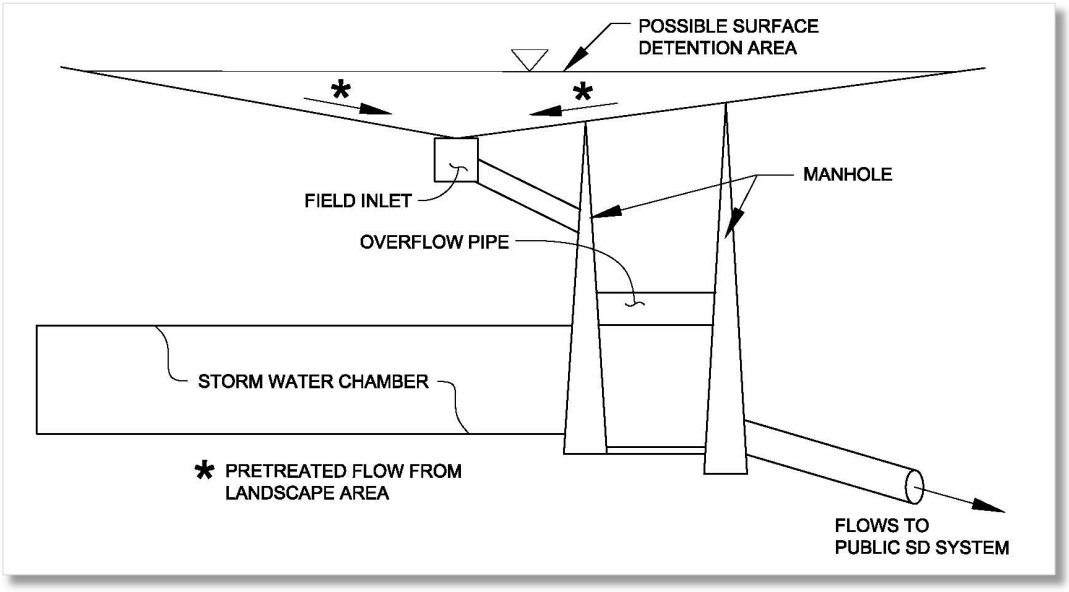


Table 8-1 Menu of Methods For Stormwater Detention

METHOD	LOCATION	MAINTENANCE
Swales	Along Public Streets within Landscape Buffer Easement	LLMD
Underground Detention	Private Lot	Lot Owner
Swales	Private Lot	Lot Owner
Above-Ground Detention in Paved Areas	Private Lot	Lot Owner
Above-Ground Detention in Landscaped/Open Space Areas	Private Lot	Lot Owner

8.4 STORMWATER QUALITY MANAGEMENT

Stormwater quality management strategies and related design criteria are discussed in Chapter 7, Section 7.5.7.

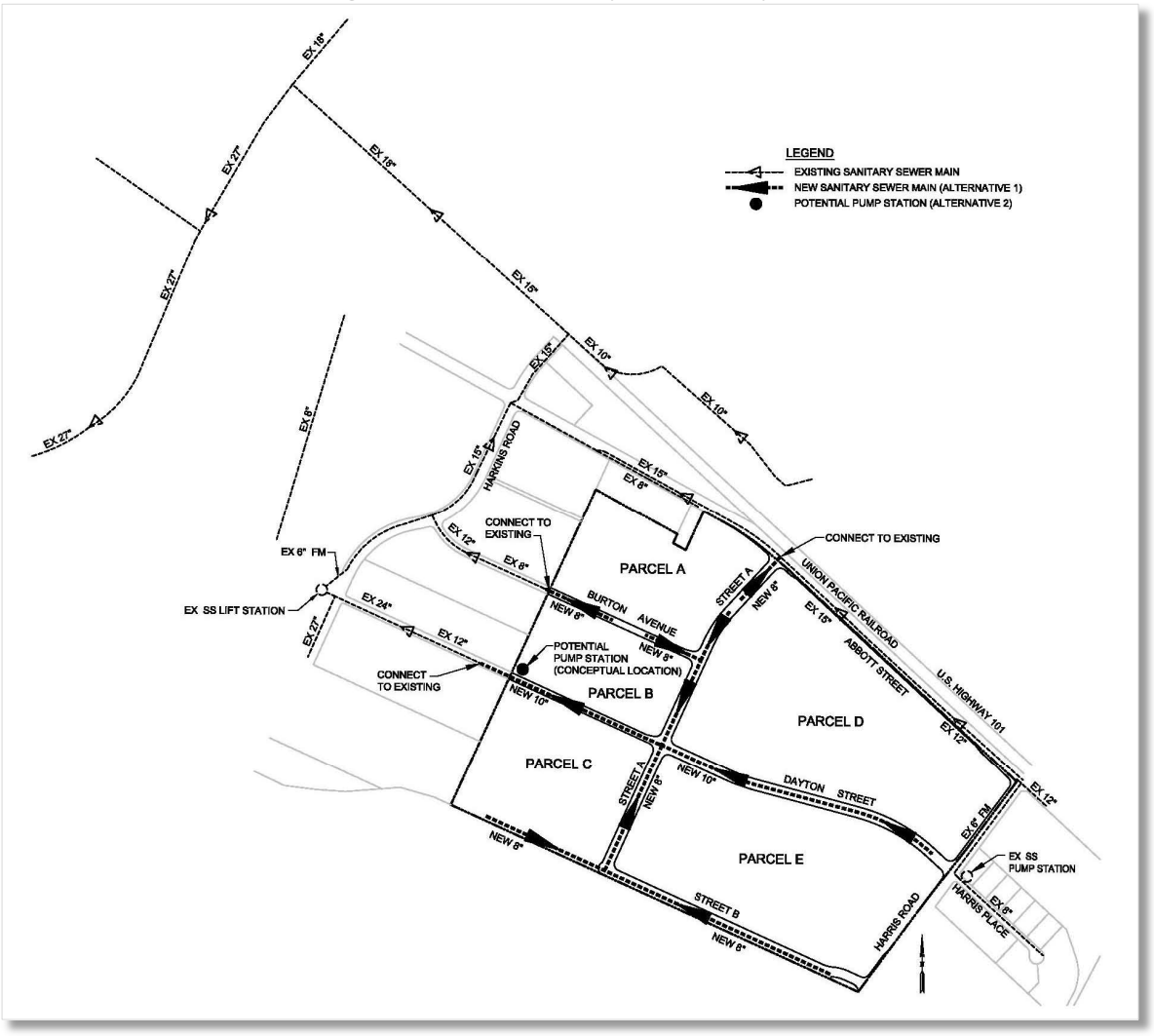
8.5 SANITARY SEWER

The Monterey Regional Water Pollution Control Agency (MRWPCA) handles wastewater for twelve agencies located in Monterey County. The regional wastewater treatment plant has a total treatment capacity of 29.6 million gallons per day (MGD), with 21.5 MGD currently being used. The Monterey County use permit allows for treatment up to 27.0 MGD. The MRWPCA is in the process of revising the permit to allow for full use of the plant capacity. It is estimated that the plant will reach its current capacity between 2020 and 2028. MRWPCA also plans to employ a 15% water conservation plan with its member agencies to reduce wastewater generation. It is estimated the plant will be able to support all anticipated agency growth, including growth within the City of Salinas, through the year 2030 at current plant capacity if this plan succeeds.

The Salinas Pump Station serves the City of Salinas by delivering raw sewage to the Monterey Regional Wastewater Pollution Control Plant operated by MRWPCA. Upstream of the pump station, the sanitary sewer collection system consists of five primary trunk lines and fourteen pump stations. The *Plan Area* is tributary to the Blanco Trunk line.

Plan Area sewage will be collected and conveyed through conventional pipes located within the new backbone rights-of-way. The system will connect to the existing sewer conveyance facilities surrounding the site. See Figure 8-6. Due to the existing grades at the connection points, sufficient pipe cover cannot be achieved through a gravity system. Therefore, a sanitary sewer pump station will be necessary to lift the *Center's* sanitary sewer flows into the city system. The pump station will be located at the northwestern boundary of the *Plan Area* at either Dayton Street or Burton Avenue.

Figure 8-6: Sanitary Sewer System



8.6 INDUSTRIAL WASTE

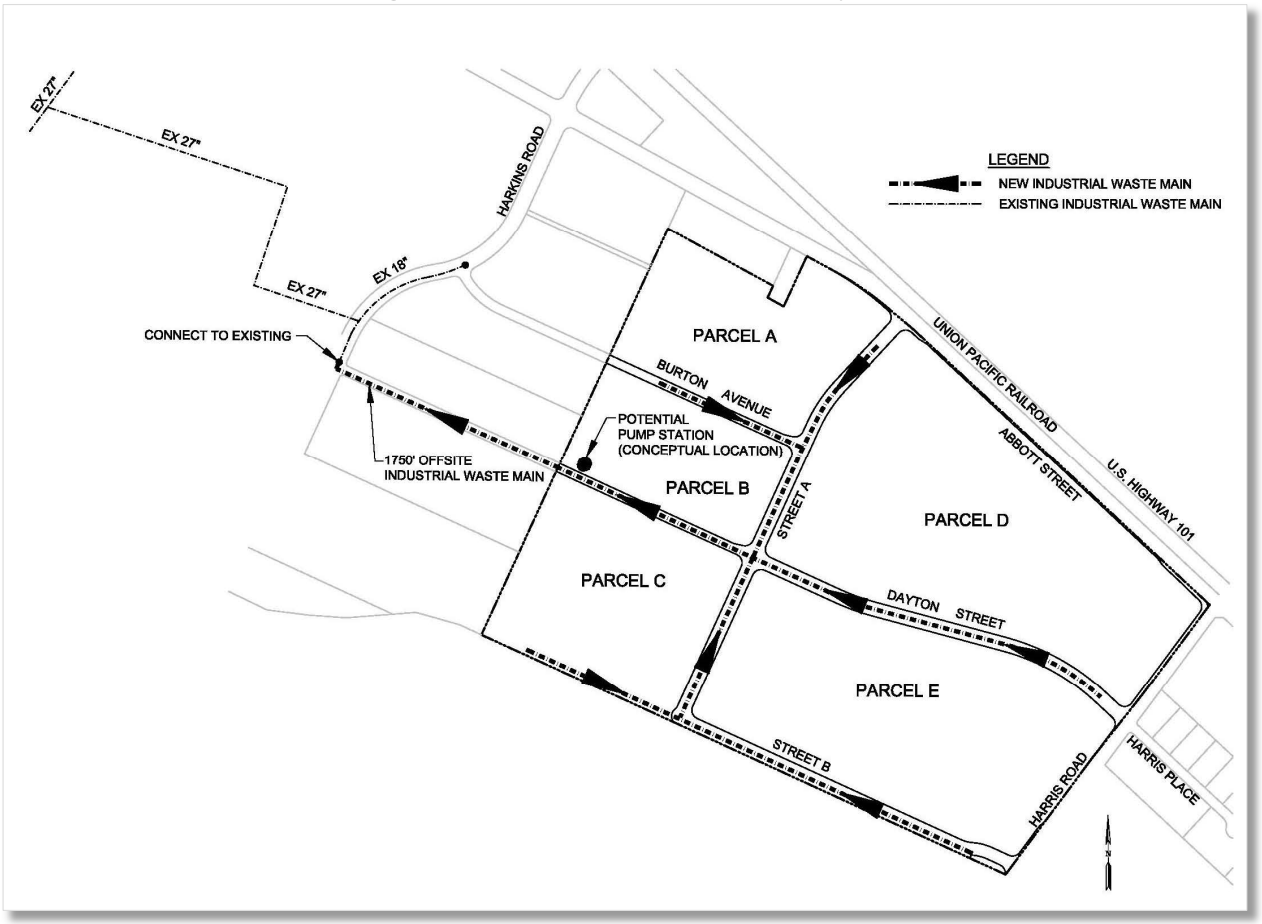
The City of Salinas owns, operates, and maintains an industrial waste treatment plant located on the west side of the City. The industrial waste collection system consists of main lines servicing various industrial and processing facilities.

Based on discussions with the City of Salinas, the existing industrial waste treatment plant will not have sufficient capacity to treat the project's expected industrial wastewater flows. However, the City identified options which will accommodate the first phases of development corresponding to approximately 2.3 MGD beginning in March 2010. These options may include diverting portions of the project's flows to the sanitary sewer system as a short term measure.

The City has discussed options with the Monterey Regional Wastewater Pollution Control Plant regarding details to divert industrial waste flows to the sanitary sewer treatment plant.

The City's consultant, Camp, Dresser, and McKee (CDM) recently completed an action plan that identifies measures to assure adequate industrial wastewater capacity for existing and future users within the City (City of Salinas Industrial Wastewater System Conceptual Approach for System Expansion Final Summary Report, July 2008). The Final Summary Report "identifies near-term and ultimate needs, and provides a feasible framework for meeting those needs". During its meeting of July 29, 2008, the Salinas City Council committed to industrial waste facility capacity expansion that will accommodate all industrial waste generated at General Plan buildout, including buildout of the Plan Area at the City's industrial waste treatment facility. The plant expansion or other intermediate measures for treatment will be in place at ultimate project buildout.

Figure 8-7: Industrial Waste System



The *Plan Area's* industrial waste will be collected and conveyed through conventional gravity pipes within the new backbone road right-of-way as shown in Figure 8-7. Connections to existing City industrial waste system are expected to be made on Harkins Road. Connecting the project flows to the existing industrial waste facilities will include off-site Construction of

approximately 1,200 feet industrial waste line on Dayton Street. Construction of a new industrial pump station will also be necessary and will be located in either of the following locations: on-site on Dayton Street or off-site at the intersection of Dayton Street and Harkins Road.

The City's industrial waste master plan consultant, CDM, will be evaluating these identified off-site improvements as part of the City wide industrial waste master plan study.

8.7 DRY UTILITIES

Dry utilities within public rights-of-way or utility easements will include new underground electric, gas, and telecommunication utilities to all new developments in the *Plan Area*. AT&T currently provides telephone service, and PG&E provides gas and electricity. Existing overhead utility lines along the *Center* frontage of Harris Road and Abbott Street will be undergrounded. Conduit and lines needed to support these services will be placed underground. Transformers and large, above-ground boxes will be screened from the public streets by landscaping. The exact location and configuration of the infrastructure necessary for proposed development will be determined at the time of development.

8.7.1 ELECTRIC

Pacific Gas and Electric Company (PG&E) provides electrical services to the City of Salinas. PG&E has primary power service lines in close proximity to the *Plan Area*. Existing high voltage overhead lines exist on Harris Road and Abbott Street. Per Salinas Municipal Code Chapter 30, Article VI "Underground Installations", existing poles along the Harris Road frontage will be undergrounded by PG&E. PG&E may also be upsizing existing PG&E utilities to service the *Plan Area* at ultimate buildout. The Master Developer or Individual Developers (as applicable) will also be required to implement energy conservation measures and construction practices per Title 24 of the California Administrative Code. PG&E has the infrastructure in place to serve the *Plan Area.*

8.7.2 NATURAL GAS

PG&E provides natural gas service to the City of Salinas. PG&E has primary gas service lines in close proximity to the *Plan Area*, running along Abbott Street. The Master Developer or Individual Developers (as applicable) will be required to implement energy conservation measures and construction practices per Title 24 of the California Administrative Code.

8.7.3 TELECOMMUNICATIONS

Comcast provides cable television and internet service to the City of Salinas. Extension of underground cable networks will be required to provide service to the proposed development. AT&T/SBC and numerous long distance telecommunications companies provide telephone and cellular phone service to the City of Salinas. The service providers have the infrastructure in place to serve the *Plan Area.*

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9 IMPLEMENTATION AND FINANCING

9.1 INTRODUCTION

Changing market conditions, regulations, and increased competition dictate that ag-industrial businesses react quickly in providing new facilities as well as expanding or modifying existing facilities. The entitlement and project approval processes can become the longest single sequence of activities (critical path) in the process of improving and expanding facilities, even exceeding the time to construct the facility. Every day that is saved in processing a project can directly result in the facility becoming productive one day earlier. The previous *Specific Plan* chapters establish the design principles, improvement requirements and the development regulations necessary to provide clarity and certainty for all participants in the design and review process.

This chapter identifies the approval and implementation processes necessary for establishing the *Center* and for developing individual sites within the *Plan Area*. Additionally, the chapter delineates *Specific Plan* administration procedures and procedures for California Environmental Quality Act (CEQA) compliance. Lastly, the chapter provides an overview for *Plan Area* development timing, identifies responsibilities and options for construction financing, and responsibilities and options for infrastructure maintenance.

9.2 ENTITLEMENT PROCESSES

The City of Salinas will act as the lead agency processing the *Specific Plan* and related development applications (*Specific Plan* Development Package). The *Specific Plan* Development Package includes the *Specific Plan*, the *Specific Plan* EIR, the General Plan Amendment application, the Pre-Zoning/Zoning application, the "Master" Parcel Map, and Resolution of application to LAFCO. Local Government actions required to implement this project include:

City Actions (Approval Conditioned on LAFCO's Approval)

- Certification of the EIR
- General Plan amendment to General Industrial designation
- Pre-zoning/Permanent zoning to IG (General Industrial) with Specific Plan (SP) and Airport (AP) Overlay Districts
- *Specific Plan* adoption
- Resolution of application to LAFCO (Sphere of Influence Boundary amendment and annexation)
- "Master" Parcel Map approval



LAFCO Actions

- Consideration of City-certified EIR and CEQA findings
- Approve SOI boundary amendment
- Approve annexation of the property into the Salinas City limits
- Approve annexation of portions of Abbott Street and Harris Road
- Approve annexation to Monterey Regional Water Pollution Control Agency
- Approve detachment from the Monterey County Resource Conservation District
- Approve detachment from Salinas Rural Fire Protection District
- Approve Sphere of Influence Amendment for the Monterey Regional County Sanitation District and annexation of the unincorporated portion of the Plan Area to the District.

Subsequent Actions

- **Master Parcel Map:**
  - Recording of the final Agricultural Buffer Easement Deed by the Master Developer.
  - Filing of the Master Parcel Map with the Monterey County Recorder.

- ***Center* Backbone Infrastructure and Offsite Improvements:**
  - Master Landscaping Guidelines approval and insertion into Appendix H
  - Master Sign Guidelines approval and insertion into Appendix I
  - Approval of the first phase backbone infrastructure and/or offsite grading and improvement plans.
  - Approval of subsequent phase(s) of the backbone infrastructure and/or offsite grading and improvement plans, as necessary to provide services to subsequent development applications.
  - Installation of the Abbott Street landscaped median between Street "A" and Harris Road, once the site plans are complete for all parcels fronting Abbott Street in this area.

- **Subsequent Site Development Approvals:**
  - Filing of subsequent Parcel Maps for further subdivision of the Master Parcels, if necessary.
  - Site Plan Review or Conditional Use Permits for individual uses (see Salinas Municipal Code, section 37-60.220 *et. seq.* and *Specific Plan* Chapter 4 "Design" and Chapter 5 "Development Regulations".
  - Individual Developer Site Improvements:



        - Approval of subsequent phases of the backbone infrastructure grading and improvement plans.
        - Approval of site grading and improvement plans for individual uses.
        - Execute right-to-farm agreements with the Individual Developers of parcels within 1,000 feet of active agriculture land at the time that their site improvement plans are being approved.
        - Establishment of Avigation Easements with Individual Developers of parcels within the AP Overlay Zone.
    - Issue building, grading and demolition permits.

The following sections provide detailed descriptions of various actions and applications.

9.2.1 CITY ACTIONS

Prior to *Specific Plan* approval, the Master Developer must submit the following applications to the City of Salinas:

- General Plan Amendment – An amendment to the City of Salinas General Plan is required to change the property's land use designation to General Industrial (IG) and to revise the General Plan Land Use and Circulation Policy exhibits.

- Pre-Zone Application – Monterey County LAFCO requires that the City pre-zone the *Plan Area* prior to making any submittals to LAFCO. The following City pre-zoning actions are required:
    - IG (General Industrial). Base zoning for the property;
    - Specific Plan (SP) Overlay District. The SP Overlay District references this *Specific Plan,* which applies agricultural-related classifications, design principles (*Specific Plan* Chapter 4) and Development Regulations (*Specific Plan* Chapter 5) to promote compliance with the 2006 Greater Salinas Area Memorandum of Understanding (GSA-MOU).
    - Airport (AP) Overlay District Development. The annexed lands lying within the Airport Area of Influence as shown in the Salinas General Plan will be placed in the AP Overlay District. Proposals for development within the AP Overlay District are subject to review by the City Manager or designee for conformance with the adopted airport height and use regulations contained in Chapter 4 of the Salinas Municipal Code.

- Resolution of application to LAFCO.

- "Master" Parcel Map – The *Specific Plan* area will initially be divided into five (5) "master" parcels that will be subdivided further as specific users develop the parcels.

The City will process the aforementioned applications concurrently with this *Specific Plan* and EIR preparation. The *Specific Plan*, the *Specific Plan* EIR, the General Plan Amendment application, the Pre-Zoning application, and the "Master" Parcel Map will be grouped together, filed, and processed (per Section 37-60.110 of the Salinas Municipal Code) as a *Specific Plan* Development Package. The City Council will consider the items in the Development Package

concurrently at a duly noticed public hearing. The City Council will certify the *Specific Plan* EIR and conditionally approve the development package subject to LAFCO's approval of the City's Sphere of Influence Amendment and annexation requests and subject to the recording of the Agricultural Buffer Easement Deed, a draft of which is included in Appendix F. The City's conditional approval automatically becomes final upon LAFCO's approval of the noted actions.

9.2.2 LAFCO ACTIONS

The GSA-MOU adopted by the City of Salinas and Monterey County anticipated annexation of the *Plan Area* subject to conditions[1]. The City of Salinas will submit a Resolution of Application and all supporting documentation to LAFCO for the reorganization (annexation) of the area included in this *Specific Plan.* See Chapter 2 Figure 2-7: Annexation and SOI Amendment Area. This "reorganization" includes the following:

- Amendment of the City of Salinas Sphere of Influence
- Annexation of subject property, portions of Abbott Street, and portions Harris Road to the City of Salinas[2]
- Annexation to the Monterey Regional County Sanitation District
- Detachment from the Monterey County Resource Conservation District
- Detachment from the Salinas Rural Fire Protection District

The following items may be part of the Reorganization application:

- Master Property Tax Agreement - Concurrently with the execution of the GSA-MOU Implementing Agreement in March of 2008, the City and Monterey County entered into a Master Tax Transfer Agreement which expressly pertains to the *Plan Area* described as the Uni-Kool site in Appendix A and Appendix B.
- Plan For Services – The Plan for Services, to be prepared by the City, forecasts future service and improvement requirements, assigning costs and implementation responsibilities. It is based on the City's best estimate of the future based on existing conditions.
- Farmland Maps – When proposals lead to the urbanization of agricultural lands, LAFCO requires maps indicating soil types, USDA Natural Resources Conservation Service classification system, and the current use of the land.

[1] On March 27, 2008, the City of Salinas and Monterey County entered into an Agreement Regarding Supplement to the Final Program EIR for the Salinas Future Growth Area (the MOU Implementing Agreement) which supplements and implements the Greater Salinas Area Memorandum of Understanding (GSA-MOU). To the extent that the MOU Implementing Agreement pertains to the Uni-Kool project, references to the GSA-MOU include reference to the MOU Implementing Agreement.

[2] Annexation does not become effective until cleared by the Department of Justice (DOJ) and certification by LAFCO to the State Board of Equalization.

9.2.3 SUBSEQUENT ACTIONS

9.2.3.1 MASTER PARCEL MAP

The Master Parcel Map can be filed with the Monterey County Recorders' office only after completion of:

- Annexation of the *Plan Area* to the City of Salinas.

- Submittal by the Master Developer of the recorded Agriculture Buffer Easement Deed to the City.

A copy of the final, recorded Agricultural Buffer Easement Deed will be inserted in Appendix F of the *Specific Plan* upon receipt by the City.

9.2.3.2 *CENTER* BACKBONE INFRASTRUCTURE AND OFFSITE IMPROVEMENTS

- Master Landscaping Guidelines: The Master Developer will submit the Master Landscaping Guidelines (MLG), prepared by a qualified Landscape Architect for approval by the City Manager, or designee and insertion into Appendix H.

- Master Sign Guidelines: The Master Developer will submit the Master Sign Guidelines (MSG), prepared by a qualified Landscape Architect or Architect for approval by the City Manager, or designee and insertion into Appendix I.

- Backbone Infrastructure Phasing: The design and construction of the backbone infrastructure will be phased in response to the sequencing of the individual site requirements. Offsite traffic or utility improvements required for that sequence will be part of the respective phase of Backbone Infrastructure plans. Installation of any backbone infrastructure and/or offsite improvements deemed required by the City Engineer in order to provide circulation, utilities and emergency access for a proposed site plan application must be installed prior to occupancy of the use for which they are required. The construction of the backbone infrastructure and offsite improvements will generally sequence as follows:

    - First Phase Backbone Infrastructure: Approval of the first phase backbone infrastructure grading and improvement plans.

    - Approval of subsequent phase(s) of the backbone infrastructure grading and improvement plans, as necessary to provide services to subsequent development applications.

    - Construction of the Abbott Street improvements and signalized intersections will be phased in response to backbone infrastructure and site user sequencing. Abbott Street will be constructed in three phases:
        - Improvement of the first intersection on Abbott Street, either Street "A" or Harris Road, as required depending on site sequencing. Improvement will

include curb returns and pavement widening required for a functioning intersection, turn lanes and the portion of the Abbott Street median required for the turn lanes.

- Improvement of the remaining intersection on Abbott Street, either Street "A" or Harris Road, that was not improved with the first phase. Improvement will include curb returns and pavement widening required for a functioning intersection, turn lanes and the portion of the Abbott Street median required for the turn lanes.
- Installation of the bus stops and the Abbott Street landscaped median between Street "A" and Harris Road, once the site plans are complete for all parcels fronting Abbott Street in this area.

9.2.3.3 SUBSEQUENT SITE DEVELOPMENT APPROVALS

Proposed developments will be required to obtain permit approvals beyond those described in Section 9.2. Each application for such permits shall be consistent with the goals and policies of the General Plan and this *Specific Plan*, and shall comply with the use regulations and development standards of the Salinas Zoning Code, as modified by this *Specific Plan.*

- Subsequent Parcel Map(s) – Parcel Maps will be used to further subdivide the "master" parcels into individual parcels suited to the needs of Individual Developers.

- Site Plan Review or Conditional Use Permit – A Site Plan Review or Conditional Use Permit will be required for each proposed use by an Individual Developer, per *Specific Plan* Chapter 3, Table 3-1. Site Plan Review and Conditional Use Permit applications shall be reviewed pursuant to the provisions of the Salinas Municipal Code as modified by the provisions of this *Specific Plan* (See Chapters 3, 4 and 5). Landscaping and signage shall conform to the Master Landscaping Guidelines (Appendix H) and the Master Sign Guidelines (Appendix I). Applications must also be accompanied by the Land Use Map (Appendix D), updated to reflect the requested Land Use and any subsequent Parcel Map. Upon approval to the site plan or CUP, the City shall replace the map in Appendix D with the updated Land Use Map.

- Site Improvement Plans and Grading Permits – Grading and improvement plans for individual site improvements, including any truck route signage/control plans will be required for construction, along with related City plan checks, permits and fees. Improvement and Grading Plans will comply with program EIR mitigation measures defined in Appendix K, City standards and with all conditions of approval.

- Building Permits – Building permits from the City shall be required for building construction and/or demolition pursuant to the latest editions of the California Building Code in effect at the time of application. Various fees, including impact fees for the City of Salinas Traffic Fee Ordinance, TAMC, and the County of Monterey will be paid prior to or concurrent with the first building permit.

Site Plan Review, Conditional Use Permit, Site Improvement Plan, Grading Plan, and Building Permit approvals will require compliance with the Green Building Plan measures described in chapters 5, 7 and Appendix E. Staff approval/permit issuance for each of these applications

serves as satisfactory evidence that the Green Building measures have been implemented, and that the intent of the Green Building Plan has been met.

9.3 SPECIFIC PLAN ADMINISTRATION

The following sections set forth the steps for administering development within the *Plan Area*. Applications for development within the *Center* will be subject to the *Specific Plan* goals, policies, design principles, and Development Regulations that only apply to the *Plan Area*. Fundamentally, the *Specific Plan* provides a framework for applying existing applicable City regulations, exclusive standards for the *Plan Area*, and the procedure for amending those regulations and standards. The key components in administering the *Specific Plan* include:

- *Specific Plan* Consistency Determination;
- Minor Amendments to the *Specific Plan;*
- Major Amendments to the *Specific Plan;*
- "Master" Parcel Map;
- Infrastructure Improvement;
- Administering Specific Plan land uses, design principles and Development Regulations; and
- Environmental Impact Report
- Monitoring the Mitigation Measures established in the Project EIR.

9.3.1 SPECIFIC PLAN CONSISTENCY

Future projects in the *Plan Area* will be checked for consistency with the intent of the goals, policies, and development regulations of the *Specific Plan.* This determination will be the responsibility of the City Manager or designee.

9.3.2 MINOR AMENDMENTS TO THE SPECIFIC PLAN

Minor Amendments to the *Specific Plan* may be approved administratively by the City Planner. A request for a Minor Amendment to the *Specific Plan* will generally be limited to the following:

a. An amendment that involves minor changes in building location, design, floor area ratio, floor plan, signage, landscaping, parking, or driveway orientation (Municipal Code Section 37-60.1240 paragraph (a)(1)); and

b. Does not involve a change of use, density, or intensity of development (including FAR), or introduction of new or intensified environmental impacts not previously analyzed, and

does not change the character of the project. (Municipal Code Section 37-60.1240 paragraph (a)(2).)

9.3.3 MAJOR AMENDMENTS TO THE SPECIFIC PLAN

Major Amendments to the *Specific Plan* will follow the amendment procedures established by the Government Code (Sections 65350 through 65358, 65453, 65454, and 65456) and as set forth, below.

If a request for amendment does not generally fit the definition of a Minor Amendment as determined by the City Planner and defined in Section 9.3.2, above, then the request shall be considered a Major Amendment. This *Specific Plan* defines two (2) categories of Major Amendments:

a. Type 1 Major Amendment: an amendment request that seeks one or more of the following:

   1. Additions or major changes to Table 3-2, "Plan Area Land Use Distribution";

   2. Introduction of a new use to "Land Use Classifications", Table 3-1 that would not otherwise reasonably fit into an existing Land Use category;

   3. Increase to the maximum allowable "Major agricultural Processing" acreage, beyond the maximum acreage shown in Table 3-2.

   4. Major changes in standards for floor area ratio, parking, allowed uses, density or intensity of development; or

   5. Introduction of new or intensified "significant" environmental impacts not previously analyzed that change the character of the project.

   Type 1 Major Amendment requests shall be processed in the same manner as an application for the original approval of the *Specific Plan.*

b. Major Amendment Type 2: an amendment request that does not strictly fit one or more of items 1a thru 1e for Type 1 Major Amendments, above. Type 2 Major Amendment requests may be approved administratively by the City Manager or designee.

9.3.4 "MASTER" PARCEL MAP

A Master Parcel Map will create the "master" parcels shown on Figure 3-3.

Re-subdivision of Master Parcels shall be allowed using the Parcel Map process (Salinas Municipal Code, Chapter 31, Article V, Section 31-501 *et.seq.*). Re-subdivided parcels shall be consistent with the minimum lot sizes set forth in *Specific Plan* Table 5-1 and accompanying notes. Each future Individual Developer requiring a Parcel Map shall provide the application materials as required by City ordinances (Section 31-501.3).

9.3.5 REQUIRED INFRASTRUCTURE IMPROVEMENTS

When an individual development project is submitted for review, the proposed infrastructure component will be evaluated for adequacy to serve the proposed project and for compatibility with the overall systems within the *Plan Area*. The City will identify infrastructure improvements necessary to develop the subject parcel, as a condition of each Parcel Map, Conditional Use Permit or Site Plan Review approval. These improvements may include on-site and off-site roadways, sanitary and industrial water, sewer, storm drainage, parking and other improvements. See Section 9.2.3.

9.3.6 ADMINISTERING SPECIFIC PLAN LAND USES, DESIGN PRINCIPLES, AND DEVELOPMENT REGULATIONS

a. Land Uses: Individual site applications for Site Plan Review or a Conditional Use Permit must be accompanied by the Land Use Map (Appendix D), updated to reflect the Land Use being requested for the parcel subject to the application. Upon approval to the site plan or CUP, the City shall replace the map in Appendix D with the updated Land Use Map.

b. Design Principles: Proposed site development plans must be in conformance with: the design principles presented in Chapter 4; Master Landscaping Guidelines (Appendix H); and the Master Sign Guidelines (Appendix I).

c. Development Regulations: Chapter 5, "Development Regulations" modifies Zoning Code Articles III and V for the *Plan Area.* Appendix E presents the Development Regulations, correlated with the respective sections from Zoning Code Articles III and V that they replace or modify. Designers, Developer and Administrators of the *Specific Plan* should use Appendix E in tandem with Chapter 5 to become familiar with the exact portions of the code being modified.

9.3.7 ENVIRONMENTAL IMPACT REPORT

As noted in Section 1.4.4, the appropriate environmental assessment for the adoption of the *Specific Plan* will be a Program Environmental Impact Report (EIR) as provided in Section 15168 of the CEQA Guidelines. The Program EIR provides the "first tier" environmental review of the project, and also provides the City with a single environmental document as a baseline to evaluate subsequent proposed developments within the *Plan Area*. Individual projects that are consistent with the regulations established by this *Specific Plan* and with the thresholds established in the accompanying technical reports and Program EIR shall not require subsequent environmental review, unless specifically required by CEQA when the project's Initial Study identifies project-specific significant impacts not anticipated by the *Specific Plan* Program EIR.

9.3.8 MITIGATION MONITORING

A mitigation monitoring program consistent with Public Resources Code Section 21081.6 will be adopted with the Final Environmental Impact Report for this *Specific Plan*. Mitigation measures identified in the Salinas Ag-Industrial Center *Specific Plan* Environmental Impact Report shall be implemented in the development of the *Plan Area*.

9.3.9 IMPROVEMENT STANDARDS

Specific Plan Improvements: All projects within the *Plan Area* are subject to the City's adopted improvement standards in effect as of the date of approval of this *Specific Plan*, subject to all provisions in the *Specific Plan,* including the modified land use classifications, standards, design principles, and the Development Regulations contained in Chapter 3, 4, 5 and Appendix E of this *Specific Plan***.**

Conflicting Standards: In keeping with the provisions of the *Specific Plan* Overlay District (Section 37-40.090 of the Salinas Municipal Code), use classifications and standards, design principles and development regulations of this *Specific Plan* modify those contained in Article III and Article V of the Salinas Municipal Code. Where a conflict occurs between the provisions of this *Specific Plan* and the base district regulations, supplemental regulations or other provisions of the Municipal Code, the *Specific Plan* goals, policies and regulations shall prevail (Section 37-40.120 of the Salinas Municipal Code).

9.4 DEVELOPMENT TIMING AND FINANCING

Site development within the *Plan Area* will occur on an incremental basis. The configuration, number and timing of the increments will be based on the demands of the individual users. The backbone infrastructure will be constructed incrementally to meet the requirements of the respective site development patterns. The first increment of backbone improvements will provide all infrastructure necessary to support the first development increment, as will each subsequent increment. The lands may remain in agricultural production until the *Plan Area* begins to develop. As incremental development occurs, remaining undeveloped portions of the *Plan Area* may continue to be farmed.

Backbone infrastructure will be provided by the Master Developer or his designee and will be privately financed. Certain public infrastructure improvements that are part of the Traffic Fee Ordinance are subject to standard reimbursements from the City of Salinas. Public water facilities will be constructed and funded by Cal Water. Individual users will be required to provide and finance all improvements necessary for parcel-specific development.

9.4.1 INCREMENTAL DEVELOPMENT

Backbone infrastructure will be constructed incrementally to support staged development. The configuration and location of each development stage/increment will dictate the timing, extent, and location of specific improvements necessary to support that respective stage. The first development stage will provide necessary access to Abbott Street and/or Harris Road, together with portions of the *Center* infrastructure necessary to support the development's proposed first uses. Similarly, subsequent development increments will provide all infrastructure necessary to support their respective uses.

Initial Development – The initial development will provide a primary street access to Abbott Street and/or Harris Road, along with portions of the internal public street system necessary to serve the first user(s) and all associated street improvements, street landscaping, lighting, utility connections, etc., as described below:

a. **Abbott Street and/or Harris Road Improvements** required to access the first site user(s) will be installed in the initial phase. Improvements will be either a new traffic signal at the Abbott Street/Street "A" intersection or signal modifications to the existing Abbott Street/Harris Road traffic signal, depending upon whether Street "A" or Harris Road is required for primary access. Abbott Street frontage improvements will be those necessary to accommodate the new intersection and will include all associated infrastructure. See Section 9.2.3.2.

b. **Internal Public Streets** will consist of the portion(s) of internal "backbone" streets (Street "A", Street "B", Burton Street, or Dayton Street) necessary to serve the initial development stage, depending on its location. The portions of the public streets connecting existing Dayton Avenue, Burton Street or Harris Road may be required, depending on the circulation needs and location of the initial development increment. Internal public street improvements will include street paving, curbs, gutters, sidewalks, street landscaping, street lighting, street signage, and utilities.

c. **Public Utility Improvements** necessary to serve the initial development increment include storm drains, stormwater detention/treatment swales (depending on the chosen detention option), sanitary sewer mains, a sanitary sewer pump station, potable water mains, industrial waste mains, industrial waste pump station and underground "dry" utility related improvements;

d. **Site Development Improvements** consist of the site-specific improvements necessary to support the proposed initial stage use(s). Improvements include items such as street frontage improvements, utility extensions, utility laterals and connections, site access roads and driveways, parking facilities, loading areas and docks, landscaping, lighting, signage, and facilities for the proposed use.

e. **Off-Site Improvements** consisting of the restriping of Harkins Road to add a southbound lane at the intersection of Harkins Road and Dayton Street will be require with the initial increment only if it includes the connection of the backbone streets to existing Dayton

   Street. Some off-site improvements and *Center* frontage improvements will be subject to reimbursements for the respective impact fee funds.

Subsequent Development – Development proposals subsequent to the "Initial Development" proposal will provide all infrastructure necessary to support each development increment's use(s). Required infrastructure includes public streets necessary to provide primary access to the site(s) and all associated street improvements, street landscaping, lighting, utility connections and looped water mains, storm drainage and detention facilities, and other required improvements. Improvement components include:

f. **Abbott Street and/or Harris Road Improvements** will include remaining intersection and/or frontage improvements not previously installed, depending on the location of the specific incremental development and the infrastructure necessary to serve it. Improvements may also include traffic signal improvements that were not previously constructed, depending upon traffic volumes and which primary access is required. When required, new intersection improvement will include street paving, curbs, gutters,



sidewalks, street landscaping, street lighting, street signage, and utilities necessary for a functioning intersection.

g. Internal Public Streets will consist of the portion(s) of internal backbone streets (Street "A", Street "B", Burton Street, or Dayton Street) necessary to serve a specific development increment, depending on its location. Internal public streets may need to connect either to existing Dayton Street, Burton Avenue or Harris Road, depending on the circulation needs of the increments being served, previously constructed streets and location of the specific development increment. Secondary access street improvements will include street paving, curbs, gutters, sidewalks, street landscaping, street lighting, street signage, and utilities.

h. Public Utility Improvements necessary to serve subsequent development increments include storm drains, storm water detention/treatment swales (depending on the chosen detention option), sanitary sewers mains, potable water mains, industrial waste mains, new water well and pumps, and underground "dry" utility related improvements;

i. Site Development Improvements consist of the site-specific improvements necessary to support the proposed development's uses. Improvements include items such as street frontage improvements, additions to the Abbott Street median, utility extensions, utility laterals and connections, site access roads and driveways, parking facilities, loading areas and docks, landscaping, lighting, signage, and facilities for the proposed use.

j. Off-Site Improvements include the following "project level" traffic mitigation improvements:

1. Installation of an all-way stop at the intersection of the westbound on-ramp of Highway 68 at Speckles Boulevard, to be completed prior to final occupancy for the last use encompassing the first 160 acres of development of the *Plan Area*.
2. If it was not required in the initial increment, the restriping of Harkins Road to add a southbound lane at the intersection of Harkins Road and Dayton Street will be completed with the incremental stage that connects the backbone streets to existing Dayton Street.
3. A Draft Frontage Road Preliminary Design Study shall be completed and submitted to TAMC prior to, or concurrent with the City's issuance of a building permit for any development within the Plan Area that represents the 51st acre of development within the Plan Area. The Study will identify a First Phase Frontage Road project for TAMC Regional Development Fee Program Project #7.
4. The ramp meter on Abbott to southbound U.S. Highway 101 shall receive approval from Caltrans prior to or concurrent with the City's issuance of a building permit for any development that represents the 51st acre of development within the Plan Area. The metering improvements shall be installed prior to or concurrent with the City's issuance of a building permit for any development that represents the 76th acre of development within the Plan Area.

Some off-site improvements and *Center* frontage improvements will be subject to reimbursements for the respective impact fee funds.

9.4.2 DEVELOPMENT FINANCING

The *Specific Plan* provides flexibility for developments within a well-defined framework of cost allocations and funding mechanisms. The "Financing" section identifies the basic infrastructure required to sustain the proposed uses within the *Plan Area,* and the allocation of the costs of such infrastructure between the Master Developer and Individual Developers. This approach allows for financial planning of incremental development and cost reimbursement between the Master Developer and Individual Developers for shared improvements. Some infrastructure costs may be reimbursable by the City through the use of impact fees, reimbursements for infrastructure oversizing, area of benefit fees, area specific fees, dedications, or exactions. Other financing options include special assessment districts and landscape & lighting maintenance districts (LLMD). The following sections establish procedures that allow for incremental development and provide the flexibility of financing mechanisms for Individual Developers.

9.4.3 FINANCING OVERVIEW

Financing of improvements necessary to support development within the *Plan Area* will be provided by the Master Developer or Individual Developers (as applicable) through implementation of private agreements. Private agreements may include purchase agreements, private development agreements, reimbursement agreements, memorandum of agreement, letters of intent, or any other instrument necessary to facilitate such private transactions. Improvements to be financed include:

a. **Backbone and Off-site Infrastructure** includes Abbott Street frontage improvements, undergrounding and traffic signal improvements, signal modifications to the existing Abbott Street/Harris Road intersection, Harris Road frontage and undergrounding improvements, and *Plan Area* streets, including their associated infrastructure including street paving, curbs, gutters, sidewalks, street landscaping, street lighting, street signage, street-side stormwater detention/treatment swale (depending on the chosen detention option), storm drains, sanitary sewers, sanitary sewer pump station, industrial waste mains, industrial waste pump station, underground "dry" utility related improvements, and off-site traffic improvements. Some public improvements will be eligible for reimbursement from City funds, such as Traffic Fee Ordinance (TFO) improvements.

b. **Site Development Improvements** includes all improvements necessary to support the uses of individual development proposals. Improvements may include street frontage improvements, utility extensions, utility laterals and connections, site access roads and driveways, parking facilities, loading areas and docks, landscaping, lighting, signage, and facilities for the proposed use. Typically, these "site development" improvements will be financed and constructed by the Individual Developers, since the required improvements are generally associated with specific lots and are not shared by other lots/users.

9.5 MAINTENANCE

Facilities within the *Plan Area* will require ongoing periodic maintenance. Parties responsible for maintaining the various improvements within the *Plan Area* include the private land owners, public and quasi-public utility companies, and the City of Salinas. The Master Developer will offer all public lands, public right-of-ways, and public easements to the City for dedication.

Upon acceptance of such dedications, the City will be responsible to maintain the associated improvements. All privately-owned lands and private easements, together with their associated improvements, will be maintained by the individual parcel owners or other private entities. Other public and quasi-public utilities including water, electrical, gas, and communications facilities will be owned and maintained by their respective public utility companies.

City Maintenance Responsibilities – The City is responsible for the maintenance of public improvements within public lands, public rights-of-ways, and public easements. Improvements within such public areas subject to City maintenance include: streets, curbs, gutters, sidewalks, storm drains, sanitary and industrial sewer facilities, streetlights, street signage, and street landscaping. Prior to City acceptance of the public improvements within the *Plan Area*, the Master Developer will assist the City in the formation of a Landscape Lighting and Maintenance District (LLMD) to finance the maintenance of the landscaping and lighting improvements associated with:

a. Abbott Street along the *Plan Area* frontage;

b. Harris Road along the *Plan Area* frontage;

c. the internal backbone public streets;

d. The Landscape Buffer Easements defined in Section 4.5.5 and in Table 5-1, including the detention swales and bioretention treatment areas included therein.

Landscape Buffer Easements will include the street-adjacent detention swales and bioretention treatment areas, and will be recorded in favor of the LLMD. The maintenance of public improvements through the LLMD will be directed by the City and meet the City's maintenance standards.

Private Property Owner/Business Maintenance Responsibilities - Private facilities outside public lands, public right-of-ways, public easements, Landscape Buffer Easement, or any other LLMD easement area will be maintained by each individual site parcel owner. Private improvements subject to maintenance include, but are not limited to: private utilities, parking areas, loading areas, driveways, landscaping, open space areas, fencing, structures, and any other improvements within private land (unless otherwise provided by public or quasi-public agencies).

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APPENDIX A

RESOLUTION NO. 19059 (N.C.S.)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALINAS APPROVING THE GREATER SALINAS AREA MEMORANDUM OF UNDERSTANDING WITH THE COUNTY OF MONTEREY

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALINAS that the Council approves the attached Greater Salinas Area Memorandum of Understanding (GSA-MOU) which shall replace the Amended Boronda MOU (City Council Resolution No. 16453 dated March 3, 1998) and is intended to assure orderly development in the Greater Salinas Area of the County General Plan and in the City of Salinas and further authorizes the Mayor to execute the attached Greater Salinas Area MOU between the City of Salinas and the County of Monterey.

PASSED AND ADOPTED this 29th day of August 2006, by the following vote:

AYES: Councilmembers Barnes, Giuriato, Ocampo, Sanchez, and Mayor Caballero

NOES: Councilmember Lutes

ABSENT: Councilmember De La Rosa

Anna M. Caballero, Mayor

ATTEST:

Ann Camel, City Clerk

GREATER SALINAS AREA
MEMORANDUM OF UNDERSTANDING

Preface

The negotiated terms of the Greater Salinas Area Memorandum of Understanding (MOU) will replace the previous Boronda Memorandum of Understanding between the City of Salinas and the County of Monterey and shall be adopted only after a joint public meeting of the Monterey County Board of Supervisors and the Salinas City Council. In the event of a successful challenge to any provision of this MOU by a third party, such provision shall be removed from the Greater Salinas Area MOU.

This Memorandum of Understanding (MOU), by and between the County of Monterey (County) and the City of Salinas (City), is to set forth certain agreements between the parties to express their intent to jointly pursue action to assure orderly and appropriate land use development in the area designated in the General Plan of Monterey County as the Greater Salinas Area Plan area and in the City of Salinas. Specific objectives to be achieved through the implementation of the land use and associated policies included in this MOU are the preservation of certain agriculture land, the provision of future growth areas, and the provision of adequate financing for the services and facilities of benefit to the residents of the Greater Salinas Area Plan area and the City. It is recognized that, with respect to some of the provisions set forth herein, numerous actions must be taken pursuant to State and local laws and regulations before such policies can be implemented. Such actions include, in some instances, the need to comply with the California Environmental Quality Act (CEQA), the need to hold public hearings and/or otherwise seek public input before reaching binding decisions, and the need to obtain approvals from other agencies such as the Local Agency Formation Commission (LAFCO). For all such provisions, this MOU shall be understood to constitute tentative policy commitments that can only become fully binding after all such legal prerequisites have been satisfied. Even so, both parties agree to make a good faith effort to follow and implement the provisions of this MOU subject to the foregoing.

The City and County do hereby mutually agree to the following:

City Growth

1. City and County agree that the future growth direction of the City shall be to the north and east of the current City limits, except as otherwise provided for in this MOU.

2. County supports the City's 2005 Preliminary Sphere of Influence/Annexation Proposal to LAFCO to the north and east of the City's existing City Limits (Exhibit A).

3. County supports the City's 2005 Preliminary Sphere of Influence/Annexation Proposal to LAFCO to the south of the City's existing City Limits (Exhibit A) for the exclusive purpose of agricultural processing and processing capacity (Fresh Express). County further supports future City Sphere of Influence / Annexation proposals to the

south of the City's existing City Limit for the exclusive purpose of agricultural processing and processing capacity (Unikool), subject to the establishment of appropriate agricultural conservation easements.

4. City and County agree to the creation and implementation of agricultural conservation easements in the unincorporated areas to the west and south of the City's Sphere of Influence insofar as the easements are consistent with the adopted General Plans of the two jurisdictions.

5. City and County agree to work cooperatively and in concert with the affected property owners to annex developed unincorporated areas (e.g. Bolsa Knolls) adjacent to or within the City's Sphere of Influence as shown in Exhibit A and to transfer existing County sanitation facilities (e.g. Boronda) upon future City annexation that support these areas subject to the property owners paying any required sanitation system connection fees established by MRWPCA. It is anticipated that an initial effort consistent with this annexation commitment shall be cooperation by all parties to consider and facilitate the proposed Chapin Rogge Road annexation application insofar as the annexation is consistent with the provisions of LAFCO.

6. City and County agree that developments within the City's 2005 Preliminary Sphere of Influence/Annexation Proposal shall only occur after annexation to the City and that the City shall consult with the County in the planning process. City and County also agree that the developments within the area designated by the County General Plan as the Greater Salinas Planning Area shall only occur after consultation with the City in the planning process.

7. City and County agree that the County shall not process any proposals for development in areas contiguous (immediately adjacent) to the City's City Limit if those proposals would require either or both a County General Plan amendment or a rezoning. Proposals for development requiring a General Plan amendment or a rezoning shall be referred to the City for consideration and possible annexation to the City.

8. City and County agree to work cooperatively and expeditiously in annexation matters consistent with this agreement.

9. City and County agree to support fees and taxes needed to mitigate the collective impact of new and existing development on the regional transportation system to the extent that the fees and taxes reflect the overall financing program adopted by TAMC.

10. City and County agree that County will develop a County-wide Traffic Impact fee program for the improvement of major County roads in accordance with the County's adopted General Plan. The County fee program will be developed in consultation with TAMC and Monterey County cities. It is recognized that there

will be development within the City of Salinas related to the anticipated annexation of land to the north and east of the existing City Limits, and it is the desire of both jurisdictions that the County not rely upon the imposition of an ad hoc traffic fee on City development. Therefore the development of the Traffic Impact Fee for the Salinas Area, as shown in Exhibit B, will be a priority and a nexus study and hearing process should be completed within 18 months of adoption of the 2006 County General Plan. The County Traffic Impact Fee will be imposed on development in affected cities and unincorporated areas.

11. City and County agree to work cooperatively on establishing the alignment, phasing and financing of the regional roadway facility commonly referred to as the Westside Bypass and will expedite the completion of a Project Study Report for this future roadway. City and County agree that the ultimate alignment of the future Westside Bypass shall establish the development boundary for the City. It is the intent of both parties to minimize the impact on agricultural land in establishing the Westside Bypass alignment so that the ultimate alignment shall not result in the development of acres of agricultural land in excess of that anticipated in the Westside Bypass alignment as shown in the City of Salinas 2002 adopted General Plan (Exhibit C).

12. City and County agree that future development between the area west of Davis Road and east of the future Westside Bypass, excluding the Boronda Redevelopment Project area, shall be limited to expansion of the City' retail sales capacity and shall take place after annexation.

13. City and County agree to work cooperatively to address the collective impact of current and anticipated land uses in the Reclamation Ditch Watershed Area. There is a recognition that a comprehensive financing program is needed that includes grants, benefit assessments, appropriate development impact fees, and special taxes required to address current and anticipated impacts. The County, in consultation with the City, should complete a nexus study and hearing process, assessing benefit of current and existing land uses, within 36 months of adoption of this MOU. The adopted impact fee will be imposed on current and existing land uses in both the City and unincorporated areas.

Boronda Redevelopment Project Area

14. City and County agree that in the undeveloped southern portion of the Boronda Redevelopment Project Area (Exhibit D) the County shall take the lead in the planning, review, and approval process subject to concurrent City review so that the final approved project is consistent with existing City development standards. City recognizes the County's desire and intent to assure development that is consistent with commitments made to the Boronda community regarding required amendments to the current adopted Boronda Community Plan and that the anticipated development is assumed to provide financial benefit (i.e. tax increment) to the Boronda Development Area. City and County will work

cooperatively to assure that those commitments will result from and through the final approvals for development and annexation to the City of Salinas. City and County further agree that there will be no final development approvals prior to the completion of all requirements (including final LAFCO approval) for annexation of the subject area to the City of Salinas.

City and County agree that infill development in the northern portion of the Boronda Redevelopment Project Area (Exhibit D) will continue to be processed by the County subject to consultation with the City.

15. City and County agree that property tax generated within the Boronda Redevelopment Area shall continue to accrue to the Boronda Redevelopment Area for implementation of the current (January 1, 2006) adopted Redevelopment Area Plan. Upon completion of the aforementioned Plan, the former Redevelopment Property Tax increment shall be allocated between the City and the County on a 50/50 basis.

Affordable Housing

16. City and County agree to support each other's efforts to construct affordable housing throughout the County necessary to achieve the Fair Share Housing Allocation as approved by the Association of Monterey Bay Area Government (AMBAG).

17. City and County agree that if the 100% affordable housing project on Rogge Road approved by the County in 2006 is annexed to the City that the project shall be credited to the County's Fair Share Housing Allocation.

Other

18. City and County mutually agree that neither will pursue future development related litigation against the other insofar as the subject development is consistent with this agreement.

CITY OF SALINAS	COUNTY OF MONTEREY
A municipal corporation of the State of California	A political subdivision of the State of California
By: Anna M. Caballero	By:
Anna M. Caballero, Mayor	Jerry Smith
Dated: 8-29-06	Chairman of the Board of Supervisors
	Dated: 8-29-06

ATTESTED TO:

City Clerk

County Clerk

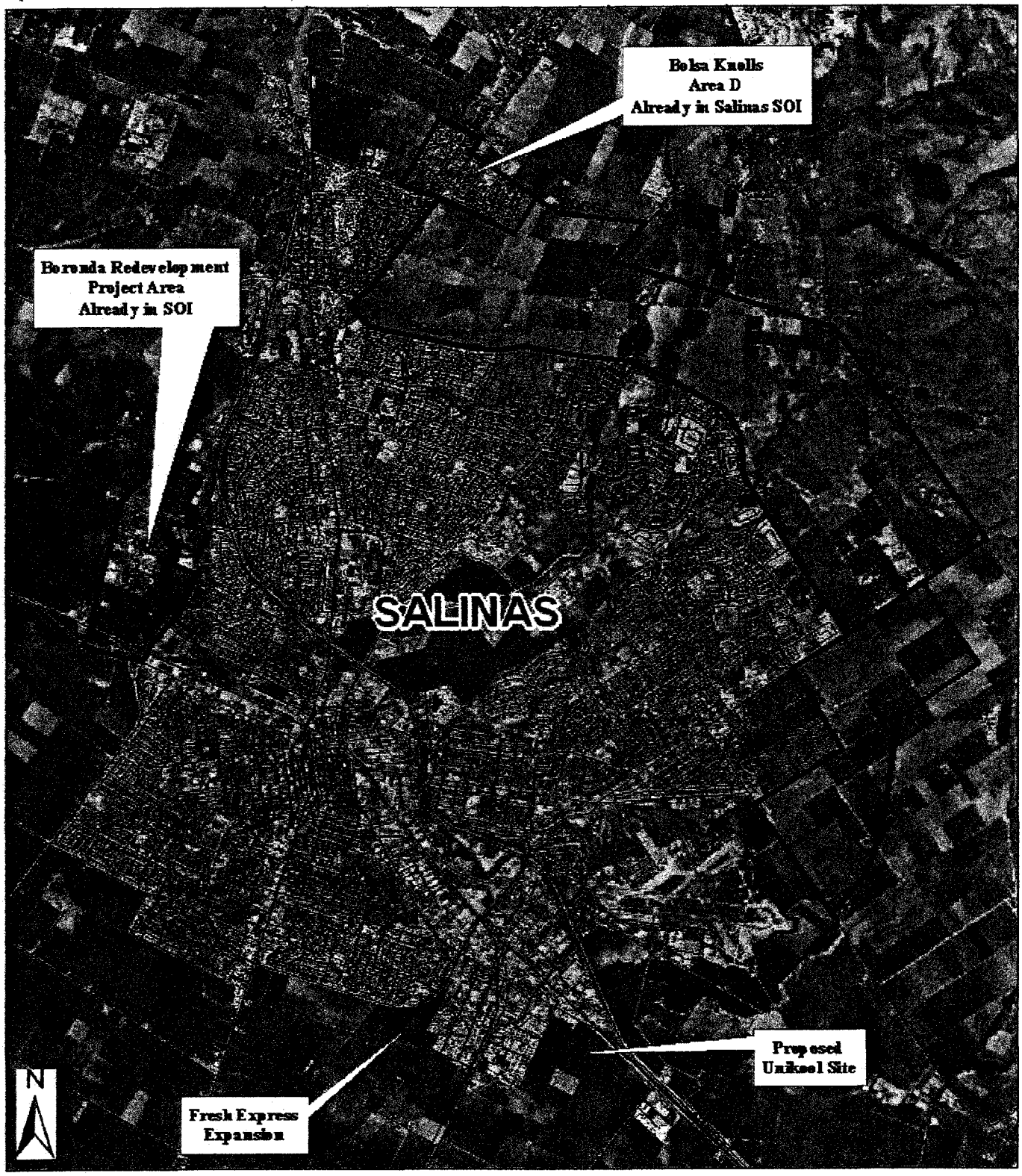


EXHIBIT A

Salinas 2005 Preliminary Sphere of Influence (SOI)/
Annexation Proposal Map

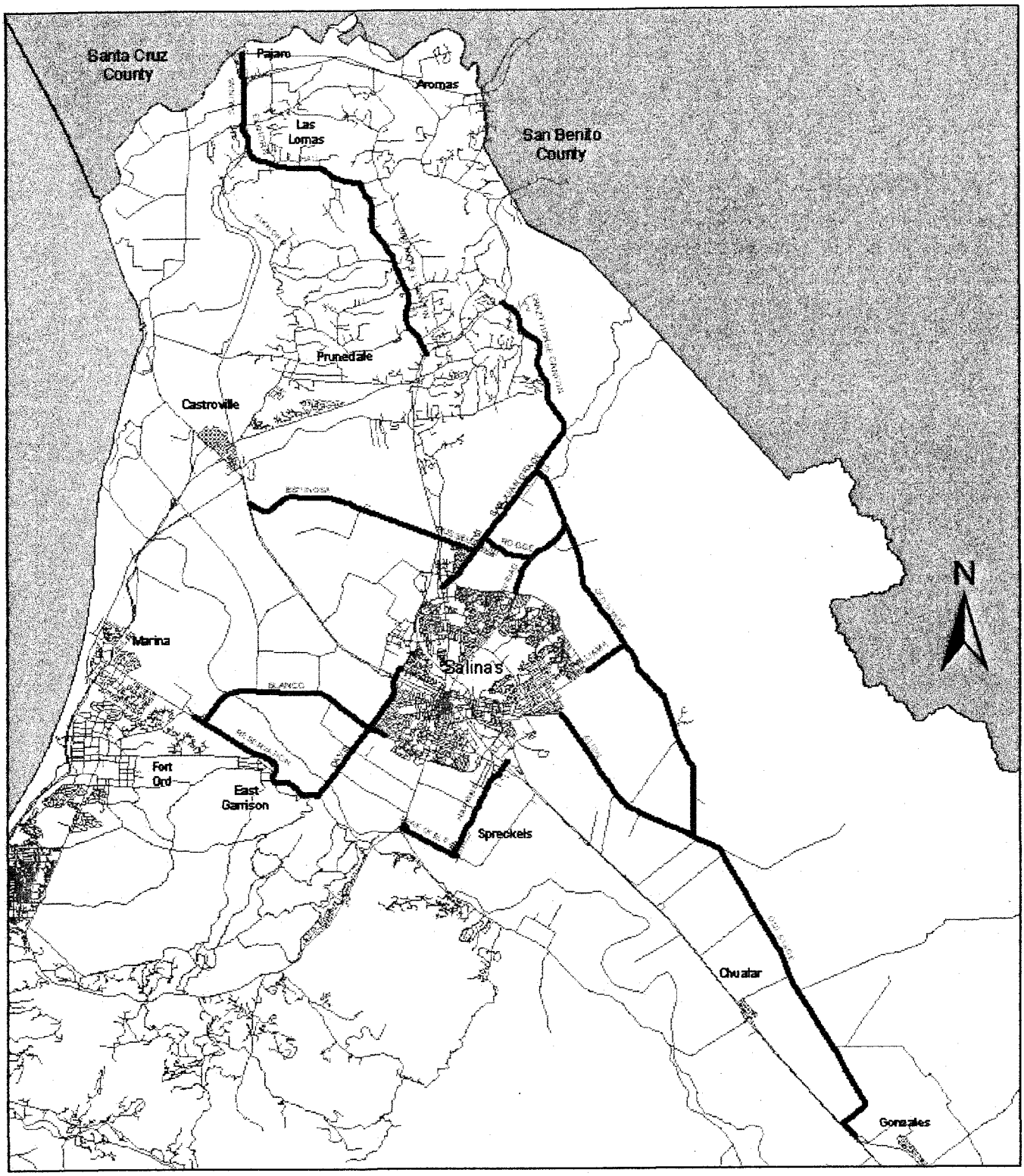


EXHIBIT B

Salinas Area Traffic Impact Fee
Affected Major County Roads

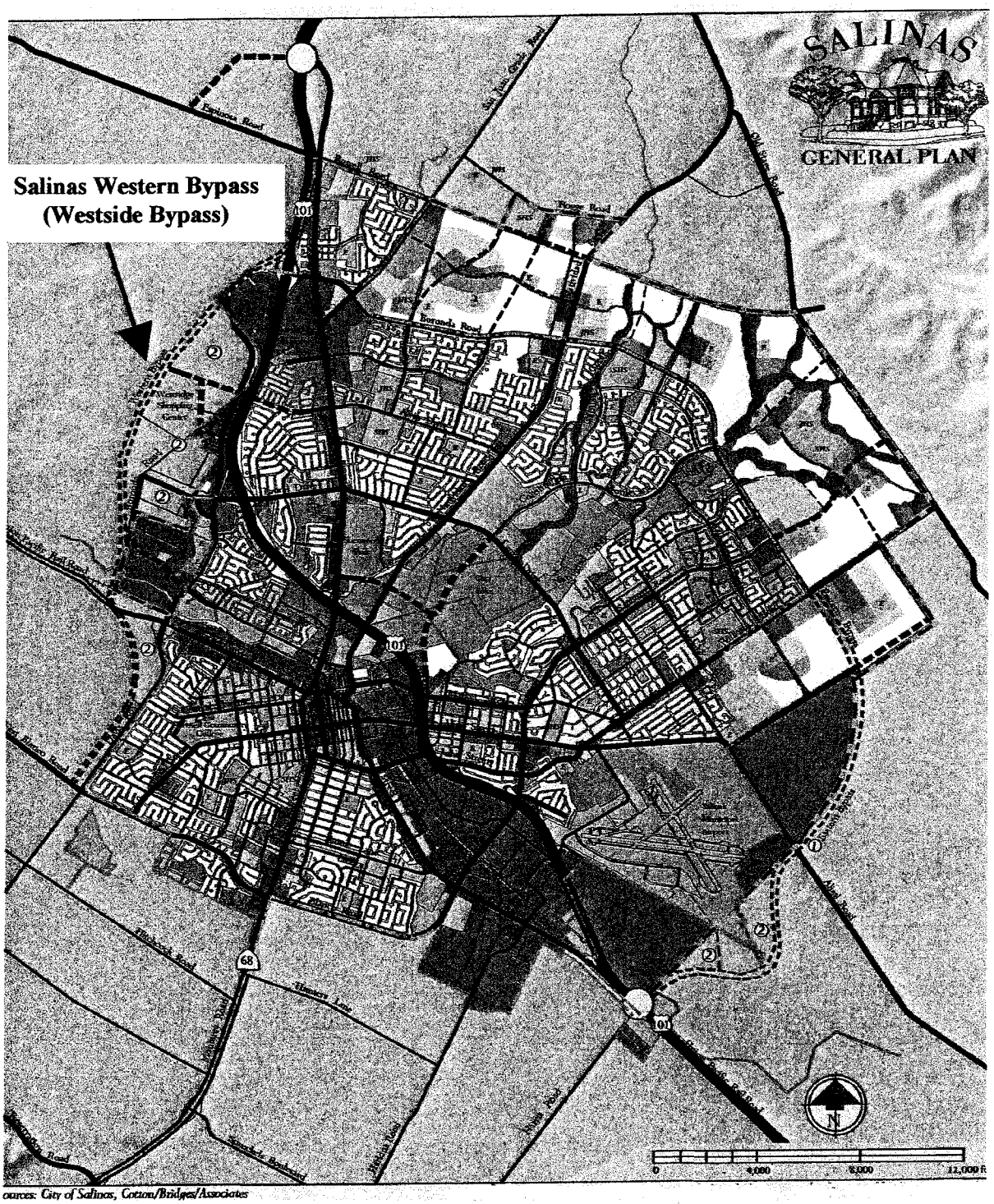


EXHIBIT C

Westside Bypass Alignment
City Salinas 2002 General Plan

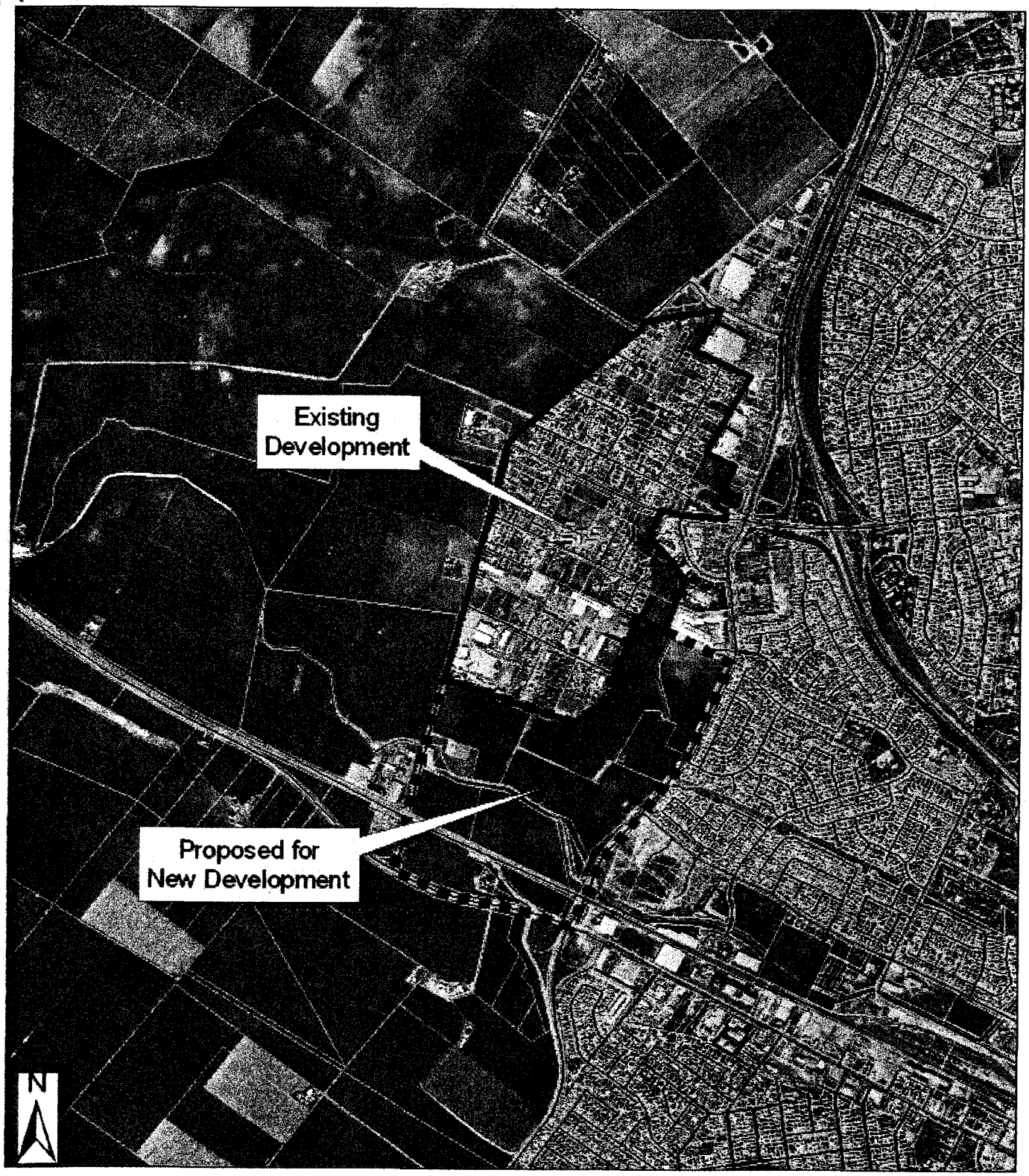


EXHIBIT D

North Boronda Redevelopment Project Area
South Boronda Redevelopment Project Area

APPENDIX B

AGREEMENT
REGARDING SUPPLEMENT TO THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE SALINAS FUTURE GROWTH AREA
BETWEEN THE CITY OF SALINAS
AND THE COUNTY OF MONTEREY AND
THE MONTEREY COUNTY WATER RESOURCES AGENCY

THIS AGREEMENT TO RESOLVE ONGOING DISPUTE REGARDING THE CITY OF SALINAS'S FINAL SUPPLEMENT TO THE SALINAS GENERAL PLAN FINAL PROGRAM ENVIRONMENTAL REPORT AS WELL AS RELATED PROJECT APPROVALS (the "Agreement") is entered into as of March , 2008 by and between the City of Salinas (hereinafter referred to as the "City") and the County of Monterey (hereinafter referred to as the "County") and the Monterey County Water Resources Agency (hereinafter referred to as the "Agency"). The City and County and Agency are collectively referred to herein as the "parties." The purpose of this Agreement is to reach a final resolution regarding the County and Agency's concerns about the adequacy of the Final Supplement to the Salinas General Plan Final Program Environmental Impact Report as well as regarding any possible legal challenges to that report and all related approvals as discussed in Recital Paragraph H.

RECITALS

A. WHEREAS, in 2002, the City adopted its most recent General Plan and certified the Final Program Environmental Impact Report (the "Final Program EIR"). To plan for and manage the City's future growth, the General Plan identifies areas primarily to the north and to the east of the City's current boundaries, within unincorporated Monterey County, as the City's Future Growth Area (the "FGA").

B. WHEREAS, the City has proposed a Sphere of Influence Amendment and Annexation ("SOI Amendment and Annexation") of a portion of the FGA.

C. WHEREAS, a Supplement for the Salinas General Plan Final Program Environmental Impact Report (the "SEIR") has been prepared.

D. WHEREAS, a Draft Supplement to the Salinas General Plan Final Program Environmental Impact Report dated August 31, 2007, was circulated for a 45-day public review period commencing in September 4, 2007, and concluding on October 19, 2007.

E. WHEREAS, through letters dated October 19, 2007 and another letter dated December 11, 2007, the County and Agency submitted comments on the SEIR.

F. WHEREAS, the Final Supplement for the General Plan Final Program Environmental Impact Report (the "FSEIR") dated November 2007 was prepared, including responses to the comments by the County and Agency.

G. WHEREAS, on December 11, 2007, the Salinas City Council held a duly noticed public hearing to consider the FSEIR and applications (the "FGA Applications") proposed to be submitted to the Local Agency Formation Commission of Monterey County ("LAFCO") for an amendment to the City's Sphere of Influence consistent with the Salinas General Plan designated Future Growth Area, an Annexation of approximately 2,400 acres situated north of East Boronda Road between San Juan Grade Road and Williams Road, and a Prezone to designate the land to be annexed as within the City of Salinas New Urbanism Interim-Specific Plan Overlay.

H. WHEREAS, on December 11, 2007, the Salinas City Council took the following actions (the "City's Approvals"):

(1) Adopted Resolution No. 19378 certifying the FSEIR and adopting Findings of Fact and a Statement of Overriding Considerations for the FGA Applications for the SOI Amendment and Annexation Including a Prezone of the Annexation Area;

(2) Adopted Resolution No. 19379 adopting the Mitigation and Monitoring and Reporting Program (the "MMRP") for the Salinas Future Growth Area;

(3) Adopted Resolutions 19380 and 19381 approving submittal of the FGA Applications to LAFCO for the a SOI Amendment and Annexation; and

(4) Introduced Ordinance No. 2481 to prezone the Annexation Area. Ordinance No. 2481 was adopted by the Salinas City Council on December 18, 2007, and becomes effective thirty (30) days thereafter.

I. WHEREAS, the City is the recipient of all approvals for the purposes of Public Resources Code section 21167.6.5. There are no other project applicants and no other recipients of approvals.

J. WHEREAS, under Public Resources Code section 21167, the statute of limitations within which a petitioner may commence a lawsuit challenging the City's actions described in Recital H under the California Environmental Quality Act (CEQA) is thirty (30) days from the date of the filing of the Notice of Determination. The City filed the Notice of Determination with the Monterey County Clerk on December 12, 2007; therefore, the statute of limitations to challenge the City's actions described in Recital H under CEQA would have run on January 11, 2008.

K. WHEREAS, on August 29, 2006 the City of Salinas and the County of Monterey adopted the Greater Salinas Memorandum of Understanding to establish guidelines and the framework to assure cooperation between the City and County to assure orderly growth for the City of Salinas and appropriate resolution of significant environmental issues associated with Salinas' growth.

L. WHEREAS, on December 21, 2007 the parties entered into a Tolling Agreement, tolling the statute of limitations, in order to provide the parties with a reasonable opportunity continue to engage in discussions regarding the County's concerns regarding agricultural mitigations, traffic and storm water and drainage concerns without resorting to litigation. The tolling agreement was amended to provide for additional time and will expire on March 28, 2008.

M. WHEREAS, this Agreement is entered into in the context of the Tolling Agreement and is meant to resolve any dispute between the parties without resort to litigation. Were litigation to be brought, the City would be the only real party in interest as the recipient of all approvals for the purposes of Public Resources Code section 21167.6.5; there are no other project applicants and no other recipients of approval. For this reason, landowners within the project area are not considered "recipients" of an approval or the purposes of Public Resources Code section 21167.6.5 or "indispensable parties." Thus, the City and County and Agency may resolve their dispute through this Agreement, and no other parties are needed to this Agreement;

N. WHEREAS, the General Plan requires that a Specific Plan or Plans be completed prior to approval of development within the Future Growth Area. Development and construction within the SOI Amendment and Annexation areas cannot therefore begin prior to approval of the Specific Plan(s). The Annexation area which is the subject of a request for annexation under LAFCO File No. 07-05 (the "Annexation Area") is currently being evaluated for development under three specific plans and preliminary planning has begun. Separate and more detailed environmental analysis will be conducted for each of the three specific plan areas within the Annexation Area.

NOW, THEREFORE, in mutual consideration of the terms and covenants contained in this Agreement, the parties agree as follows:

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, which are hereby incorporated by reference, and of the mutual covenants set forth herein, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, IT IS HEREBY AGREED as follows:

Final Supplemental Environmental Impact Report (FSEIR)

1. The County and Agency will not challenge the adequacy of the Final Program EIR and approvals described in Recital H, including (a) adoption of Resolution No. 19378 certifying the FSEIR and adopting Findings of Fact and a Statement of Overriding Considerations for the FGA Applications for the SOI Amendment and Annexation Including a Prezone of the Annexation Area; (b) adoption of Resolution No.

19379 adopting the Mitigation and Monitoring and Reporting Program (the "MMRP") for the Salinas Future Growth Area; and (c) adoption of Resolutions 19380 and 19381 approving submittal of the FGA Applications to LAFCO for the a SOI Amendment and Annexation Because of the agreements reached below.

Agricultural Mitigation

2. By signing this agreement, the City and County agree that the City will adopt an Agricultural Land Preservation Program, consistent with the City's 2002 General Plan Final Program EIR and the Greater Salinas Area Memorandum of Understanding ("GSA-MOU"), in the form attached hereto as Exhibit A, within fifteen (15) days of the adoption of this Agreement. County agrees not to challenge this Agricultural Land Preservation Program. The parties agree to meet and confer with respect to agricultural issues related to lands outside the Annexation Area.

Traffic Mitigation

3. By signing this agreement, the City and County agree that the City confirms that the adopted SEIR mitigation (SEIR-RT2) concerning traffic impacts shall be interpreted so that regardless of the adoption of a regional impact fee program, unless and until the County wide Traffic Impact Fee program is adopted consistent with GSA-MOU #10, the City will require development within the Annexation Area to pay its pro rata fair share as mitigation of impacts on County roads. County confirms its intention to proceed with the development and adoption of a Countywide Traffic Impact Fee as provided in GSA-MOU paragraph #10, and to adopt such a fee for a "Greater Salinas Area Zone" which includes the City of Salinas, by January 2009. The City and County confirm their understanding that at such time as the County Traffic Impact fee is adopted for the zone that includes Salinas, the adopted fee will be imposed upon development in the City and unincorporated areas, including but not limited to the Annexation Area.

Stormwater/ Drainage Mitigation

4. By signing this Agreement, all parties, the City and County and Agency agree as follows:

(a) All parties confirm the commitments made by each other, as reflected in GSA-MOU paragraph #13, to work cooperatively to address the collective impact of current and anticipated land uses in the Reclamation Ditch Watershed Area.

(b) All parties confirm that a comprehensive and multi-faceted financing program is needed that includes grants, benefit assessments, appropriate development impact fees, and special taxes required to address current and anticipated impacts. All parties acknowledge the need to obtain as much funding from as many sources as

possible and to proceed independently, where legally possible, so that as many improvements can be made as quickly as possible.

(c) All parties acknowledge that the Agency has completed a draft nexus study and is preparing to proceed with a hearing process, to adopt an impact fee and assessing benefit of current and existing land uses, no later than September 2009. The adopted impact fee will be imposed on current and existing land uses in both the City and unincorporated areas, including but not limited to the Annexation Area, for new development of impervious surface in the Reclamation Ditch Watershed Area. Both parties agree to extend all necessary efforts in good faith to have such an impact fee adopted as soon as possible. In the unlikely event that there is no adopted Reclamation Ditch Watershed Area Impact Fee adopted before any project level environmental assessment document on development in the Annexation Area is approved by the City Council, the City will require development within the Annexation Area to make a pro rata fair share contribution, determined jointly by the City and Agency, toward any impacted facilities, with appropriate credit for onsite mitigation.

Tax Sharing Agreement

5. By signing this Agreement, the City and County agree that the City and County shall execute a new Master Tax Sharing Agreement upon Annexation, attached hereto as Exhibit B, within 15 days of the adoption of this Agreement.

Other Provisions

6. This Agreement may be executed in one or more counterparts, each of which together shall constitute an original document, and by facsimile or electronic signature.

7. The individuals signing this Agreement on behalf of each party represent and warrant that they are authorized to do so on behalf of their respective parties. The parties to this Agreement further represent and warrant that this Agreement is valid upon execution by the parties, and that no other person or entity has an interest in this matter such that he/she/it must sign this Agreement in order for it to be valid.

8. This Agreement constitutes the entire agreement between the parties hereto regarding the adequacy of the Draft Supplement to the Salinas General Plan Final Program Environmental Impact Report. Any amendments to this Agreement shall be in writing and shall be signed by all of the parties.

9. The invalidity of any portion of this Agreement shall not invalidate the remainder.

10. The parties acknowledge that each party and its legal counsel have reviewed and revised this Agreement and that no rule of construction to the effect that

any ambiguities are to be resolved against the drafting party shall be employed in the interpretation of this Agreement.

IN WITNESS WHEREOF the undersigned, as authorized representatives of the City of Salinas and of the County of Monterey and the Monterey County Water Resources Agency, have signed this Agreement as of the dates written below.

CITY OF SALINAS

By: Dennis Donohue, Mayor — Date: 3-27-2008

COUNTY OF MONTEREY

By: Fernando Armenta, Chairman
Board of Supervisors — Date: 3-27-2008

MONTEREY COUNTY WATER RESOURCES AGENCY

By: — Date: 3-27-2008

CITY OF SALINAS

AGRICULTURAL LAND PRESERVATION PROGRAM

The City adopted and accordingly commits to, the following mitigation measures in 2002 General Plan Final Program EIR relating to the conversion of agricultural lands to urban uses:

Cooperation with the County

AG-1. The City will implement Implementation Program COS-9, which requires the City to continue to cooperate with the County of Monterey to implement the Boronda Memorandum of Understanding [Greater Salinas Area-MOU], which directs that City growth occur generally to the north and east away from the most productive farmland.

Priority to Redevelopment and Infill

AG-2. The City will implement Implementation Program LU-7, which requires the City to give priority to redevelopment and infill projects that reduce development pressure on agricultural lands. Establish an incentive program to promote these projects, such as priority permit processing and density bonuses for such developments.

Right to Farm Notices

AG-3. The City will implement the Implementation Program COS-11, which requires the City to be consistent with the County of Monterey's "Right-to-Farm" Ordinance, and the policies with respect to farming rights found in the 2007 County of Monterey Draft General Plan, revise the City's Zoning Ordinance to require the recordation of a Right-to-Farm Notice as a condition of discretionary permit approval for residential development within 1,000 feet of an established agricultural operation. The purpose of the Notice is to acknowledge that residents in the area may experience inconveniences and discomfort associated with the normal fanning and grazing activities, such as noise and dust. The Notice shall specifically state that a variety of activities may occur that may be incompatible with the proposed development and that an established agricultural operation in full compliance with applicable laws, shall not be considered a nuisance due to changes in the surrounding area. The Notice shall also state that a person's right to recover under a nuisance claim against these activities may be restricted.

Buffers between Agricultural and Non-Agricultural Uses

AG-4. The City will implement Implementation Program COS-10, which requires the City to encourage the provision and maintenance of buffers, such as roadways, topographic features, and open space, to prevent incompatibilities between agricultural and non-agricultural land uses. A number of factors shall be used to determine the appropriate buffer, including type of agricultural use, topography, and pesticide and machinery use, among others.

EXHIBIT A

Agricultural Land Conservation Easement Program

AG-5. The City will work with the County of Monterey, and other local jurisdictions, to create and implement an agricultural land conservation easement program including such measures as securing the dedication of easements or by paying a mitigation fee that could be used to purchase easements through a mitigation bank.

2006 Greater Salinas Area Memorandum of Understanding (GSA-MOU)

#4. City and County agree to the creation and implementation of agricultural conservation easements in the unincorporated areas to the west and south of the City's Sphere of Influence insofar as the easements are consistent with the adopted General Plans of the two jurisdictions. (Emphasis added)

Program will include (in addition to AG1—AG5 noted above):

- Tax Sharing Agreement that confirms the growth direction of the City and contains severe fiscal penalties for growth that is not consistent with the City's established 2002 adopted General Plan and/or City-County policy (i.e., GSA-MOU).

- For development to the west and south of City, the City shall require the dedication of agricultural conservation easements to provide for the permanent protection of agricultural land. For example, the proposed Salinas Ag-Industrial Business Park (UniKool property) includes agricultural conservation easements that will be established prior to final approval by the City, consistent with GSA-MOU paragraph #3. All other GSA-MOU identified growth areas to the south and west of Highway 101, including the Fresh Express annexation project area, the Westside Bypass area as generally shown on Exhibit C to the GSA-MOU and development in the Boronda Redevelopment project area shall be subject to their own separate environmental review and appropriate mitigation measures.

- For development of lands within the GSA-MOU identified growth areas to the north and east of Highway 101, identified more specifically below, no agricultural mitigation easement shall be required and a mitigation fee of $750 p/acre shall be assessed for agricultural lands currently designated by the California Department of Conservation's Farmland Mapping and Monitoring Program as "Prime" or "of Statewide Importance."

- For purposes of this program, "GSA-MOU identified growth areas" means annexations or changes in organization in the following areas: the north and east of the City limits that existed in 2005, and are referenced in Figure LU-1 of the 2002 City General Plan, and other areas identified in the GSA-MOU, including

but not limited to Bolsa Knolls and the Salinas Future Growth Annexation and Sphere of Influence (SOI) Area, the Chapin Rogge Road property, areas within the boundary of the final alignment of the Westside Bypass, the proposed Fresh Express expansion and the proposed Unikool Site to the south of Highway 101, and the Boronda Redevelopment Project Area, all as shown on Exhibits A and C to the GSA-MOU. A copy of the GSA-MOU is attached to this Program as Exhibit ____.

- Any agricultural mitigation fees assessed by the City pursuant to this Program may, in the City's sole discretion, be applied toward the following types of activities designed to preserve and promote agriculture in the Greater Salinas Area (list is not intended to be all inclusive):

    - University level agricultural research, e.g. scientific research for solving agriculture's needs (e.g., food safety).
    - Increased agricultural educational programs in local high schools and community colleges.
    - Programs for expanding markets for local agricultural products.
    - Promoting careers in agriculture (e.g., scholarships).
    - Contributions to non-profit associations dedicated to agricultural education, promotion or preservation.
    - Contributions to USDA and the University of California Cooperative Extension.

The City of Salinas Agricultural Land Preservation Program shall apply to all lands subject to the 2002 Salinas General Plan, and the GSA-MOU identified growth areas noted above.

AGREEMENT (MASTER TAX TRANSFER UPON ANNEXATION)

DATE: As of April ____, 2008

PARTIES: **CITY OF SALINAS** (herein called City)
200 Lincoln Avenue
Salinas, CA 93901

COUNTY OF MONTEREY (herein called County)
168 W. Alisal Street, 3d Floor
Salinas, CA 93901

RECITALS:

A. Revenue and Taxation Code Sec. 99(d) authorizes counties and cities to enter into master property tax transfer agreements for the exchange of property tax revenues in the event of an annexation of territory to a city or other changes of organization.

B. City and County have previously entered into a number of property tax transfer agreements, most recently in 1993. The current agreement between the City and County expired on January 1, 2008.

C. The City and County have long cooperated to ensure that growth of the City or on County lands be directed away from the most productive agricultural land. This cooperation is reflected in various City and County planning documents and General Plans, as well as the 1986 Boronda Memorandum of Understanding (Boronda MOU). In 2006, the City and County entered into the Greater Salinas Area Memorandum of Understanding (GSA-MOU) which broadened, updated and superseded the Boronda MOU while retaining the principles of orderly growth and appropriate land use in the vicinity of Salinas, which include the provision of economic incentives for avoiding the annexation of lands to the west and south of existing City limits, as described herein.

D. The City and County desire to enter into master property tax transfer agreement for the exchange of property tax revenues in the event of an annexation of territory to the City or other changes of organization, consistent with the GSA-MOU.

AGREEMENTS:

1. City and County agree that the foregoing recitals are true and correct.

2. This Agreement shall be in effect until January 1, 2023.

3. The City and County agree that the tax rate distribution formula, in the event of an annexation of territory to the City or other changes of organization, consistent with the GSA-MOU, shall be that as provided for in that certain Resolution No. 80—249 passed and adopted by the Board of Supervisors on April 29, 1980, (Exhibit 1) as accepted by Board Order adopted

EXHIBIT B

April 28, 1981, Minute Book 45 (Exhibit 2). This approach provides for a proportional sharing of the available property taxes based upon the existing tax apportionment factors of the City and County. This results in a split of the available taxes as follows: 43.8% to City of Salinas and 56.2% to County of Monterey.

For purposes of this agreement, "consistent with the GSA-MOU" means annexations or changes in organization in the following areas: the north and east of the City limits that existed in 2005, including but not limited to Bolsa Knolls and the Salinas Future Growth Annexation and Sphere of Influence Area, the Chapin Rogge Road property, areas within the boundary of the final alignment of the Westside Bypass, the proposed Fresh Express expansion and the proposed Unikool Site to the south of Highway 101, on the terms specifically described in the GSA-MOU, and the Boronda Redevelopment Project Area, all as shown on Exhibits A and C to the GSA-MOU. A copy of the GSA-MOU is attached to this Agreement as Exhibit 3.

4. The City and County further agree that all local taxes collected from City annexations that are not consistent with the Greater Salinas Area Memorandum of Understanding shall not accrue to the benefit of the City of Salinas. Local taxes collected from areas annexed by the City that are not consistent to the GSA MOU shall be distributed in a manner as if the annexed area was not part of the City.

5. The City and County agree that for all annexations pursuant to this Agreement, the Salinas Rural Fire Protection District ("District") shall retain its base property taxes, and the City and County shall omit the District from the formula for property tax base distribution. The District shall not, however, share in any property tax increment above the base, after the change in organization or reorganization.

6. The City and County agree that this Master Property Tax Transfer Agreement formula will reflect the loss of property tax revenue imposed by the State of California under the Educational Revenue Augmentation Fund ("ERAF") adjustments made in FY 1992-93 ("ERAF I") and FY 1993-94 ("ERAF II"). As a result of these ERAF adjustments, the County has realized a 40% reduction in property tax revenue, and the City has realized a 19% reduction. The reduction to the County will be factored into the Property Tax Base calculation for the County, and the calculation of Property Tax Increment shall reflect the proportional reductions of the County and City.

7. No later than January 1, 2018, the City and County shall meet and confer on the possible continuation or amendment of the terms of this Agreement. Notice of such meeting(s) shall be provided to the District.

8. Notice to the County shall be mailed or personally delivered as follows;

County Administrative Officer
County of Monterey
168 West Alisal Street, 3d Floor
Salinas, California 93901

9. Notice to the City shall be mailed or personally delivered as follows:

City Manager
City of Salinas
200 Lincoln Avenue
Salinas, California 93901

10. Notice to the District shall be mailed or personally delivered as follows:

Fire Chief
Salinas Rural Fire District
19900 Portola Drive
Salinas, California 93908

11. It is agreed and understood by the parties hereto that this agreement has been arrived at through negotiation and that neither party is to be deemed the party which prepared this agreement within the meaning of Civil Code Section 1654.

IN WITNESS WHEREOF, the parties have executed this agreement as of the last date set forth below.

COUNTY OF MONTEREY

By: _____
Fernando Armenta
Chairman of the Board of Supervisors

Dated: _____

CITY OF SALINAS

By: _____
Dennis Donohue
Mayor

Dated: _____

APPENDIX C

Engineers Report for the Salinas Ag-Industrial Center prepared by Ruggeri-Jensen-Azar & Associates, June 2009

(under separate cover)

Engineer's Report

The Salinas Ag-Industrial Center

City of Salinas,
Monterey County, California
Revised: June 2009

Prepared for:
The Uni-Kool Partners
c/o Stephen Kovacich
P.O. Box 3140
Salinas, CA 93912

Prepared by:

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS

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1.0 Introduction

This report has been prepared to support the preparation of the *Salinas Ag-Industrial Center Specific Plan* (*Specific Plan*). This report provides an overview of:

- The proposed development for the *Salinas Ag-Industrial Center* (*Plan Area or Center*);
- The existing conditions;
- The anticipated site grading;
- The anticipated sanitary sewer, potable water, industrial waste, and stormwater drainage infrastructure required to support the *Plan Area*.

1.1 Purpose of Report

This report was prompted by the intent of the *Plan Area* owners to annex their land into the City of Salinas and develop it as an agriculture-industrial center. The City requires a specific plan be prepared for the *Salinas Ag-Industrial Center* to provide area-specific goals and policies. This report is intended to be used by the preparers of the *Specific Plan* and supporting documents to describe circulation, grading, and utility needs of the proposed *Plan Area*.

This conceptual report, with its accompanying exhibits, is intended to give an initial overview of the *Plan Area* and infrastructure required to serve the proposed *Plan Area* and is not intended to be used for final design or construction.

1.2 Limitations of Study

This study is limited to a brief discussion of the existing conditions and identification of the backbone utility infrastructure and grading needed to support the proposed development. The initial calculations are based on land use assumptions provided by the property owners, Uni-Kool Partners (the "Master Developer"). All calculations used to determine sizes of the backbone infrastructure are for preliminary study purposes only, and shall not be used for final design or construction. Final design calculations will be prepared as part of the final preparation of construction documents.

1.3 Scope of Report

The scope of this report includes and is limited to the following:

- Develop an on-site, backbone circulation system that serves the needs of the development;

- Preliminarily study the site grading at a conceptual level and identify anticipated limits of disturbance, cut and fill areas, and finished grades;

- Preliminarily study the existing sanitary sewer system and layout a conceptual on-site collection and conveyance system;

- Preliminarily study the existing industrial waste water system and layout a conceptual on-site distribution system;

- Preliminarily study the existing domestic water system and layout a conceptual on-site collection and conveyance system;

- Preliminarily study the existing stormwater drainage system; identify conceptual drainage areas and layout a conceptual on-site storm drainage system, including detention; and

- Develop conceptual Low Impact Development (LID) strategies for on-site stormwater management.

2.0 Study Area

2.1 Location

The *Plan Area* is located in the southern part of the City of Salinas, southwest of the Salinas Municipal Airport, and approximately 3-miles from the downtown area. (See Figure A-1 "Vicinity Map"). The *Plan Area* encompasses 257 acres in a generally rectangular shape with maximum dimensions of approximately 3,000 feet by 4,000 feet. Except for an approximately 210 foot-wide strip of land along the Abbott Street frontage within the Salinas City limits, the remainder of the *Plan Area* is located in Monterey County, outside the City limits. The *Plan Area* is currently vacant agricultural land, and is surrounded by:

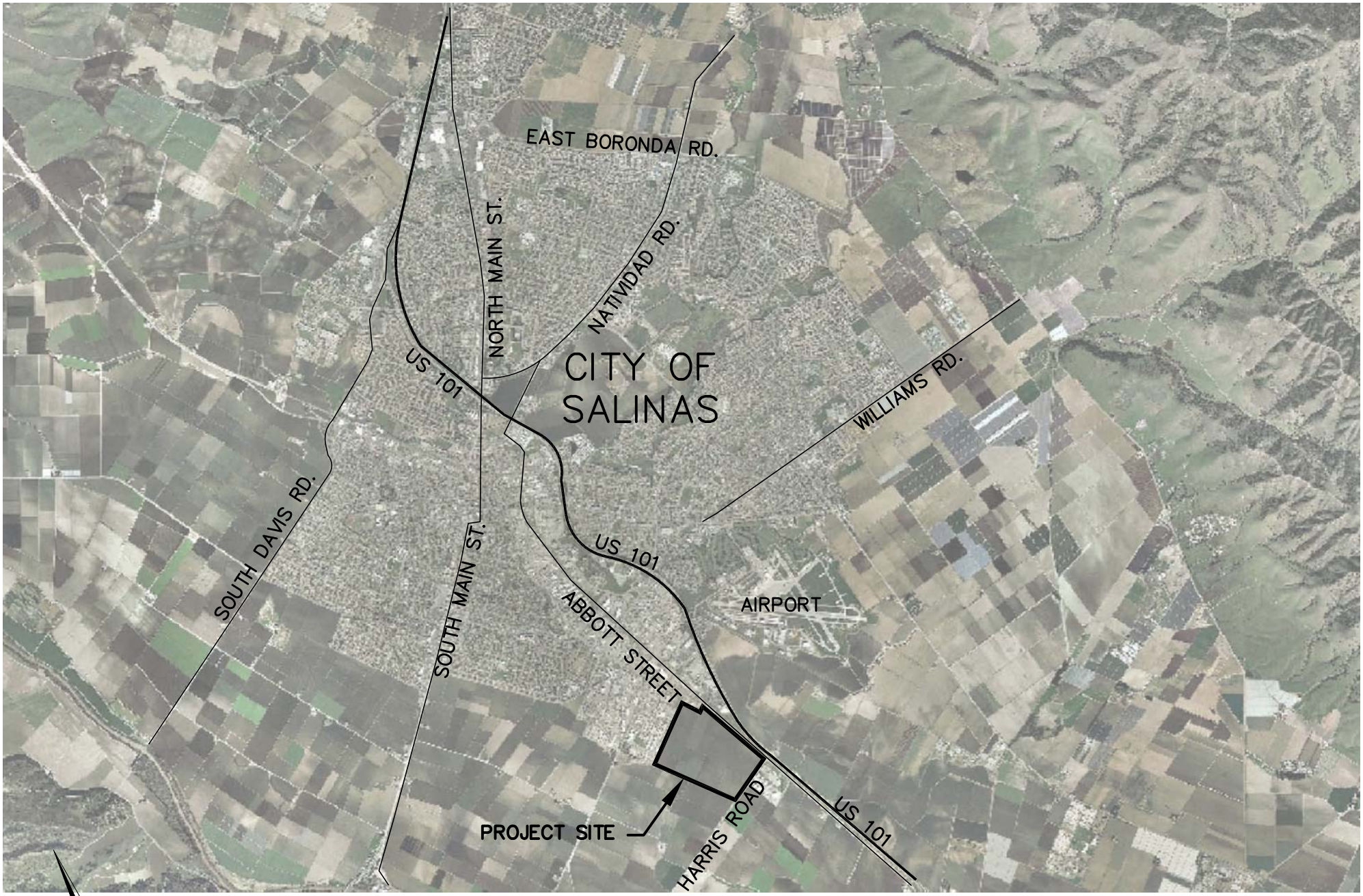
- Commercial and industrial lands, U.S. Highway 101, Abbott Street, and Union Pacific railroad tracks to the northeast;

- Commercial and industrial land uses to the northwest;

- Undeveloped agricultural lands to the southwest;

- Harris Road, undeveloped agricultural lands, and commercial and industrial land uses to the southeast.

Two (2) small residential structures are located in the east corner of the *Plan Area*, near the intersection of Abbott Street and Harris Road, and are to be demolished as part of the *Center* development.



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VICINITY MAP

SALINAS AG-INDUSTRIAL CENTER

SALINAS, CALIFORNIA

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FIGURE A-1

2.2 Topography

The *Plan Area* consists of open-vacant land used for agriculture crop farming with generally level slopes averaging approximately 0.2% from southwest to northeast. Existing elevations range from 64-feet (NGVD 29) at the south and west corners to 56-feet (NGVD 29) adjacent to Abbott Street. Abbott Street is approximately 2-feet to 3 -feet higher than the existing site grades at the northeastern boundary. Harris Road varies from 1-foot below to 3-feet higher than the existing site grades at the southeastern boundary. Figure B-1 shows the existing site topography.

The site has two (2) overall release points: One located along the Abbott Street Frontage, near the north corner of the *Plan Area* with an approximate elevation of 55 feet; the other is located along the northwestern *Plan Area* boundary at Dayton Street with an approximate elevation of 59 feet. Road side ditches exist along the Abbott Street and Harris Road *Plan Area* frontage, and are used by the adjacent farming operations to collect stormwater runoff and direct it to the first release point. A series of culverts convey runoff from this point under Abbott Street and the Union Pacific Railroad tracks (see Section 4.1 for more information).

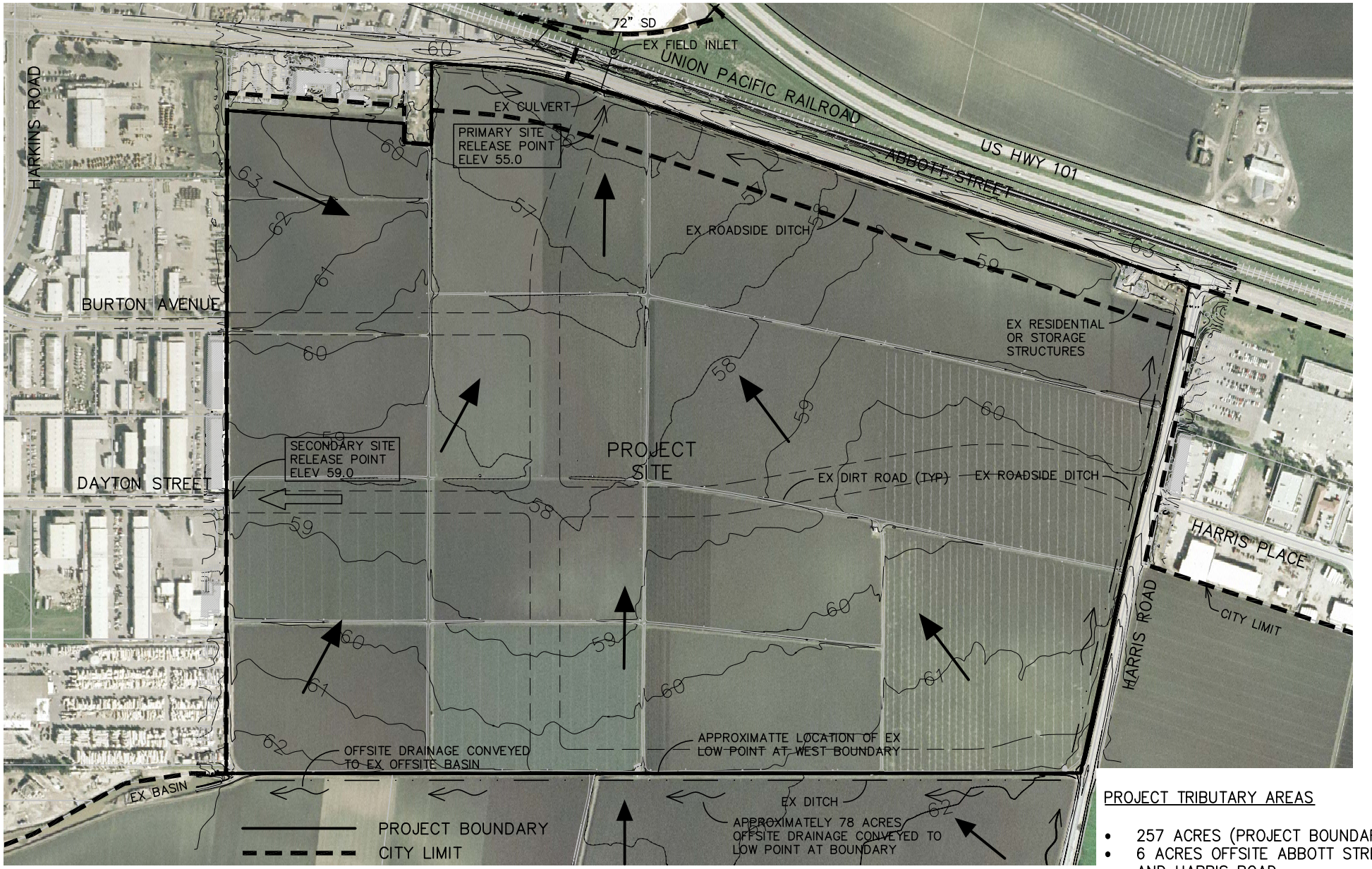
The existing site is in Flood Zone B according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community-Panel No. 060195 0135 D, date January 30, 1984. Zone B is described as "Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than 1-foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood."

2.3 Existing Utilities and Easements

Figure B-2 shows existing utilities and easements adjacent to, and within the *Plan Area*. One (1) existing easement for public utility purposes is located at the east corner of the site. All existing public utilities appear to be located within Abbott Street and Harris Road right-of-ways.

There are four (4) overhead power poles along the Abbott Street *Plan Area* frontage, and five (5) poles along the Harris Road *Plan Area* frontage. Per discussions with the City of Salinas, all frontage overhead utilities are to be removed and replaced as underground utilities in conjunction with Specific Plan implementation.

Four (4) private non-potable irrigation wells provide water for the existing agricultural uses. The easements shown on Figure B-2 are from information provided by the property owner and listed in a preliminary title report. The existing utility information shown is from City record information and preliminary field surveys.



PROJECT TRIBUTARY AREAS

- 257 ACRES (PROJECT BOUNDARY)
- 6 ACRES OFFSITE ABBOTT STREET AND HARRIS ROAD
- 78 ACRES OFF SITE AG LAND UPSTREAM(WEST) OF PLAN AREA

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EXISTING TOPOGRAPHY AND DRAINAGE

SALINAS AG-INDUSTRIAL CENTER

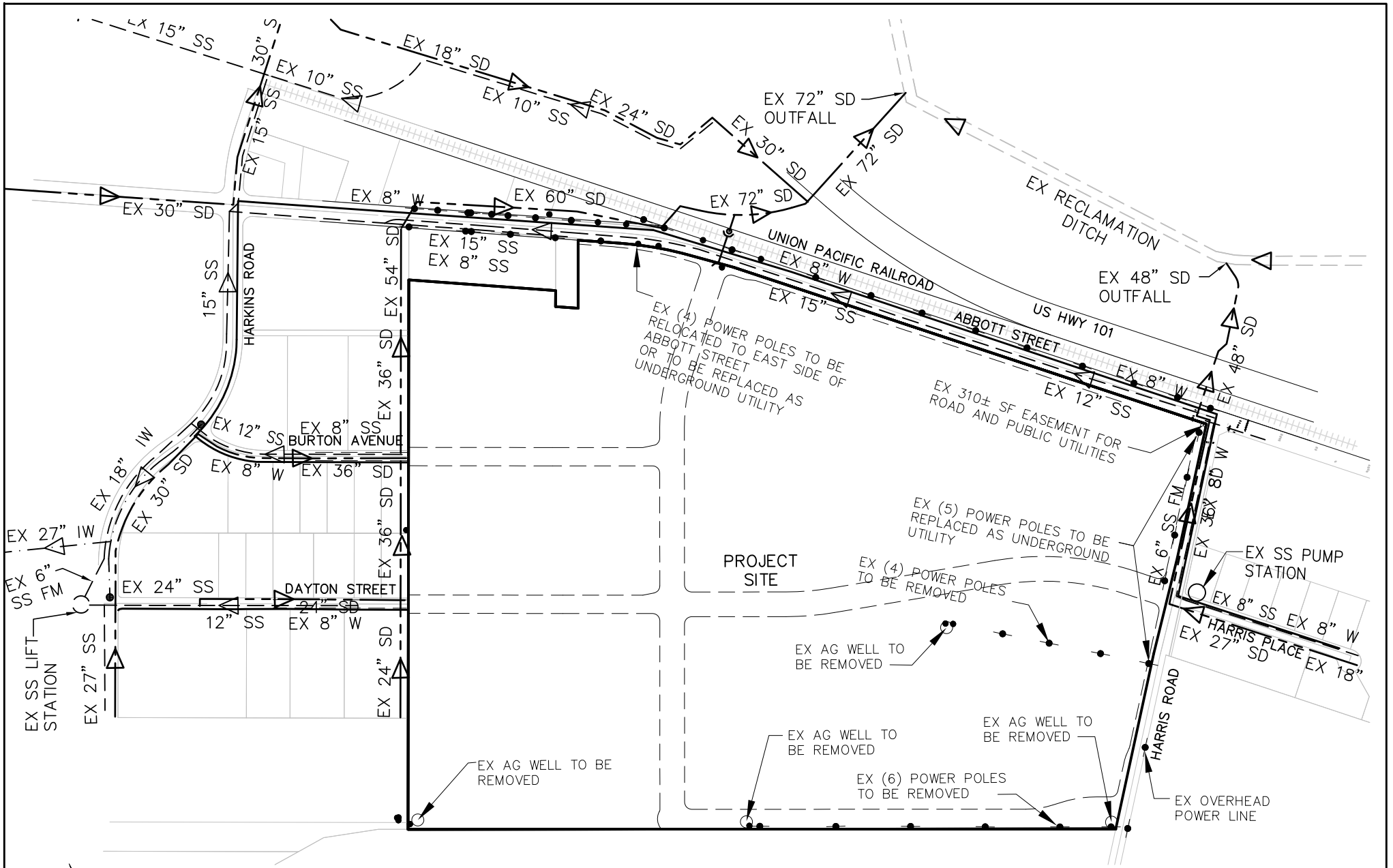
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FIGURE B-1



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EXISTING UTILITIES AND EASEMENTS

SALINAS AG-INDUSTRIAL CENTER

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FIGURE B-2

2.4 Land Use Assumptions

The *Plan Area* anticipates a spectrum of land uses related to the agricultural industry as defined by the *Specific Plan.* Land uses are grouped in two main classifications as described below and shown in Table 1.

This report utilizes the probable and maximum land use acreage areas as set forth in the *Plan Area Specific Plan* document. Major Agricultural Processing land uses typically has the highest utility demand of the proposed land uses. Therefore, this report assumes the "maximum" acreage area for Major Agricultural Processing and the "probable" acreage for the remaining land uses as a worst case scenario.

Table 1
Plan Area Land Use Distribution

Land Use	Land Use Distribution		
	Minimum (net acres)	**Probable** (net acres)	**Maximum** (net acres)
Major Agricultural Processing: Agricultural-Industrial (IA) & Abbott Street Frontage Zone	0	90	101
Minor Agricultural Processing and all other uses: Agricultural-Industrial (IA)	0	130	220
Abbott Street Frontage Zone	0	15	15
Other: Public street right-of-way	0	22	--
Total	--	257	--

- Major Agricultural Processing

The Major Agricultural Processing land uses are generally defined as uses that alter raw produce (such as fruits or vegetables) into consumable food products. Agricultural produce processing facilities, food products processing facilities, and wineries qualify as Major Agricultural Processors.

A Major Agricultural Processing use will typically include a combination of several of the following procedures: refinement, treatment, conversion, cooling, dehydration, fermenting, sorting, cleaning, packaging, canning, freezing, bottling, storing, and distributing agricultural commodities. Large-scale equipment such as tumblers, forklifts, conveyors, lifts, sorters, vacuum cooling tubes, weighing systems, and sealers will typically be necessary to these uses, along with other heavy machinery and equipment customarily used or proposed for use in the agricultural processing industry. Major

Agricultural Processing land users are typically higher water users, and usually require a sizeable amount of space in order to deliver materials to and from the site; to house the large equipment used to perform the above-mentioned services; and to store packaging materials and finished product. Typical facilities will also include ancillary uses such as office space for employees and visitors, shop buildings, supply buildings and/or supply yards, warehousing, and fabrication or cooling facilities.

- Minor Agricultural Processing

  The Minor Agricultural Processing land uses include other agricultural-related industries not classified as Major Agricultural Processing. One of the objectives for the *Center* is the development of a hub of agricultural-industrial activity that accommodates synergistic uses. These uses are complementary to the Major Agricultural Processing uses, and generally support those uses by producing related products, equipment, services or storage. Generally, these uses include:

  - Businesses engaged in all, or portions of, the steps required for the production, assembly and/or integration of commodities, supplies, tools, equipment, vehicles, and similar uses. Such business, such as a cooling facility, packing, manufacturing, or part fabrication may be focused on single or intermediate steps in a larger process;

  - Uses related to energy, pharmaceutical products, and industrial goods are also included within the scope of Minor Agricultural Processing, so long as the businesses comply with the *Specific Plan* goals, policies, design principles, and Development Regulations, and generally serve, patronize, support and/or sustain the agricultural industry.

  - Facilities that are engaged in providing direct support services to the agricultural industry, such as research, innovation, design, development, testing, management, and sales. Such businesses could also include printers, vehicle repair services, equipment sale/rental, laboratories, educational institutions, or research and development facilities.

  Like the proposed Major Agricultural Processing uses, some Minor Agricultural Processing uses will require large parcels to operate efficiently. Typical facilities will have office space for employees and visitors, shop buildings, supply buildings and/or a supply yards, warehousing, and fabrication or cooling facilities.

3.0 Circulation

The *Plan Area* will be served by four (4) existing off-site roads (Abbott Street, Harris Road, Burton Avenue and Dayton Street) and five (5) backbone public streets, two (2) of which consist of extensions of existing Burton Avenue and Dayton Street. The new on-site roads as shown in Figure B-3 will create an internal traffic and pedestrian circulation network that connects the *Plan Area* with the surrounding existing streets.

3.1 Existing Frontage Roads

Abbott Street (public street) - Existing Abbott Street is a four-lane arterial and currently exists without curb, gutter, sidewalk, lighting, and other surface improvements. The ultimate Abbott Street right-of-way conforms to the existing Abbott Street right-of-way north of the *Plan Area*.

Improvements along the Abbott Street *Plan Area* frontage include: additional right-of-way dedication, street widening, curb, gutter, sidewalk, and a new covered bus stop (located near the intersection of Abbott Street and Street "A", and undergrounding of existing overhead utility lines (four (4) power poles total). New storm drain facilities (storm drain pipe and catch basins) will also be installed to capture street stormwater from the new curb, gutter, and sidewalk construction along the *Plan Area* frontage.

One new intersection will be created along the *Center's* Abbott Street frontage at Street "A". The intersection will be signalized, and will include an exclusive left turn lane from northbound Abbott Street to Street "A". Signal modifications will be made to the existing Abbott Street and Harris Road intersection.

A new landscape median will be built on Abbott Street from Harris Road to the north *Plan Area* boundary corner. See Figure B-5. Construction and timing of the landscape median will consist of the following:

Segment	Construction Timing
Approximately 400 feet to define the northbound Abbott Street left-turn lane onto Street "A" south of the Street "A" and Abbott Street intersection.	During construction of the Abbott Street and Street "A" signalized intersection.
Approximately 650 feet north of the Street "A" and the Abbott Street Intersection ending at the *Plan Area* boundary.	During construction of the Abbott Street and Street "A" signalized intersection.
Approximately 440 feet north of the Abbott Street and the Harris Road intersection.	During construction of the Abbott Street and Harris Road signalized intersection.
Sections between the Harris Road intersection segment and the Street "A" segment.	At the completion of the site planning for the final Abbott Street frontage lot(s)

Improvements on the east side of Abbott Street, across from the *Plan Area*, include: street widening to accommodate a new bike lane, a covered bus stop near the intersection of Abbott Street and Street "A", and construction of new curb, gutter, and sidewalk limited to the segment between the Abbott Street and Street "A" intersection and the bus shelter. The remaining curb, gutter, and sidewalk on the east side of Abbott Street may be constructed with the other *Plan Area* improvements to Abbott Street, at the discretion of the City Engineer. The cost of all improvements on the east side of Abbott Street, the bus shelter on both sides, the cost of the Abbott Street landscape median, and extension of the Abbott Street bike lanes from Harkins Road to the project boundary will be included in the City's Traffic Fee Ordinance (TFO). Improvements installed by the Master Developer will be subject to credit, or reimbursement from the TFO fund. A reimbursement agreement or other method may be required.

Harris Road (public street) - Existing Harris Road is considered a two-lane minor arterial, and currently exists without curb, gutter, lighting, and other surface improvements. The ultimate Harris Road right-of-way conforms to the *Plan Area* Traffic Report (December 2008, by Higgins Associates), and provides for a four-lane arterial.

Improvements along the Harris Road *Plan Area* frontage include: additional right-of-way dedication, street widening, curb, gutter, and sidewalk, and undergrounding of existing overhead power utilities (five power poles total). Storm drain facilities (storm drain pipe and catch basins) will also be installed to capture street stormwater from the new curb, gutter, and sidewalk construction along the *Plan Area* frontage.

The Master Developer and Individual Developers will not make any improvements to the south side of Harris Road, across from the *Plan Area*. Curb, gutter, and sidewalk exist on the south side of Harris Road from approximately 500 ft north of Harris Place to Abbott Street. Other existing utilities include storm drain utilities, water utilities, and sanitary sewer utilities. The *Plan Area* will be extending storm drain utilities and water utilities from Harris Place to Abbott Street. Future ultimate improvements on the south side of Harris Road will be made by others and include: right-of-way dedication, street widening, curb, gutter, sidewalk, and bike lanes.

Other improvements not specifically mentioned above include: signal modifications to the existing Abbott Street and Harris Road intersection (described in Abbott Street section above), and new signalized improvements at the new Harris Road and Dayton Street intersection (see Section 3.2 – Proposed On-site Roads).

Burton Avenue and Dayton Street (public street) - Existing Burton Avenue and Dayton Street are two-lane collector streets serving the surrounding industrial area. Both streets have full curb, gutter, sidewalk, and street light improvements. There are no surface improvements expected on these streets adjacent to the *Plan Area*.

3.2 Proposed On-site Roads

Street "A" (public street) - The new Street "A" is a four-lane collector with a center two-way left turn lane, curb, gutters, sidewalk, lighting, and street landscaping (both sides of the street along frontage only). Street "A" extends through the site and serves as a major collector between Abbott Street and the interior collector streets.

The Abbott Street and Street "A" intersection is a primary access point to the *Plan Area.* Street "A" connects at Abbott Street as a signalized intersection. Intersection configuration and improvements are consistent with the *Plan Area* Traffic Report (December 2008). Street "A" and Dayton Street will be a controlled stop intersection.

Street "B" (public street) - New Street "B" is adjacent to the southwestern boundary and connects Harris Road and Street "A". Street "B" is a four-lane collector with a center two-way left turn lane, curb, gutters, sidewalk (one side only), lighting, and street frontage landscaping. Street "B" will be controlled by a stop sign at its intersection with Harris Road.

Burton Avenue (public street) - Existing Burton Avenue extends into the *Plan Area* as a two-lane street from its existing terminus at the northwestern boundary to Street "A". Burton Avenue will connect to Street "A" with a controlled stop intersection. On-site Burton Avenue consists of a center two-way left turn lane, curb, gutters, sidewalk, lighting, and street frontage landscaping.

Dayton Street (public street) - Existing Dayton Street extends into the *Plan Area* as a two-lane street from its existing terminus at the northwestern boundary to Street "A". Dayton Street will intersect Street "A" with a controlled stop intersection with improvements consistent with the *Plan Area* traffic report. Dayton Street, south of Street "A" extends to Harris Road as a four-lane collector with a center two-way left turn lane, curb, gutters, sidewalk, lighting, and street landscaping. The new Dayton Street and Harris Road intersection will be signalized.

3.3 Pedestrian and Bicycle Circulation

Pedestrian and bicycle circulation is provided on all on-site streets, with the exception of the southwesterly side of Street "B", to ensure connectivity to existing and planned bicycle and pedestrian routes in the City of Salinas. New sidewalks along the *Plan Area* frontage at Abbott Street and Harris Road will establish pedestrian connectivity to existing facilities north of the *Center*. Similarly, the existing bicycle lanes on Abbott Street at Harkins Road will be extended to the *Plan Area* frontage to connect with the *Center's* bike lanes. The Master Developer will not make pedestrian or bicycle improvements on Abbott Street south of Harris Road or to the south side of Harris Road, across from the *Plan Area* frontage.



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CONCEPTUAL SITE PLAN

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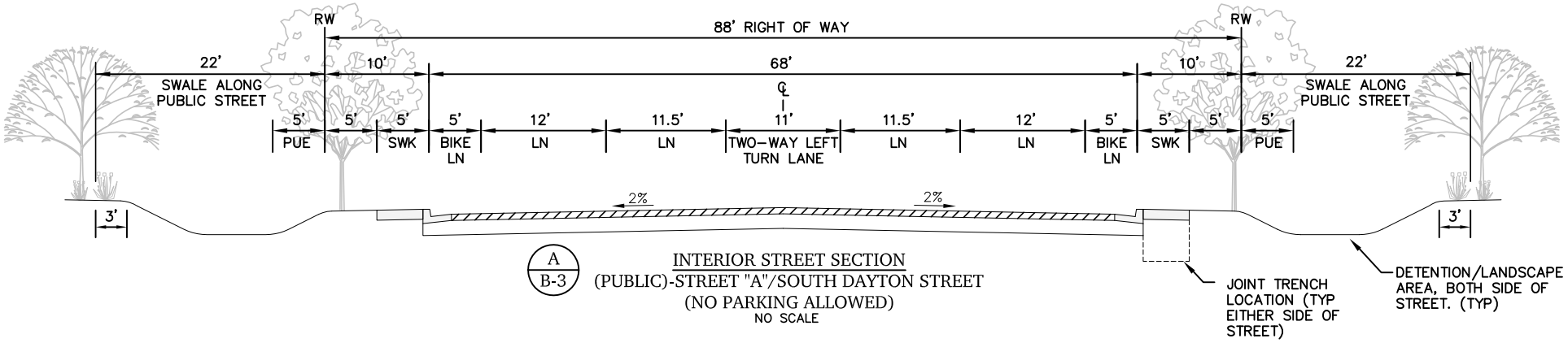
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JOB NUMBER: 072067

FIGURE B-3

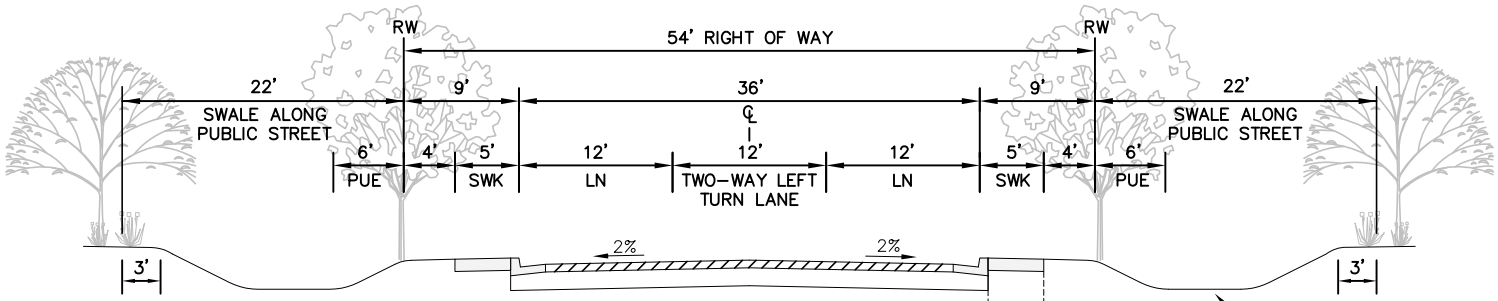


A / B-3

INTERIOR STREET SECTION
(PUBLIC)-STREET "A"/SOUTH DAYTON STREET
(NO PARKING ALLOWED)
NO SCALE

JOINT TRENCH LOCATION (TYP EITHER SIDE OF STREET)

DETENTION/LANDSCAPE AREA, BOTH SIDE OF STREET. (TYP)

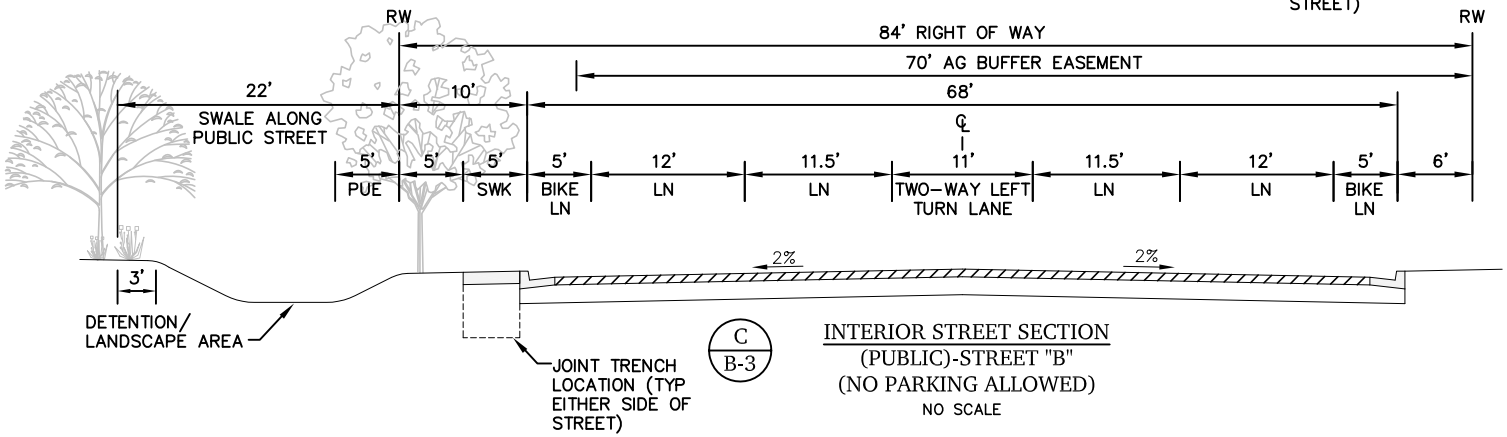


B / B-3

INTERIOR STREET SECTION
(PUBLIC)-NORTH DAYTON STREET/BURTON AVENUE
(NO PARKING ALLOWED)
NO SCALE

JOINT TRENCH LOCATION (TYP EITHER SIDE OF STREET)

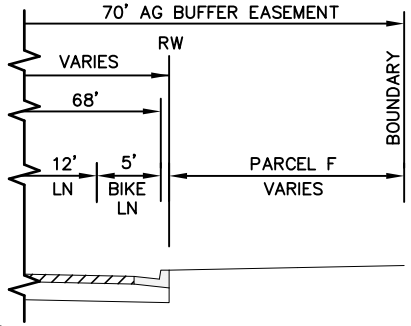
DETENTION/LANDSCAPE AREA, BOTH SIDE OF STREET. (TYP)



JOINT TRENCH LOCATION (TYP EITHER SIDE OF STREET)

C / B-3

INTERIOR STREET SECTION
(PUBLIC)-STREET "B"
(NO PARKING ALLOWED)
NO SCALE



C1 / B-3

INTERIOR STREET SECTION
(PUBLIC)-SOUTH END STREET "B"
AT HARRIS ROAD
(NO PARKING ALLOWED)
NO SCALE

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LEGEND

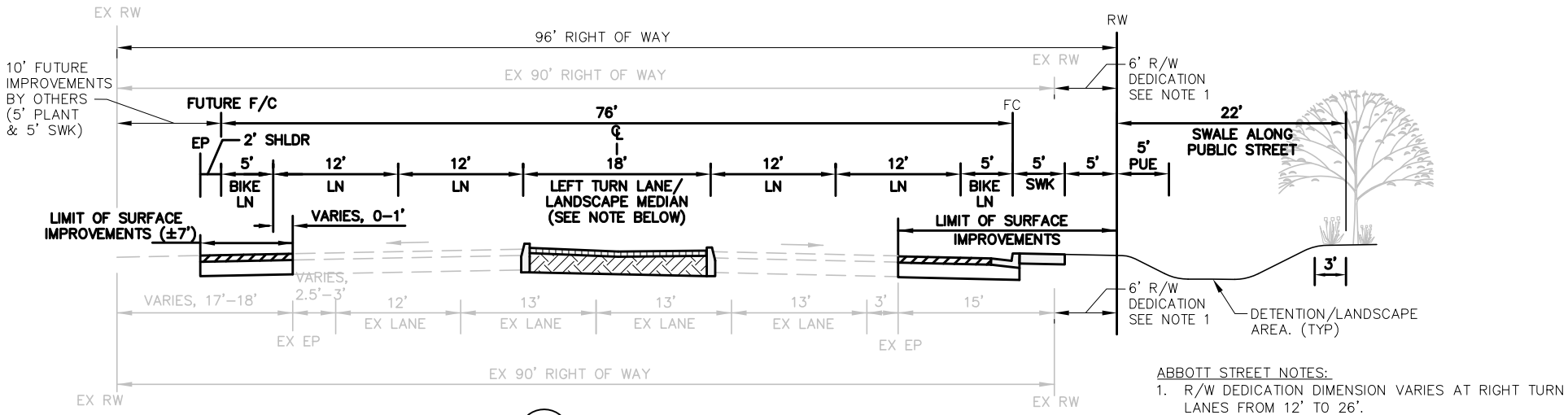
PUE	PUBLIC UTILITY EASEMENT
LME	LANDSCAPE MAINTENANCE EASEMENT
SDE	STORM DRAIN EASEMENT

INTERIOR STREET SECTIONS

SALINAS AG-INDUSTRIAL CENTER

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JUNE 2009
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FIGURE B-4



D / B-3 ABBOTT STREET
NO SCALE

ABBOTT STREET NOTES:
1. R/W DEDICATION DIMENSION VARIES AT RIGHT TURN LANES FROM 12' TO 26'.

LANDSCAPE MEDIAN PHASED CONSTRUCTION

SEGMENT	CONSTRUCTION TIMING
APPROXIMATELY 400 FEET TO DEFINE THE NORTHBOUND ABBOTT STREET LEFT-TURN LANE ONTO STREET "A" SOUTH OF STREET "A" AND THE ABBOTT STREET INTERSECTION.	DURING CONSTRUCTION OF THE ABBOTT STREET AND STREET "A" SIGNALIZED INTERSECTION.
APPROXIMATELY 650 FEET NORTH OF THE STREET "A" AND ABBOTT STREET INTERSECTION ENDING AT THE PLAN AREA BOUNDARY.	DURING CONSTRUCTION OF THE ABBOTT STREET AND STREET "A" SIGNALIZED INTERSECTION.
APPROXIMATELY 440 FEET NORTH OF THE ABBOTT STREET AND HARRIS ROAD INTERSECTION.	DURING CONSTRUCTION OF THE ABBOTT STREET AND HARRIS ROAD SIGNALIZED INTERSECTION.
SECTIONS BETWEEN THE HARRIS ROAD INTERSECTION SEGMENT AND THE STREET "A" SEGMENT.	AT THE COMPLETION OF THE SITE PLANNING FOR THE FINAL ABBOTT STREET FRONTAGE LOT(S) IN ORDER TO ACCAMODATE MEDIAN CUTS FOR THOSE LOTS

LEGEND

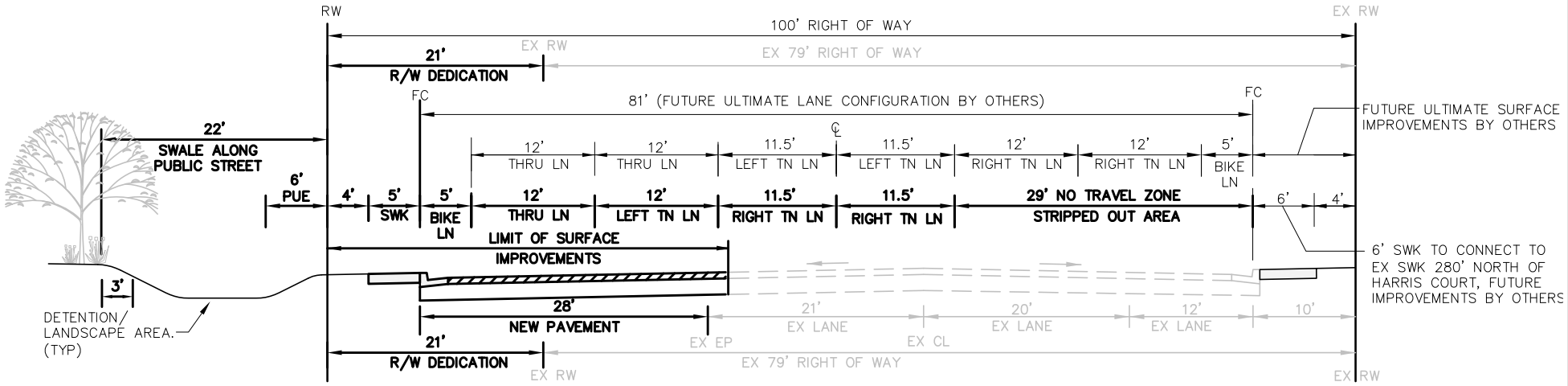
———	EXISTING LANE(LN) STRIPING & SURFACE IMPROVEMENTS
———	LANE STRIPING & SURFACE IMPROVEMENTS REQUIRED AT PROJECT BUILDOUT
PUE	PUBLIC UTILITY EASEMENT
LME	LANDSCAPE MAINTENANCE EASEMENT
SDE	STORM DRAIN EASEMENT

NOTE: LANE CONFIGURATIONS PER HIGGINS ASSOCIATES TRAFFIC REPORT SEPTEMBER 2008.

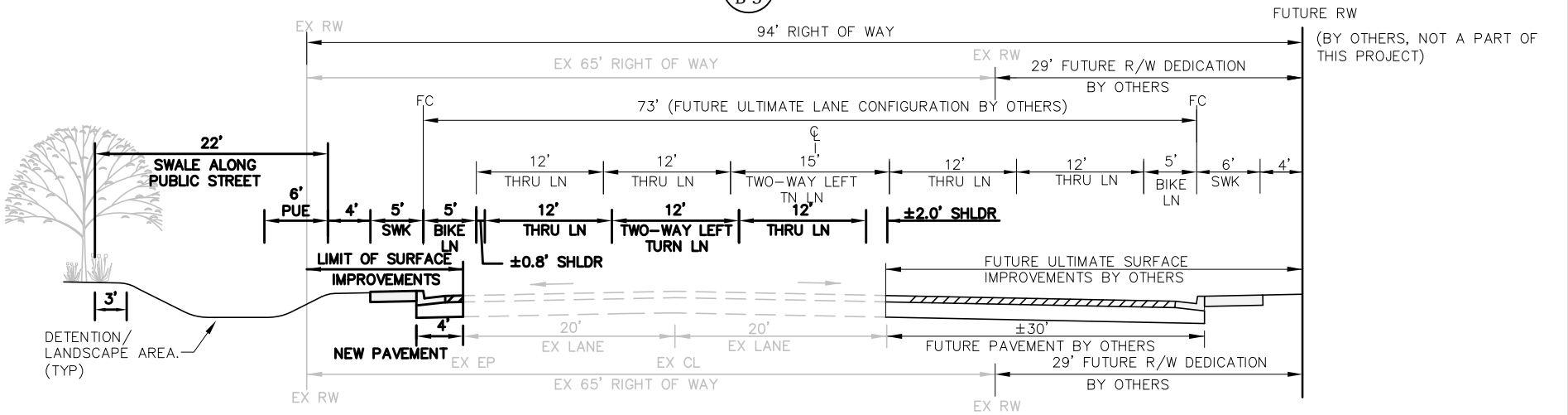
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EXTERIOR STREET SECTIONS
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JUNE 2009
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FIGURE B-5



E / B-3 HARRIS ROAD
NO SCALE



F / B-3 HARRIS ROAD
NO SCALE

LEGEND

———	EXISTING LANE(LN) STRIPING & SURFACE IMPROVEMENTS
———	LANE STRIPING & SURFACE IMPROVEMENTS REQUIRED AT PROJECT BUILDOUT
PUE	PUBLIC UTILITY EASEMENT
LME	LANDSCAPE MAINTENANCE EASEMENT
SDE	STORM DRAIN EASEMENT

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NOTE: LANE CONFIGURATIONS PER HIGGINS ASSOCIATES TRAFFIC REPORT SEPTEMBER 2008.

EXTERIOR STREET SECTIONS
SALINAS AG-INDUSTRIAL CENTER

SALINAS, CALIFORNIA
UNI-KOOL PARTNERS
JUNE 2009
JOB NUMBER: 072067

FIGURE B-6

4.0 Grading

Figure C-1 shows the conceptual grading plan developed for the *Plan Area* to meet the following goals:

- Create a developable site;
- Minimize the quantity of earth moved;
- Maintain existing site release points;
- Minimize earthwork and soil import volumes;
- Accommodate gravity utilities;
- Provide a positive overland release; and
- Optimize the quality of the *Plan Area* development.

The level topography and the assumed future building grading needs make the design of storm, sewer, and industrial waste utilities difficult. Challenges and constraints to achieve the grading goals mentioned above included the following:

- The level nature of the existing topography, coupled with the long distances from the lower to the upper reaches of the *Plan Area* to the available downstream utility connection points, present a challenge to provide positive gravity flow and maintain sufficient pipe cover.

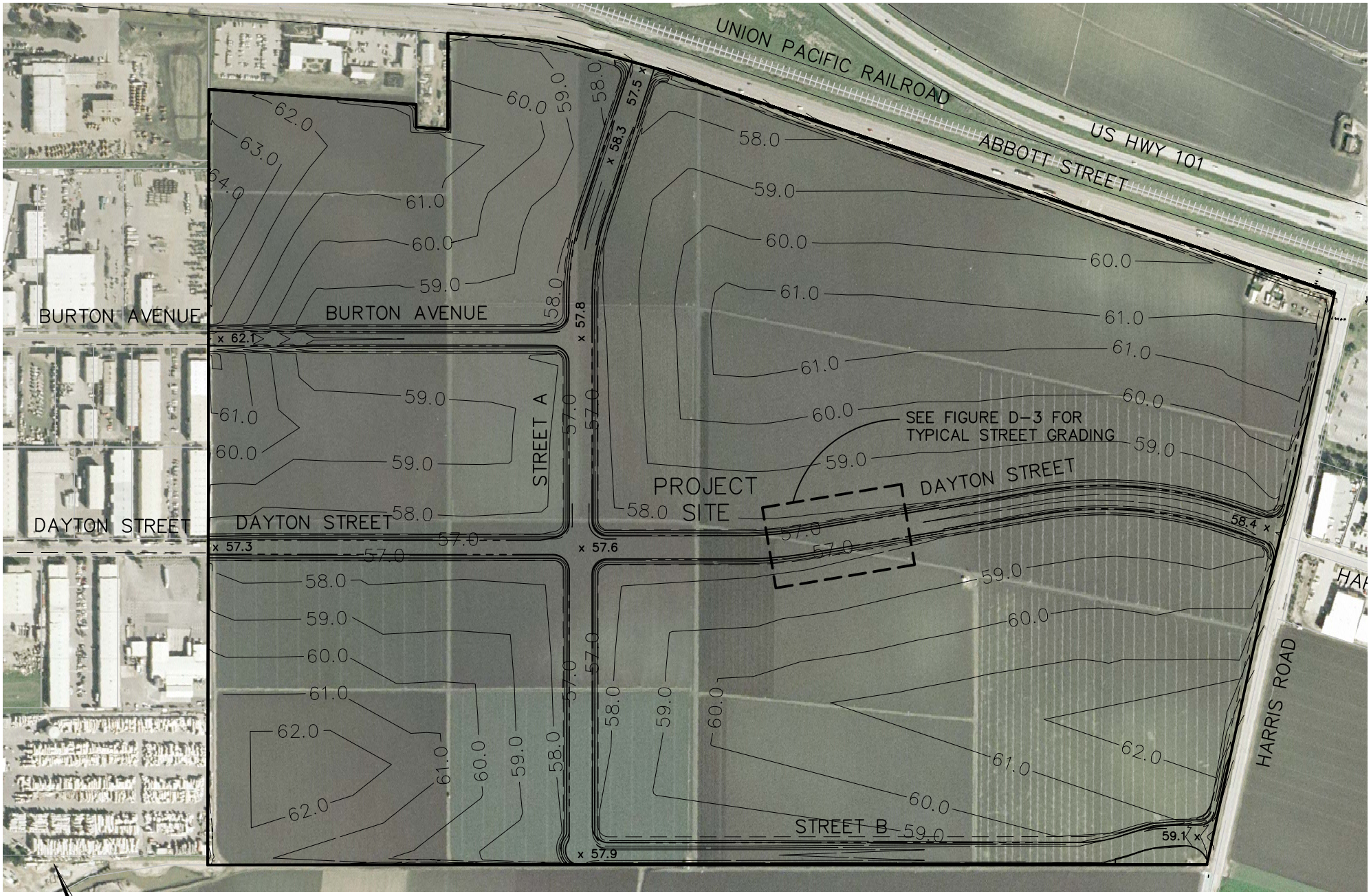
- The conceptual grading plan provides flexibility for a minimum lot size in future parcel subdivisions. Not knowing exact location or number of future lots, makes the grading assumptions challenging in that future lots would still need to be serviced by main gravity utilities found in the future backbone streets.

The conceptual design assumes gravity industrial waste and sanitary sewer utilities within the *Plan Area*, will be conveyed by gravity to the *Center's* boundary and then pumped into the City system at the utility connection points. Please refer to Sections 5 thru 8 for a detailed summary of utilities.

Grading for the site will require cuts and fills generally less than 3-feet for the majority of the site, and generally follows the existing topography. Fills in excess of 3-feet will be necessary at certain localized areas, but they represent a small fraction of the site. These areas are located at future street conforms to Abbott Street and Harris Road and at some locations near the northeast corner of the site.

On-site grading conforms along the northeast and southeast perimeter of the site are expected to be achieved with maximum 2:1 slopes with heights ranging from zero to three (0 - 3) feet along Abbott Street and Harris Road. Conforms on the northwest and southwest are expected to be minimal with heights ranging from zero to one (0 - 1) foot. No grading conforms are expected to extend off-site.

Figure C-1 shows the grading concept. Excess soil from the excavation of the backbone streets will be placed on and compacted within parcels, in accordance with the



0 500 1000

SCALE IN FEET: 1"= 500'

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CONCEPTUAL GRADING

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FIGURE C-1

recommendations of the Project Soils Engineer (Landset Engineers, Inc., Preliminary Soil Engineering Investigation and Asphalt Pavement Design for Salinas Ag-Industrial Business Park, Monterey County, CA Project LSS-0620-01, April 2008). Approximately 25,000 to 75,000 cubic yards of soil will be imported into the *Plan Area*, at ultimate buildout.

5.0 Stormwater Drainage

5.1 Existing Conditions

The *Plan Area* is tributary to the Monterey County Water Resources Agency (MCWRA) Reclamation Ditch, which flows through the City from the southeast to the northwest and is part of a larger city-wide stormwater drainage network. The Reclamation Ditch ultimately discharges into the Tembladero Slough, which is a tributary of the old Salinas River Channel.

The *Plan Area* and surrounding developments drain into existing City of Salinas owned and maintained 72-inch and 48-inch storm drain lines located in Abbott Street and Harris Road, respectively. The existing 72-inch and 48-inch storm drain lines flow by gravity in a northeasterly direction under the Union Pacific Railroad tracks and U.S. Highway 101, and outfall into the Reclamation Ditch just south of Heinz Lake. The *Plan Area* stormwater infrastructure will connect to these storm drain lines at existing manholes on Abbott Street and Harris Road.

Figure B-1 shows the existing drainage patterns of the *Plan Area*. The *Plan Area* is generally level, with an average slope of approximately 0.2% from southwest to northeast toward a low point at the Abbott Street frontage. As part of existing agricultural operations, seasonal drainage ditches are created to convey stormwater runoff from the site and surrounding streets to a low point along the Abbott Street frontage. From here, the runoff is conveyed under Abbott Street and Union Pacific Railroad through a series of culverts, which discharge into vacant open space between the railroad and U.S. Highway 101. Record drawings from the City of Salinas show a field inlet on the east side of the Union Pacific Railroad tracks connected to the existing 72-inch storm drain via a 15-inch line. However, due to constraining field conditions, the location of the inlet was not able to be verified.

It was determined from City aerial topography and field visits that approximately 78 acres of offsite drainage area to the west of the *Plan Area* is tributary to the site. It appears that runoff sheet flows toward the west boundary of the *Plan Area* and is collected in a ditch on the west side of an existing ag-road. If the ditch fills to capacity, runoff would release over the ag-road and into the site at low point along the west boundary. Stormwater runoff from an additional 25 acres of drainage area to the west appears to release to the north, away from the site, along the same west boundary ag-road into an existing off-site basin near the northwest corner of the *Plan Area*. If the basin fills to capacity and overtops its banks, it appears the runoff would continue flowing to the northwest along the historical Alisal Slough drainage path, crossing Harkins Road at a

low point approximately 1,500 feet to the west of the site's western boundary. However, due to the flatness of the agricultural land to the west, it is difficult to determine with any certainty the path of stormwater runoff from these off-site areas.

5.2 Site Constraints

The following site constraints related to stormwater drainage are present on-site:

1. A Preliminary Soil Engineering Investigation of the *Plan Area* by LandSet Engineers was completed in the summer of 2008. The results of the investigation indicate the surface layer of soil consist of expansive fat clay with little or insignificant percolating properties. Percolation tests produced favorable rates at some isolated locations when extended to depths of 10 feet or greater. However, it was concluded that sustainable percolation facilities are not feasible. Refer to Section 5.4 for more information.

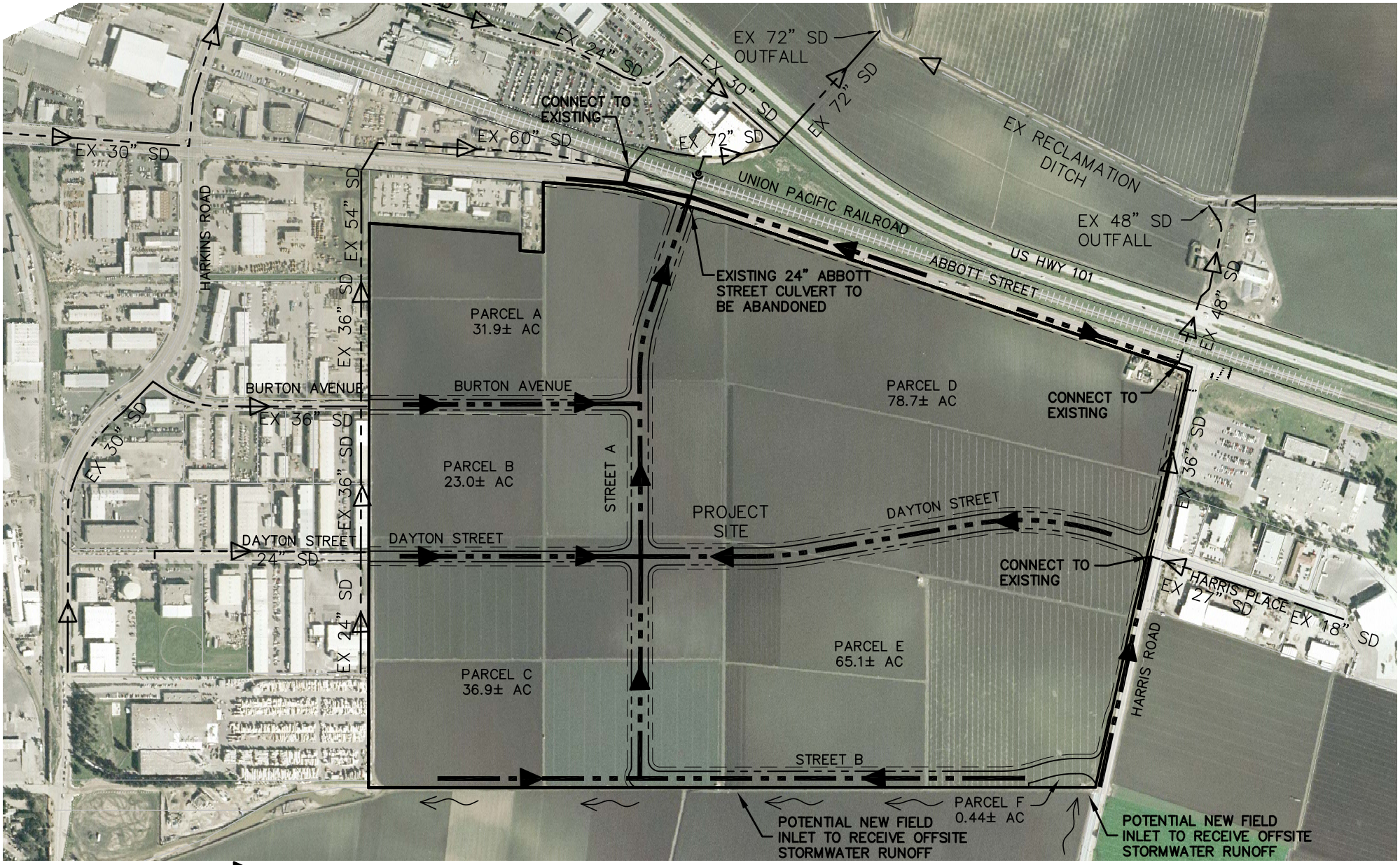
2. Future development of the *Plan Area* will result in large building footprints and high amounts of pavement coverage for parking, loading docks, and storage areas. These features make it a challenge to limit the impervious coverage of the site. However, all impervious surface runoff will be directed to available open space and landscaped areas to maximize any available percolation in the surface clay soils before the flows enter the designed treatment areas (See 6.0 – Stormwater Quality Management). This possible incidental percolation is not accounted for in the preliminary design calculations.

3. The site will be subdivided and developed by future businesses. Site-specific information was not available at the time of report preparation. Reasonable assumptions are made in this Engineers Report based on land uses described in the *Specific Plan* documents. Future development sites within the *Plan Area* will be required to complete individual site-specific Stormwater Control Plans in compliance with the latest City of Salinas Stormwater Development Standards (SWDS) (See Section 6.0 – Stormwater Quality Management).

5.3 Proposed Stormwater Drainage

The proposed grading and stormwater drainage concept will preserve the existing *Plan Area* drainage pattern, the existing site release points, and the existing tributary area of the Monterey County Water Resources Agency (MCWRA) Reclamation Ditch. This will be accomplished through the use of Low Impact Development (LID), efficient on-site storm drain systems, and detention facilities.

The *Plan Area* stormwater conveyance system will be conventional industry-type storm drain pipe ranging in size from 12-inch to 60-inch and designed per City of Salinas design standards. The majority of the system will flow southwest to northeast and connect to the 72-inch storm drain at a manhole on Abbott Street, and continue east to the Reclamation Ditch outfall. A fraction near the southeast corner of the site will flow



NEW STORM DRAIN PIPE

EXISTING STORM DRAIN PIPE

FLOW DIRECTION OF EX DITCH (OFFSITE)

0 700 1400

SCALE IN FEET: 1"= 700'

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CONCEPTUAL "BACKBONE" STORMWATER CONVEYANCE SYSTEM

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FIGURE D-1

connect to the existing Harris Road storm drain, and continue east to the 48-inch storm drain and outfall. Off-site upstream runoff entering the site from the southwest will be picked up and conveyed through a combination of new and existing off-site storm drain lines in Harris Road and the proposed on-site conveyance system. Approximately 2,800 feet and 1,300 feet of off-site storm drain pipe will be installed in Abbott Street and Harris Road, respectively, as part of the frontage street improvements. See Figure D-1 for more information.

Development of the *Plan Area* will create impervious surfaces that do not now exist. Stormwater runoff volumes, peak flow rates, and pollutant loading will increase as a result of development. Stormwater detention facilities will be used to mitigate for increases in peak runoff flow rates and potential impacts to the downstream receiving system. LID measures will be used to mitigate for increases in stormwater pollutants. Stormwater detention and LID are discussed further in Sections 5.5 and 6.0 respectively.

5.4 Stormwater Retention

The *Plan Area* has been evaluated for the use of retention basin facilities to infiltrate stormwater into the underlying soil. A Preliminary Soil Engineering Investigation by LandSet Engineers, Inc conducted percolation tests on-site as described in Section 5.2 above. LandSet Engineers, Inc concluded that long term sustainable retention facilities infiltrating large volumes of water are not feasible based on the presence of surface expansive fat clays extending to a depth of approximately 10 feet and laterally disconnected soil layers of silt, clays, and dense sands at depths of 10 feet to 50. However, every opportunity will be taken to percolate some stormwater runoff at localized areas outlined in the Preliminary Soil Engineering Investigation (such as running some roof leaders to underground infiltrators near buildings).

5.5 Stormwater Detention

Development within the *Plan Area* will increase impervious surfaces at post-development conditions, thereby increasing stormwater peak flow and runoff volume. The *Plan Area* stormwater control facility design will mitigate for increases in post-development runoff by limiting the 100-year 24-hour post-development discharge to the 10-year 24-hour pre-development rate, as outlined in the City of Salinas Stormwater Development Standards (SWDS) (October 2008). Additional detention volume and flow rate control will be provided if needed to mitigate for downstream impacts to the Reclamation Ditch.

The Soil Conservation Service (SCS) unit hydrograph procedure was used to determine stormwater peak flows and runoff volumes for the existing and developed site conditions. This methodology is based on a dimensionless hydrograph relating the variables of lag time and peak flow rate. The Haestead CivilStorm computer model was used to generate the pre and post-development hydrographs and conduct the mitigated detention routing scenarios. The City's Consultant used the HEC-RAS computer model to analyze impacts to the Reclamation Ditch as a result of *Plan Area* development. Additional information

regarding model data requirements and analysis procedures is presented in the following sections.

The rainfall distribution and depths used in the conceptual detention design was consistent with the City's SWDS for the 10-year and 100-year 24-hour storm events. The precipitation distribution is consistent with the SCS Type 1A distribution. The one hour rainfall intensities provided in the City's SWDS were converted to five minute intensities for use in a 96 hour, five minute time step analysis. The 10-year and 100-year 24-hour storm rainfall depths are the following: 10-year, 24-hour depth of 2.5 inches. 100-year, 24-hour depth of 3.7 inches. The 100-year, 72-hour precipitation distribution with a total rainfall depth of 5.2 inches was used for the downstream impact analysis per MCWRA Zone 9 Reclamation Ditch criteria.

The post-development *Plan Area* 100-year peak discharge can be mitigated to the 10-year pre-development rate of 27.4 cfs. However, the design is controlled by mitigation for downstream impacts to the Reclamation Ditch. Impact to the receiving system are sufficiently mitigated through the use of a total *Plan Area* detention volume of 55.5 acre-ft while limiting the release rate to 18.4 cfs. A separate *Plan Area* detention and conveyance study describing more in detail the design method and analysis has been completed and is available as a separate document. All stormwater collected and detained will be released and conveyed through the proposed stormwater conveyance system as described in Section 5.3 and shown in Figure D-1.

5.6 Stormwater Detention Methods

Several stormwater detention methods will be available and exist throughout the *Plan Area*. The development of the stormwater detention areas will occur in two phases.

First, the Master Developer will install the backbone public streets and grade a swale in the 22foot Landscape Buffer Easement area on both sides of the streets (see detention methods below). The swale will collect and detain runoff from two tributary areas: 1) the backbone streets runoff, and 2) approximately 100 feet of equivalent impervious area along the portions of individual parcels that front on the Landscape Buffer Easement. The swale will also be used as a Best Management Practice (BMP) for stormwater treatment of the two tributary areas through the use of bioretention treatment.

Second, the Individual Developers will be required to detain and treat runoff from their sites. The detention and conveyance study by RJA completed for the overall analysis of the *Plan Area* shows approximately what Individual Developers will be required to detain and release. This will provide a guide for ultimate buildout, and Individual Developers will be required to comply with the City's Stormwater Development Standards (SWDS). Figures D-2 thru D-6 illustrate detention methods available to Individual Developers. The following is a brief description of each detention method:

Swale Along Public Streets - This method uses the 22 foot Landscape Buffer Easement area located parallel and on both sides of the backbone public streets as shown in Figures

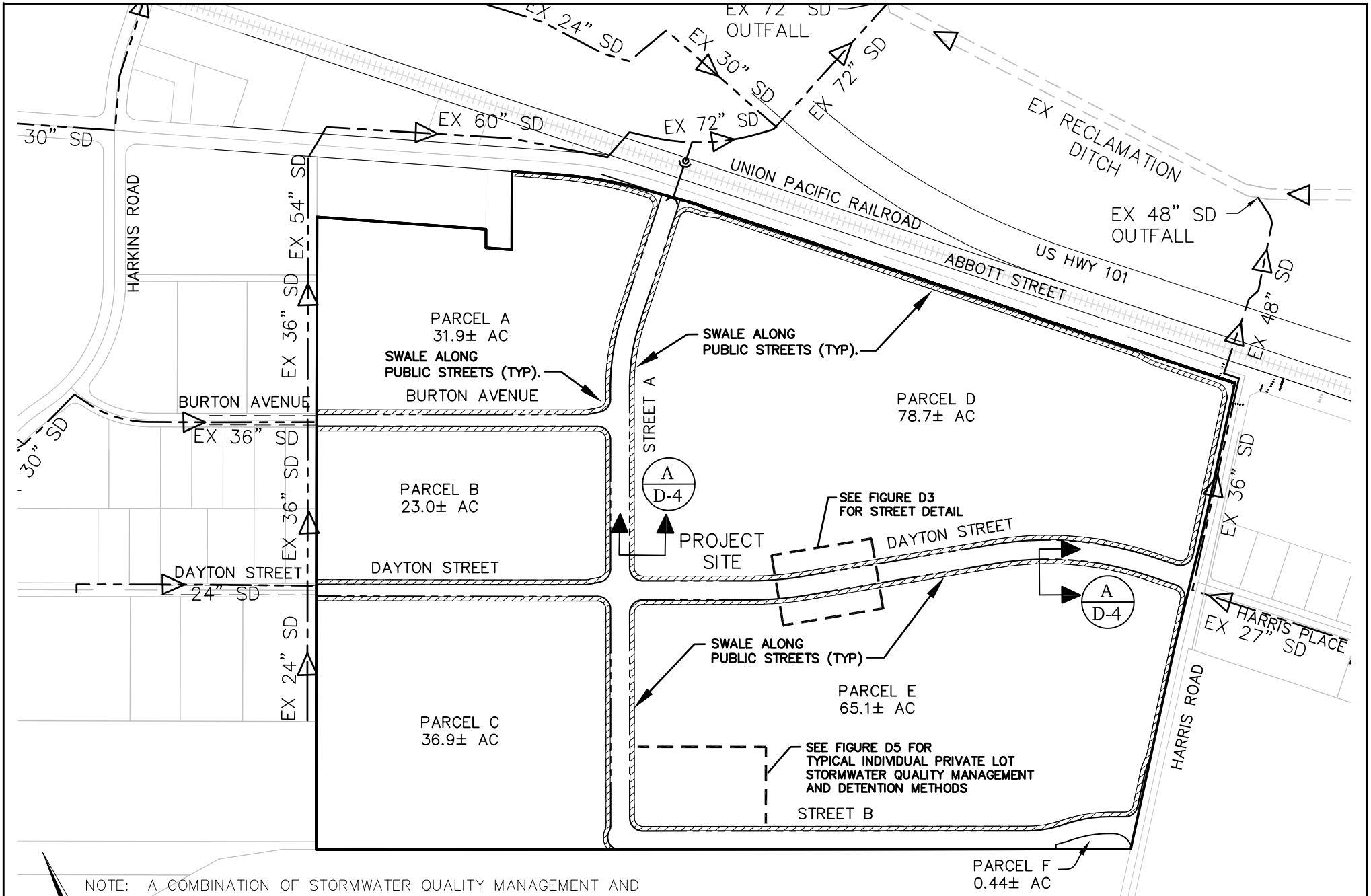
D-3 and D-4. The swale will have a depth of approximately 2.5 feet and will be located within a multi-functional area used for: 1) landscape or landscape buffer between parcels and streets, 2) detention area to collect and detain runoff from backbone streets and an approximate 100-foot impervious equivalent parcel frontage area, and 3) a BMP water quality treatment area using biotreatment applications. Expected maximum detention water depths would be approximately 2.5-feet. The backbone public streets and an approximate 100-foot equivalent impervious parcel frontage area will drain into the swale, where stormwater quality treatment for low flow storm events would occur using flow and volume based applications. High flow storm events would be detained and eventually released at predevelopment rates into the street storm drain conveyance system using flow control devices.

Underground Detention - This method involves using oversized large pipes or exposed bottom chambers available through various manufacturers. Low flow-surface water will be treated prior to entering the below-ground detention areas. Potential application of below-ground facilities will be determined by Individual Developers based on final site design and conditions.

Above-Ground Detention in Paved Areas - Above-ground detention in paved areas involves allowing paved or parking lot areas to pond during large storm events to acceptable limits. Drain inlets or outlet pipes will be used as the metering devices to limit discharge flows to the required rate.

Above-Ground Detention in Depressed Landscape Areas – Similar to detention in paved areas, detention in depressed landscape areas involves an acceptable level of ponding in landscape areas where flows would also be metered within these areas.

Final stormwater detention design for each parcel will dictate the ultimate selection and use of one or a combination of these detention methods and accompanying LID measures for that master parcel. All stormwater detention and water quality design criteria will be consistent with the City's Stormwater Development Standards (October 2008). Landscape maintenance districts and/or landscape maintenance agreements will most likely be necessary for the maintenance of these areas.



NOTE: A COMBINATION OF STORMWATER QUALITY MANAGEMENT AND DETENTION METHODS MAY BE USED WITHIN THE SPECIFIC PLAN AREA. SEE SECTION 5.6 FOR STORMWATER QUALITY MANAGEMENT METHOD DESCRIPTIONS.

0 600 1200

SCALE IN FEET: 1"= 600'

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CONCEPTUAL STORMWATER QUALITY MANAGEMENT AND DETENTION

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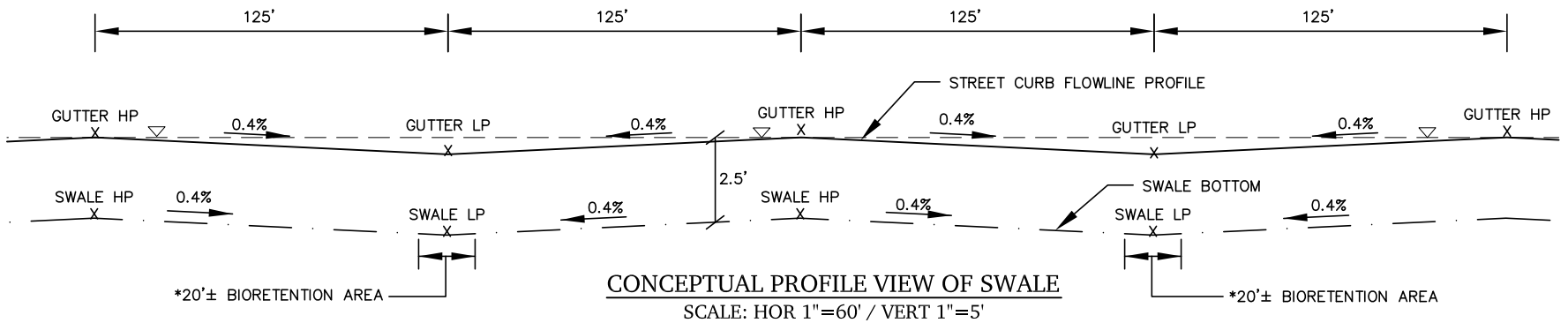
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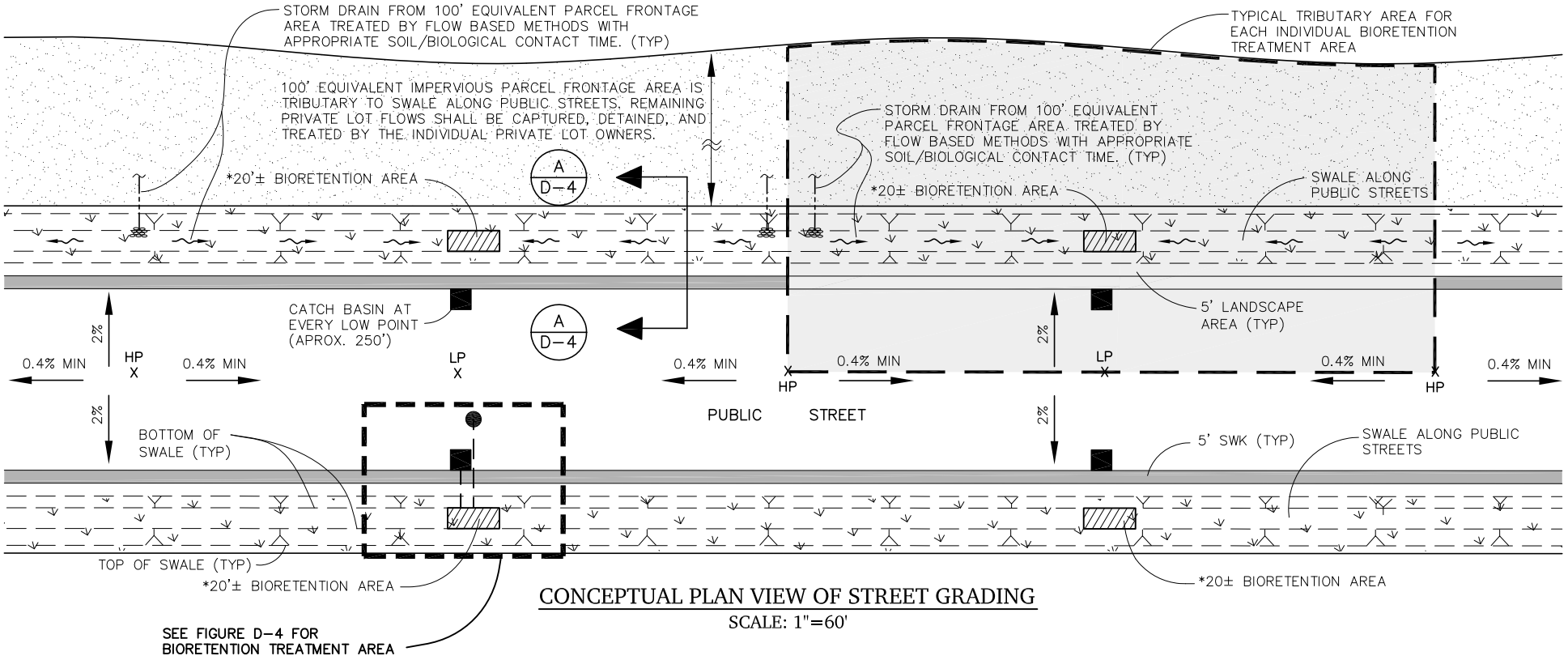
JOB NUMBER: 072067

FIGURE D-2



CONCEPTUAL PROFILE VIEW OF SWALE

SCALE: HOR 1"=60' / VERT 1"=5'



CONCEPTUAL PLAN VIEW OF STREET GRADING

SCALE: 1"=60'

* SIZE OF BIORENTION AREA MAY VARY BASED ON RIGHT OF WAY WIDTH

0 60 120

SCALE IN FEET: 1"= 60'

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SWALE ALONG PUBLIC STREETS PLAN AND PROFILE

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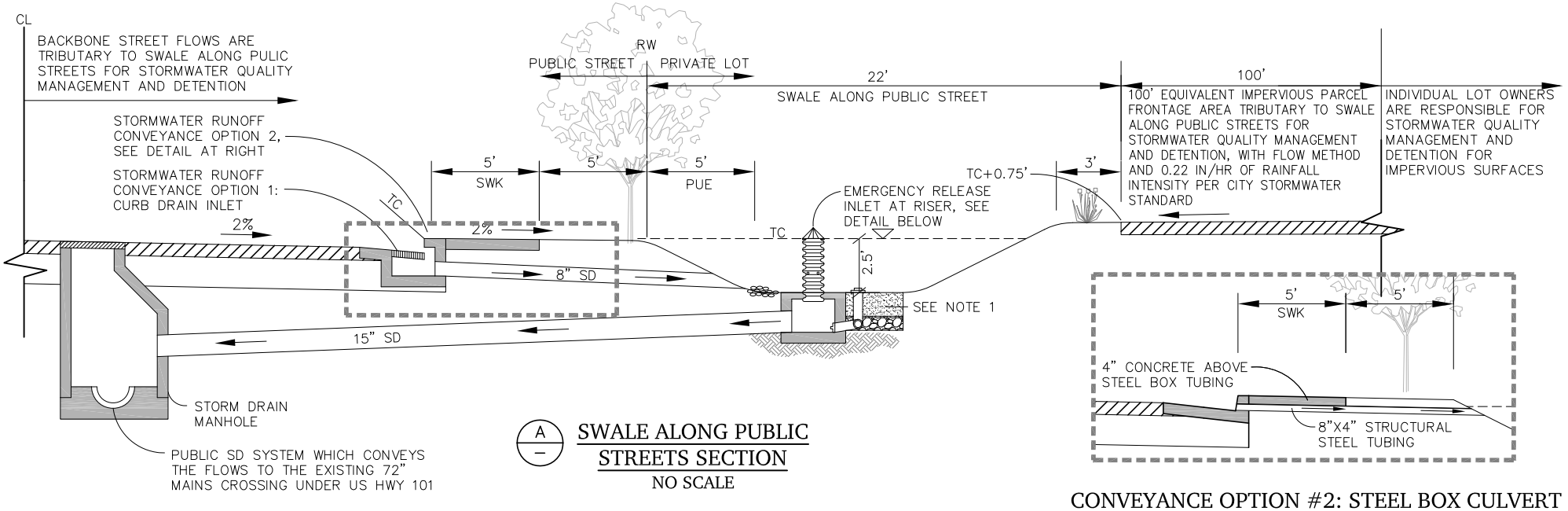
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JOB NUMBER: 072067

FIGURE D-3

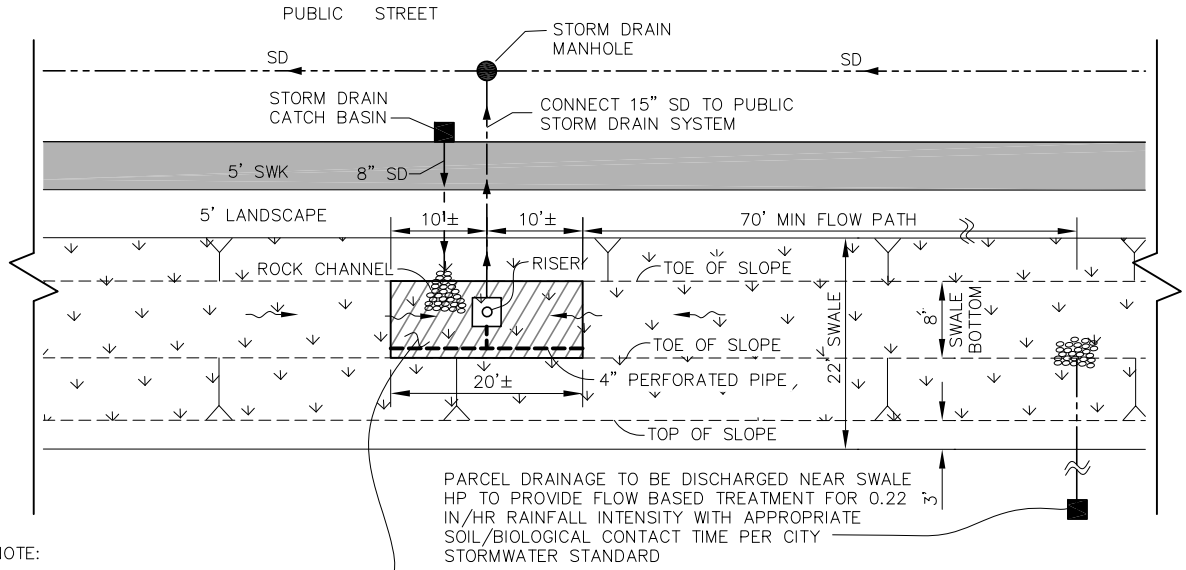


A — SWALE ALONG PUBLIC STREETS SECTION

NO SCALE

CONVEYANCE OPTION #2: STEEL BOX CULVERT

NO SCALE

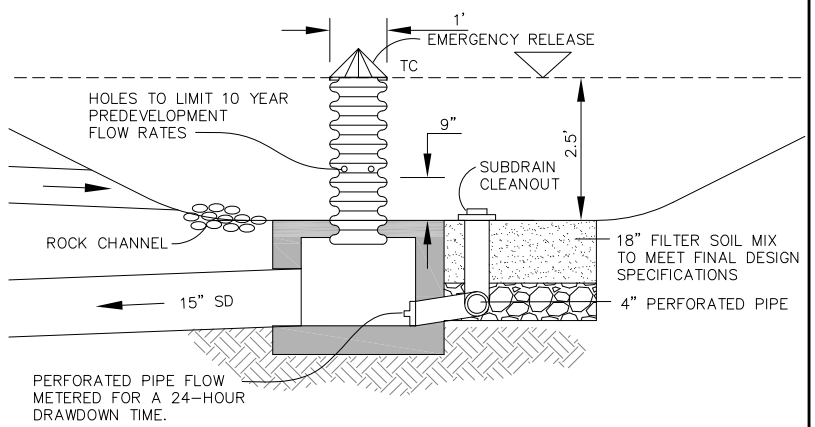


NOTE:

1. BIORETENTION TREATMENT AREA FOR STORMWATER QUALITY MANAGEMENT OF BACKBONE STREET FLOWS, WITH VOLUMETRIC METHOD AND 0.6 INCH OF RAINFALL DEPTH (THE 24-HOUR, 85TH PERCENTILE RAINFALL DEPTH) PER CITY STORMWATER STANDARDS AND A 24-HOUR DRAWDOWN TIME.

BIORETENTION TREATMENT AREA

NO SCALE



CONCEPTUAL DESILTING RISER DETAIL

NO SCALE



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CONCEPTUAL SWALE ALONG PUBLIC STREETS DETAILS

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FIGURE D-4

6.0 Stormwater Quality Management

6.1 Local Agency Permits and Requirements

The State Water Resources Control Board has implemented a National Pollution Discharge Elimination System (NPDES) Program to control and enforce stormwater pollutant discharge reduction per the Clean Water Act. The Central Coast Regional Water Quality Control Board (RWQCB) issues and enforces the NPDES permits for discharges to water bodies in Monterey County and the City of Salinas. The RWQCB stipulated that the City establish development standards to be used in new development and redevelopment to help achieve the goals of the NPDES permit. The City, in conjunction with the RWQCB, has since produced a draft "Stormwater Development Standards" (SWDS) dated October 2008 to assist project applicants with new stormwater management requirements set forth by the NPDES permit and the City of Salinas storm drain and flood control requirements. The SWDS also identifies Low Impact Development standards (LID) as a way to minimize the impacts of urban runoff on receiving waters and to promote healthy watersheds.

6.2 BMP and LID Applications

The Master Developer and Individual Developers will implement and comply with the City's SWDS and LID standards. The Master Developer and Individual Developers will apply the following Best Management Practice (BMP) and LID goals to the "maximum extent practicable" (MEP):

- The post-development stormwater runoff peak discharge rate will not exceed the predevelopment discharge rate for the 10 year storm through the installation of detention areas.

- Stormwater Quality: The Master Developer and Individual Developer within the Plan Area will apply BMP and LID goals in their designs to the maximum extent practicable per the City's SWDS to capture and treat stormwater runoff from the relatively small and frequent storm events as follows:

- Work with the City to apply site planning principles early in the development process; identify site plan stormwater quality management constraints and opportunities through a pre-application Stormwater Control Plan.

- Implement a "start at the source" site design. The *Plan Area* is expected to consist of future sites of varying lot sizes. Individual Developers will be required to provide stormwater detention and water quality measures. The net effect at *Plan Area* buildout will be the advantage of many small areas distributed throughout the *Plan Area* versus traditional large regional detention and treatment facilities.

- Limit impervious surface to the MEP by incorporating landscaping features around buildings and parking areas, reducing drive aisle and parking space size in parking areas, and incorporating pervious pavement where feasible, such as along walkways.

- Maintain the natural topography to the maximum extent practicable with grading and site plan design. The *Plan Area* proposed site and grading plans are maintaining the pre-development flow pattern and overland release points. The site and grading plans are attached with this report.

- Implement a grading design that will direct runoff from impervious areas to pretreatment areas to reduce pollutants by disconnecting impervious areas before the flows enter the public stormwater conveyance system.

- Promote infiltration where feasible in areas outlined in the Preliminary Soil Engineering Investigation. Top surface soils offer little to insignificant percolation opportunities. The site, however, will direct all impervious area flows to available open space and landscaped areas to benefit from what percolation is available before the flows enter the designed treatment areas.

- Apply selective BMP and LID applications to maximize effectiveness in removing pollutants by prioritizing "bioretention" applications with minimum eighteen (18) inches of soil and a design surface loading rate not exceeding five (5) inches per hour and fed by gravity.

- Minimize significant runoff impact to receiving surface water bodies due to post-development peak runoff rates through the use of detention facilities as described in Section 5.5.

- Capture and treat stormwater runoff from relatively small and frequent storm events where most of the runoff pollutants are generated.

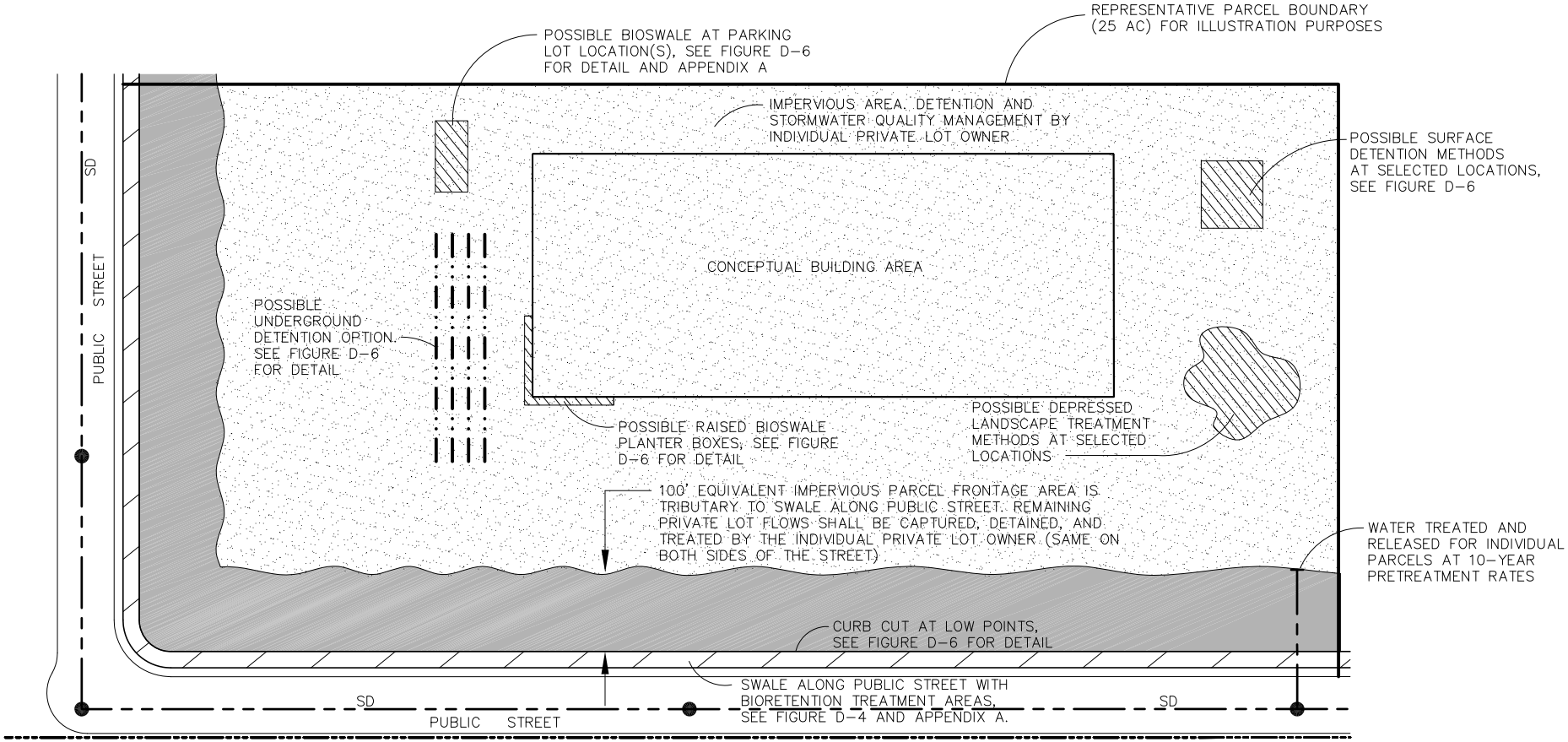
- Redirect street runoff to swales along the public streets with bioretention treatment areas. Stormwater runoff from the new backbone public streets and sidewalks will be directed to a swale along the public streets. The runoff will be captured and detained during high storm events and treated for low-flow events. The roadside landscape/detention area will be sloped at 0.4% to provide low velocities. Gentle slopes along with well-planned landscape planting will provide superior opportunities for water contact time with biological treatment measures within the swale.

- Redirect rooftops to underground infiltration facilities where feasible as determined by the geotechnical engineer at specific locations.

- Use site landscaping as prime opportunity sites for stormwater treatment, evapotranspiration, and detention.

NOTES:

1. THIS LOT SIZE AND LAYOUT IS FOR SCHEMATIC PURPOSES AND ONLY TO CONCEPTUALLY SHOW THE MENU OF POSSIBLE DETENTION AND STORMWATER QUALITY MANAGEMENT METHODS FROM WHICH THE INDIVIDUAL PRIVATE LOT OWNER MAY CHOOSE TO MEET THE SWDS.



MENU OF POTENTIAL LOT DETENTION AND STORMWATER QUALITY METHODS

0 200 400

SCALE IN FEET: 1"= 200'

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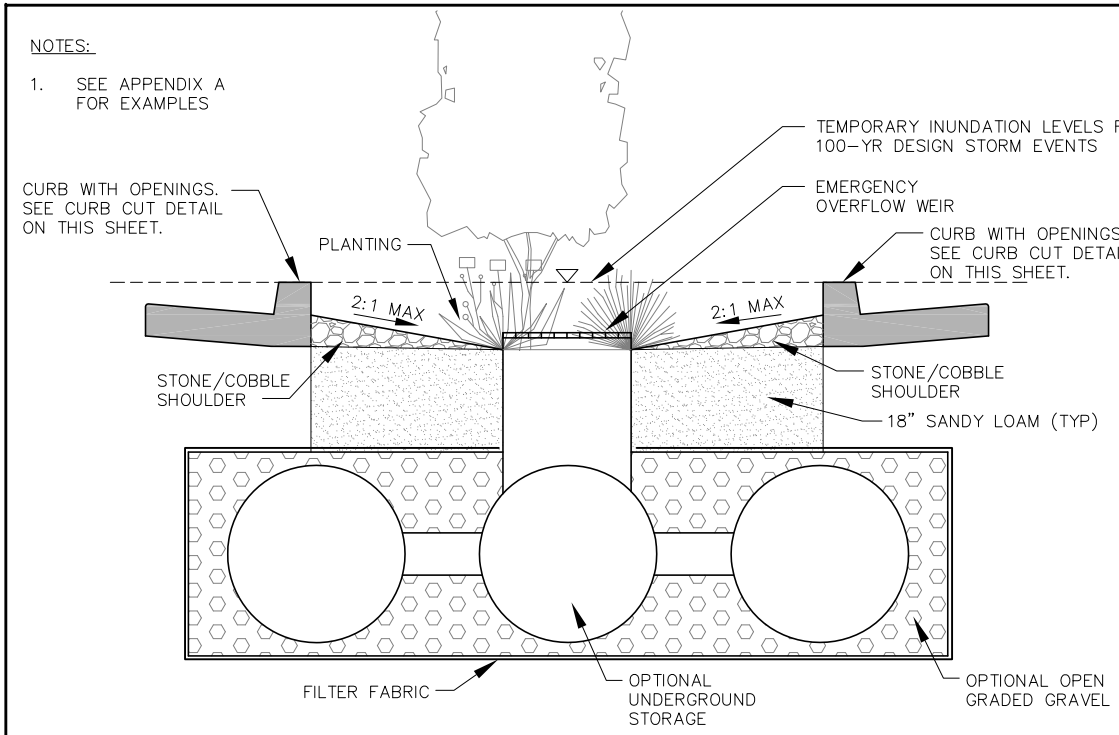
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FIGURE D-5

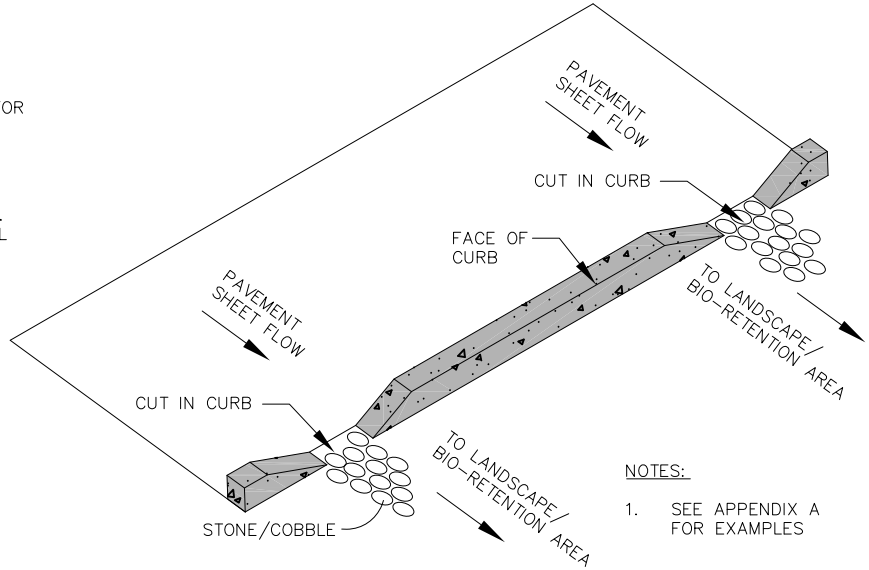
NOTES:

1. SEE APPENDIX A FOR EXAMPLES



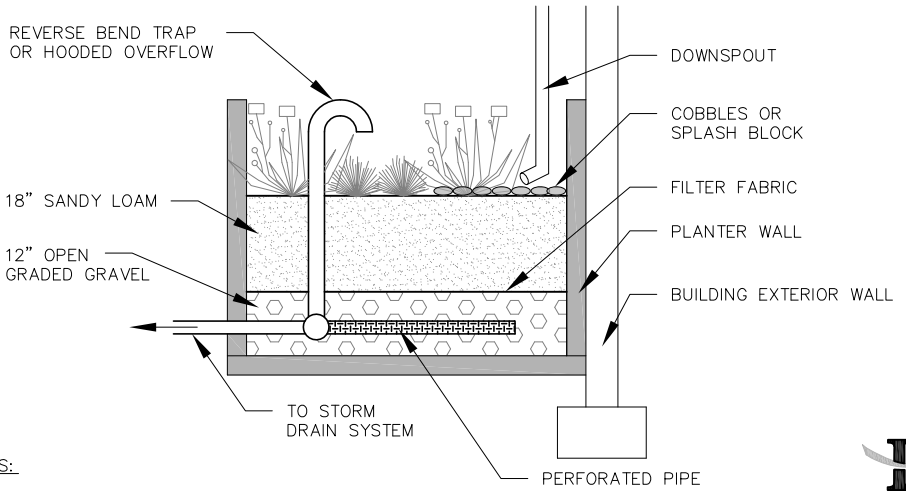
CONCEPTUAL BIOSWALE AT PARKING LOT OR EDGE OF PAVEMENT WITH UNDERGROUND STORAGE PIPES OPTION

NO SCALE



CURB CUT DETAIL (ISOMETRIC VIEW)

NO SCALE

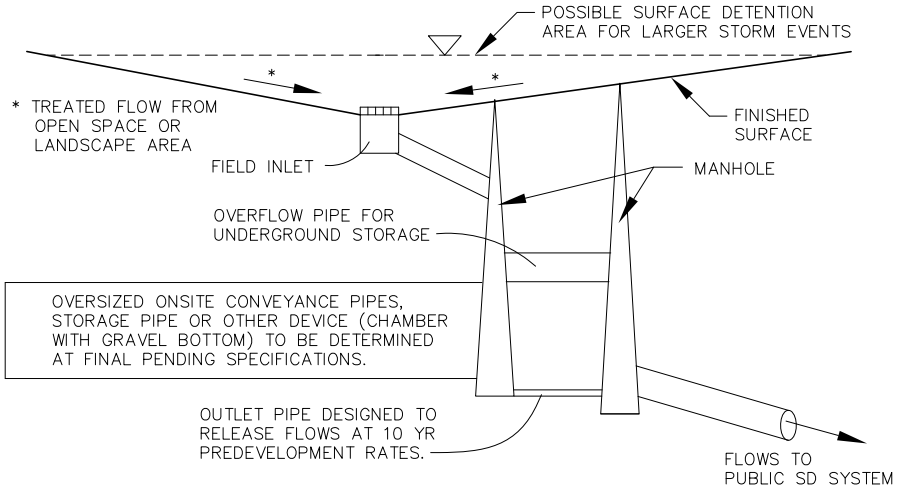


NOTES:

1. SEE APPENDIX A FOR EXAMPLES

RAISED BIOSWALE PLANTER BOXES

NO SCALE



BELOW AND ABOVE GROUND DETENTION

NO SCALE

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TREATMENT AND DETENTION METHODS

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FIGURE D-6

- Incorporate efficient irrigation methods including use of drought resistant plants.

- Direct water from vehicle wash areas, waste handling areas, loading areas, fueling areas, or wastewater management areas to industrial waste and sanitary sewer systems per the requirements and regulations contained in the Zoning Code Chapter 36, "Industrial Waste, Wastewater Collection, and Discharge."

- Reduce contact between runoff water and pollutants through use of Source Control measures.

6.3 Construction and Post-Construction Stormwater Management

Construction - The Master Developer and Individual Developers within the *Plan Area* will be required to file a Notice of Intent (NOI) to be covered under the State NPDES General Construction Permit (General Permit) for discharges of stormwater associated with construction activities. In addition, the General Permit will require the Master Developer and Individual Developers to develop and implement a Stormwater Pollution Prevention Plan (SWPPP) and use of BMPs to control runoff, erosion, and sedimentation from the site during construction. The SWPPP will have two (2) major objectives:

- Identify the sources of sediments and other pollutants that affect the quality of stormwater discharges during construction, and
- Describe and ensure the implementation of BMPs to reduce sediment and other pollutants in stormwater discharges during construction.

Post Construction - The Master Developer and Individual Developers will be required to produce Stormwater Control Plan (SWCP) detailing how post construction runoff and associated water quality impacts will be controlled, owned, and maintained. The SWCP will address the following major objectives:

- Identify the sources of sediments and other pollutants that affect the quality of stormwater discharges throughout the life of the development,
- Identify the approved site BMPs chosen to reduce sediment and other pollutants in stormwater throughout the life of the development, and
- Develop an inspection and maintenance schedule to ensure functionality of the BMPs throughout the life of the development.
- Identify ownership, maintenance responsibility (name and phone numbers), and maintenance procedures.
- Maintenance agreements
- Identify access easements and right-of-entry for inspection.
- Records of installation and maintenance activities

Both the SWPPP and the SWCP shall be prepared in accordance with the City of Salinas Stormwater Development Standards (October 2008) and submitted with the site infrastructure improvement plan approval process.

7.0 Sanitary Sewer

The Salinas Pump Station serves the City of Salinas by delivering raw sewage to the Monterey Regional Wastewater Pollution Control Plant operated by the Monterey Regional Water Pollution Control Agency (MRWPCA). Upstream of the pump station, the sanitary sewer collection system consists of five (5) primary trunk lines and fourteen (14) pump stations. The *Plan Area* is tributary to the Blanco Trunk line.

The MRWPCA handles wastewater for twelve (12) agencies located in Monterey County. The regional wastewater treatment plant has a total treatment capacity of 29.6 million gallons per day (MGD), with 21.5 MGD currently being used. The Monterey County use permit allows for treatment up to 27.0 MGD. The MRWPCA is in the process to revise the permit to allow for full use of the plant capacity. It is estimated that the plant will reach its current capacity between 2020 and 2028. MRWPCA also plans to employ a 15% water conservation plan with its member agencies to reduce wastewater generation. It is estimated the plant will be able to support all anticipated agency growth, including growth within the City of Salinas, through the year 2030 at current plant capacity if this plan succeeds.

The expected Sanitary Sewer Generation calculations were based on the following:

1. Preliminary land use assumptions. (*see section 2.4)*
2. Data provided by the Master Developer for typical processing land use operator.
3. The City's 1998 Sanitary Sewer Master Plan of 2,000 gpda for industrial land use.
4. 500 gallons per day per acre of inflow and infiltration. (*Section III.A of the City of Salinas 2008 Design Standards.*)

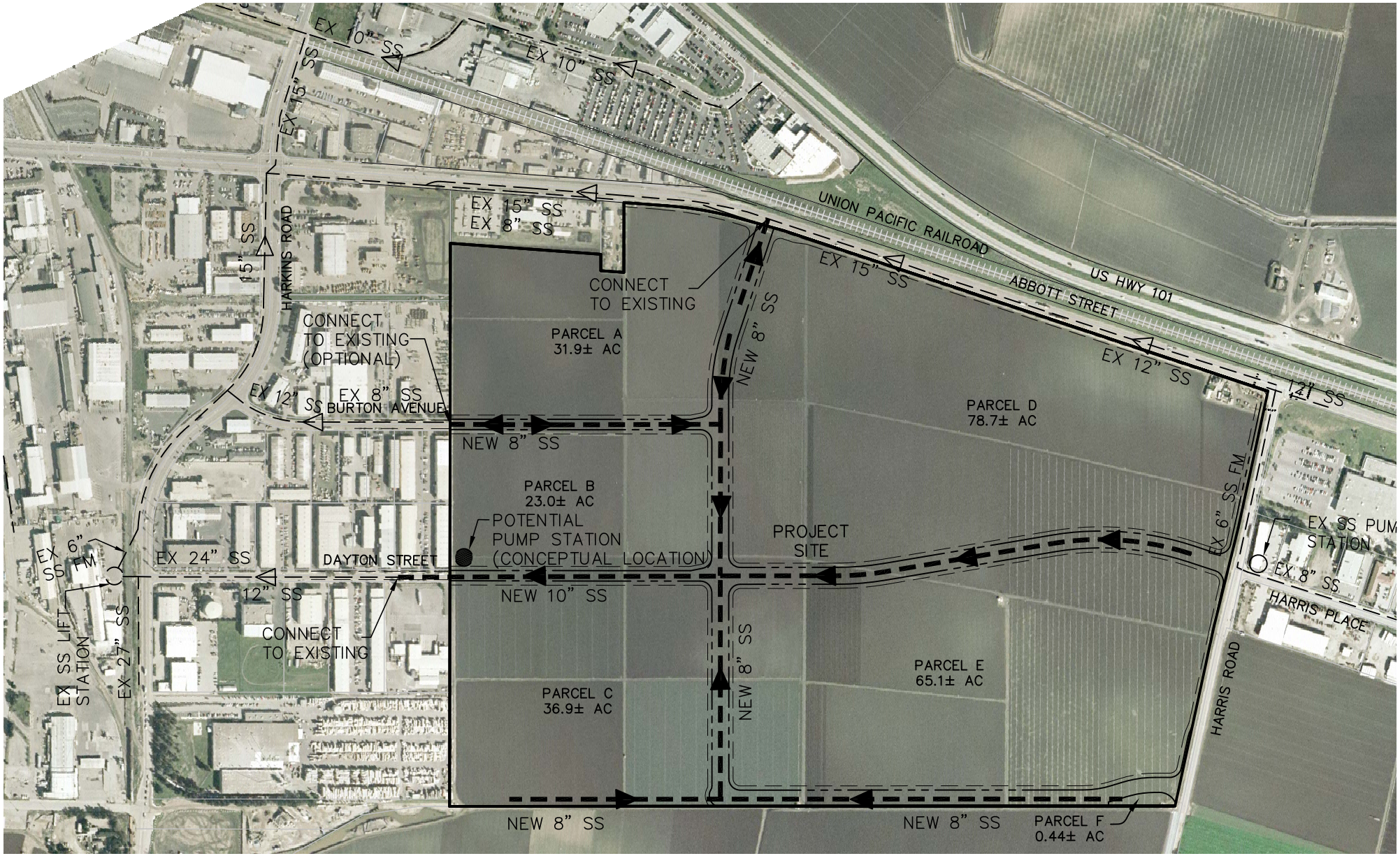
The *Plan Area* is expected to produce an Average Daily Flow of approximately 0.62 MGD with corresponding peak day flow of 1.24 MGD. The following are the expected generation flow rates per land use, and at ultimate buildout:

Table 2
Sanitary Sewer Generation
Sanitary Sewer Generation with Target Acreage:
(See section 2.4 for land use assumptions)

	Average Daily Flows		*Peak Flows**
Major Agricultural Processing:	0.20 MGD	x 2.0=	0.40 MGD
Minor Agricultural Processing:	0.26 MGD	x 2.0=	0.52 MGD
Abbott Street Frontage Zone:	0.03 MGD	x 2.0=	0.06 MGD
Inflow & Infiltration:	0.13 MGD	x 2.0=	0.26 MGD
	0.62 MGD	x 2.0=	1.24 MGD

** The Peak Flow is calculated as 1.5 x Average Daily Flow per the City of Salinas design standards.*

On-site sewage will be collected and conveyed through conventional gravity pipes located within the new backbone street right-of-way. The system will consist of PVC



EXISTING SANITARY SEWER MAIN

NEW SANITARY SEWER MAIN (ALTERNATIVE 1)

POTENTIAL PUMP STATION (ALTERNATIVE 2)

0 700 1400

SCALE IN FEET: 1"= 700'

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CONCEPTUAL "BACKBONE" SANITARY SEWER COLLECTION SYSTEM

SALINAS AG-INDUSTRIAL CENTER

SALINAS, CALIFORNIA

UNI-KOOL PARTNERS

JUNE 2009

JOB NUMBER: 072067

FIGURE E-1

PVC pipe ranging in size from 8-inch to 12-inch designed per City of Salinas design standards. The system will connect to the existing sewer conveyance facilities surrounding the site. See Figure E-1 for more information.

Due to the existing grades at the connection points, sufficient pipe cover cannot be achieved through a gravity system. Therefore, a sanitary sewer pump station will be necessary to lift the *Plan Area* sanitary sewer flows into the city system. The pump station will be located at the northwestern boundary of the *Plan Area* at either Dayton Street or Burton Avenue.

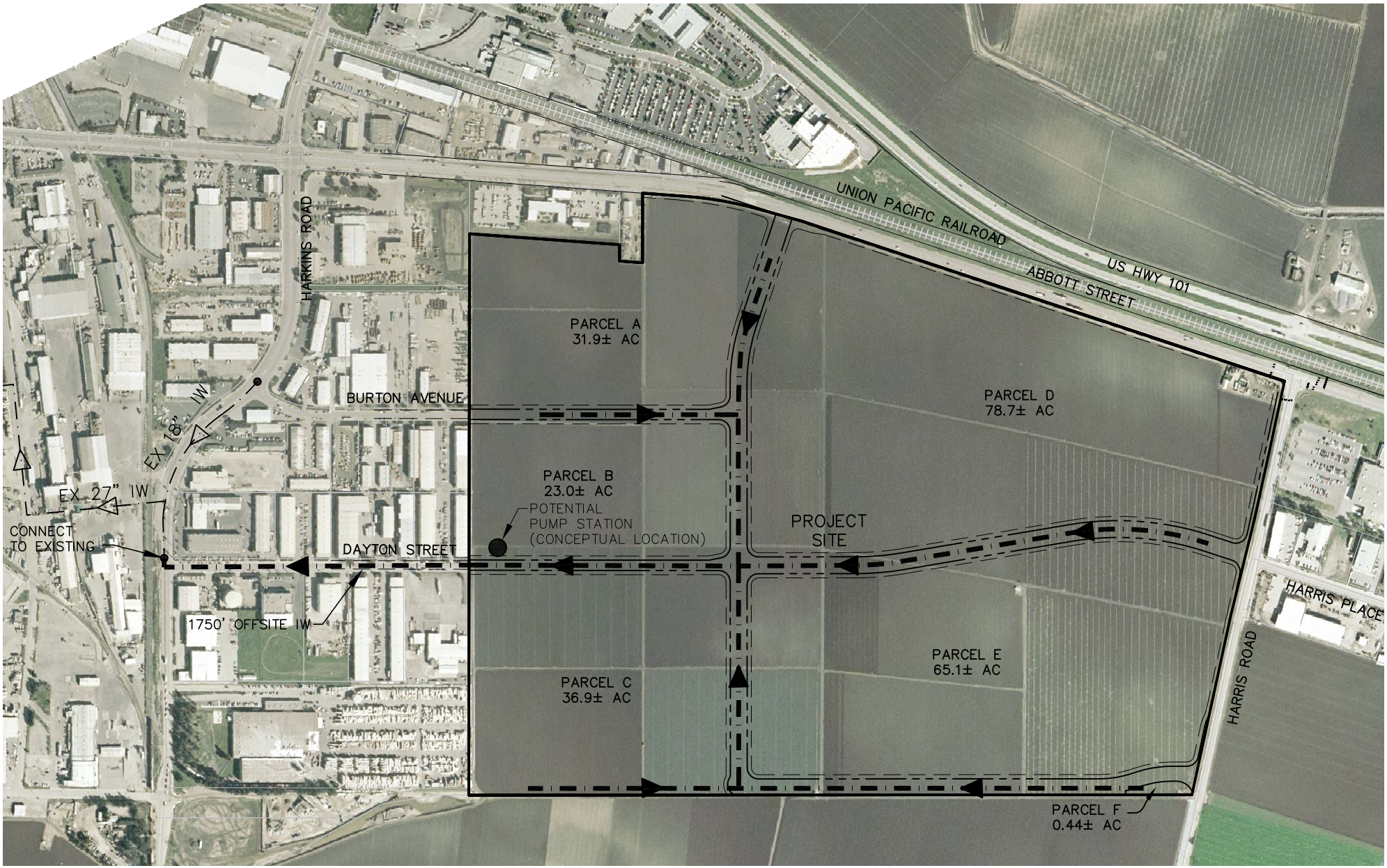
Connections to existing City sanitary sewer lines are expected to be made on Burton Avenue, Dayton Street, and Abbott Street. New sewer flows will gravity flow to a new pump station located near the northwestern boundary of the *Plan Area* at Burton Avenue or Dayton Street. Sewer flows will be pumped to a higher elevation and then gravity flow through existing lines on Burton Avenue or Dayton Street. Future lots fronting Abbott Street will connect and gravity flow to existing sanitary sewer utilities on Abbott Street. All flows in the Harkins Road main (including the new sewer flows from Dayton Street), will be routed to the existing pump station. Flows leaving the existing lift station continue northerly by gravity flow.

8.0 Industrial Waste

The City of Salinas owns, operates, and maintains an industrial waste treatment plant located on the west side of the City. The industrial waste collection system consists of main lines serving various industrial and processing facilities.

Based on discussions with the City of Salinas, the existing industrial waste treatment plant will not have sufficient capacity to treat the *Plan Area's* expected industrial wastewater flow. However, the City identified options which will accommodate the first phases of development corresponding to approximately 2.3 MGD beginning in March 2010. These options may include diverting portions of the *Plan Area's* flows to the sanitary sewer system as a short term measure. The City has discussed options with the Monterey Regional Wastewater Pollution Control Plant regarding details to divert industrial waste flows to the sanitary sewer treatment plant.

The City's consultant, Camp, Dresser, and McKee (CDM) recently completed an action plan that identifies measures to assure adequate industrial wastewater capacity for existing and future users within the City (City of Salinas Industrial Wastewater System Conceptual Approach for System Expansion Final Summary Report, July 2008). The Final Summary Report "identifies near-term and ultimate needs, and provides a feasible framework for meeting those needs". During its meeting of July 29, 2008, the Salinas City Council committed to industrial waste facility capacity expansion that will accommodate all industrial waste generated at General Plan buildout, including buildout of the Plan Area at the City's industrial waste treatment facility. The plant expansion or other intermediate measures for treatment will be in place at ultimate buildout of the *Plan Area.*



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CONCEPTUAL "BACKBONE" INDUSTRIAL WASTE COLLECTION SYSTEM

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SALINAS, CALIFORNIA

UNI-KOOL PARTNERS

JUNE 2009

JOB NUMBER: 072067

FIGURE F-1

The expected Industrial Waste generation calculations were based on the following:

1. Preliminary land use assumptions. (*see section 2.4)*
2. Data provided by the City for existing facilities of a similar use. (*Table 2-2 of City of Salinas Relocation Feasibility Study for Industrial Wastewater Treatment Facility, and an assumption of 25-acres per facility.*)
3. 500 gallons per day per acre of inflow and infiltration. (*Section III.A of the City of Salinas 2008 Design Standards.*)
4. At buildout, the *Plan Area* is expected to produce Average Daily Flows of approximately 2.50 MGD industrial water flows with corresponding peak day flow of 3.75 MGD. The following are the expected generation flow rates per land use, and at ultimate buildout:

Table 3
Industrial Waste Generation

Industrial Waste Generation with Target Acreage:
(See section 2.4 for land use assumptions)

	Average Daily Flows		*Peak Flows**
Major Agricultural Processing:	2.30 MGD	x 1.5 =	3.45 MGD
Minor Agricultural Processing:	0.06 MGD	x 1.5 =	0.10 MGD
Abbott Street Frontage Zone:	0.01 MGD	x 1.5 =	0.01 MGD
Inflow & Infiltration:	0.13 MGD	x 1.5 =	0.20 MGD
	2.50 MGD	x 1.5 =	3.75 MGD

** The Peak Flow is calculated as 1.5 x Average Daily Flow. The Peaking factor also allows for flexibility in land use options as listed in the "Salinas Ag-Industrial Center Specific Plan" document.*

On-site industrial waste will be collected and conveyed through conventional gravity pipes within the new backbone road right-of-way as shown in Figure F-1. Connections to the existing City industrial waste system are expected to be made on Harkins Road. Connecting the *Plan Area* flows to the existing industrial waste facilities will include off-site construction of approximately 1,200 feet of industrial waste line on Dayton Street. Construction of a new industrial pump station will also be necessary and will be located in either of the following locations: on-site on Dayton Street or off-site at the intersection of Dayton Street and Harkins Road.

The City's industrial waste master plan consultant, CDM, will be evaluating these identified off-site improvements as part of the City wide industrial waste master plan study.

9.0 Domestic Water

9.1 Existing Water Service

Non-potable crop irrigation water is currently provided to the *Plan Area* by four (4) private wells used in existing farming operations located along or near the southwestern *Plan Area* boundary. The wells are owned and maintained by the property owners.

9.2 Water Supply

The California Water Service Company (Cal Water) provides domestic water service to the existing developments surrounding the *Plan Area*. It owns and maintains the supply, distribution, and storage infrastructure required to provide potable, irrigation, and fire water service. As required by Senate Bill 610, the water purveyor will be required to prepare a Water Supply Assessment to ensure they have sufficient supply and infrastructure to serve the *Plan Area*.

Based on the *Plan Area* water generation estimates, Cal Water prepared a Water Assessment Study (September 2008) that complies with SB 610/SB 622 and as requested by the City of Salinas in a letter dated March 25, 2008. The Water Assessment Study determined that Cal Water has or will have sufficient water supply to serve the proposed development of the *Plan Area*.

Cal Water draws all of its water from the Salinas Valley Groundwater Basin, from two hydraulically connected sub-basins known as the East Side Aquifer and the western fluvial or pressure zone. Neither source is currently adjudicated, allowing Cal Water to draw water for domestic service without restriction. Cal Water has thirty (30) active water wells with a combined capacity of 23,022 gallons per minute (gpm). They have plans to drill twenty-one (21) new wells over the next 20-years to provide for future growth, as well as, replacing existing wells that have reached the end of their useful life or need to be taken out of operation due to water quality issues. Cal Water has been experiencing elevated levels of nitrates and volatile organic compounds (VOC) in some of their supply wells. They have installed treatment facilities where practicable and shut down wells where necessary to combat the problem. They have also implemented monitoring programs at all of their wells to aid in future water quality planning.

The expected water demand calculations were based on the following:

1. Cal Water Water Supply Assessment Study February 2, 2009

2. Preliminary land use assumptions. (*see section 2.4)*

3. Data provided by the typical processing land use operator.

The *Plan Area* is expected to require an average demand of approximately 2.80 MGD a maximum month day demand of 6.17 MGD. The following table shows the expected

water demand per land use, and at ultimate buildout:

Table 4
Water Generation

Water Generation with Target Acreage:
(See section 2.4 for land use assumptions)

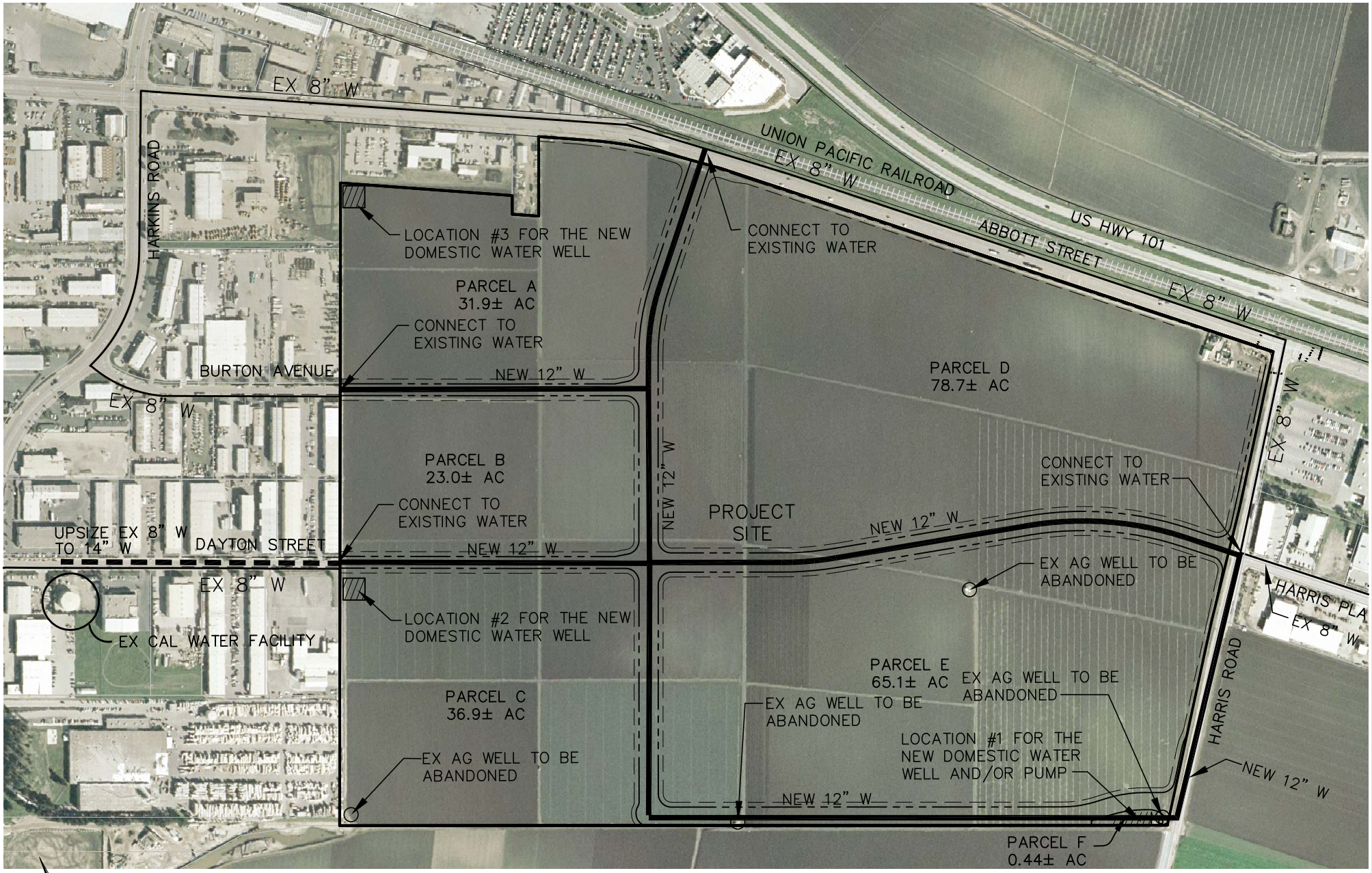
	Average Annual Day Demand	*Maximum Month Day Demand**
Major Agricultural Processing:	2.61 MGD x 2.1 =	5.48 MGD
Minor Agricultural Processing:	0.11 MGD x 2.5 =	0.24 MGD
Abbott Street Frontage Zone	0.10 MGD x 3.9 = 2.82 MGD	0.35 MGD 6.16 MGD
	3,159 Ac-Ft / Year	

**The Maximum Day Demand is calculated as a range of factors x Average Annual Day Demand per CalWater analysis using 5 year water consumption records per land use on similar agriculture/industrial uses.*

Cal Water has identified the need for three domestic water wells within the *Plan Area*. The new wells will supplement the existing water system serving the future *Plan Area* layout. The four (4) existing private wells would be abandoned per County of Monterey guidelines, and the new Cal Water wells installed. Figure G-1 identifies the three well site locations within the *Plan Area.* Location #1 is shown on Parcel F, at the intersection of Street "B" and Harris Road. Location #2 is situated near the end of existing Dayton Street, in close proximity to an existing Cal Water pressure pump facility on Dayton Street near Harkins Road. Location #3 is situated at the northerly corner of parcel A. Land needed for the new wells at Locations #2 and #3 is approximately 10,000 square feet for each site. The land needed for Location #1 is greater due to setback requirements from the *Plan Area* boundary and the Street "B" right-of-way. Cal Water would purchase the land at fair market value. Ownership and maintenance of the well will be the responsibility of Cal Water.

9.3 Water Distribution

Cal Water has existing 8-inch water lines in Abbott Street, Harris Road to Harris Place, Dayton Street, and Burton Avenue. Cal Water also has an existing pressure pump facility on Dayton Street near Harkins Road. The new on-site water distribution system would consist of 10-inch to 12-inch PVC C900 or C905 pipe, and would exist within the backbone streets right-of-way as shown in Figure G-1. Approximately 1,275 feet of existing 8-inch water will be upsized to 14-inch on Dayton Street from the existing Cal Water facility to the north boundary. Connections to the existing water system occur at the future street intersections on Abbott Street, at the ends of Dayton Street, and at the end of Burton Avenue. A new water line will be installed in Harris Road to create a loop with the existing Harris Place water system.



UPSIZE EX 8" W TO 14" W

NEW WATER MAIN

EXISTING WATER MAIN

N

0 600 1200

SCALE IN FEET: 1"= 600'

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CONCEPTUAL "BACKBONE" WATER DISTRIBUTION SYSTEM

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FIGURE G-1

10.0 Dry Utilities

Dry utilities within public rights-of-way or utility easements will include new underground electric, gas, and telecommunication utilities to all new developments in the *Plan Area*. AT&T currently provides telephone service, and PG&E provides gas and electricity. Existing overhead utility lines along the *Center* frontage of Harris Road and Abbott Street will be undergrounded. Conduit and lines needed to support these services will be placed underground. Transformers and large, above-ground boxes will be screened from the public streets by landscaping. The exact location and configuration of the infrastructure necessary for proposed development will be determined at the time of development.

10.1 Electric

Pacific Gas and Electric Company (PG&E) provides electrical services to the City of Salinas. PG&E has primary power service lines in close proximity to the *Plan Area*, running along Abbott Street. Existing high voltage overhead lines exist on Harris Road and Abbott Street. Per City Ordinance, existing poles along the Harris Road frontage will be undergrounded by PG&E. PG&E may also be upsizing existing PG&E utilities to service the *Plan Area* at ultimate buildout. Sufficient setbacks will need to be provided between the existing transmission lines and proposed improvements. The Master Developer or Individual Developers (as applicable) will also be required to implement energy conservation measures and construction practices per Title 24 of the California Administrative Code. PG&E has the infrastructure in place to serve the *Plan Area.*

10.2 Natural Gas

PG&E provides natural gas service to the City of Salinas. PG&E has primary gas service lines in close proximity to the *Plan Area*, running along Abbott Street. The Master Developer or Individual Developers (as applicable) will be required to implement energy conservation measures and construction practices per Title 24 of the California Administrative Code.

10.3 Telecommunications

Comcast provides cable television and internet service to the City of Salinas. Extension of underground cable networks will be required to provide service to the proposed development. AT&T/SBC and numerous long distance telecommunications companies provide telephone and cellular phone service to the City of Salinas. The service providers have the infrastructure in place to serve the *Plan Area.*

APPENDIX A

Low Impact Development (LID) Examples

Redirect Roof Downspouts

Planning Considerations

- Check with the City about requirements for trees located in public utility easements.
- Locate trees appropriate distances from infrastructure ~~and structures~~ that could be damaged by roots and branches. These include, but are not limited to, overhead utilities and lighting, underground utilities, signage, septic systems, curb/gutter and sidewalks, paved surfaces, building foundations and existing trees.
- Select tree species based on the soils found on the site, available water, and aesthetics.
- Consult a landscape architect or arborist regarding suitability of species for site conditions and design intent.



Photo: NEMO Nevada

Figure 3-3: A Rooftop Downspout Redirected to a Landscaped Area

Design Considerations

- Direct downspouts towards landscaping, vegetated swales, filter strips, bioretention systems, sand filters, infiltration trenches, infiltration basins and other pervious areas.
- Install splash blocks or gravel splash pads beneath the outlet of downspouts to dissipate runoff energy and minimize erosion.
- Stormwater planters and rock-lined trenches located under roofline/drip lines help to control erosion from concentrated sheet flow off of the roof and promote infiltration.
- Plants installed along a building's drip line shall be sturdy enough to handle heavy runoff sheet flows from rooftop runoff.
- Roof runoff can also be stored for irrigation by directing downspouts to rainwater collection devices.
- If used, rain barrels and cisterns must be securely covered to prevent vector breeding and must be child proof.

Potential Limitations

- Plantings under rooflines must be able to withstand heavy runoff sheet flows and soil saturation.
- Soil permeability may limit applicability of infiltration trenches.
- An uncovered rain barrel or cistern can provide mosquito habitat if it contains standing water. All stormwater storage devices must be designed, to the satisfaction of the City Engineer, to provide sanitary storage conditions, including vector control.

Maintenance Considerations

- Routine landscape maintenance required for plantings located under rooflines and around downspouts.
- Inspect and maintain rain barrels and cisterns at least twice a year to ensure they are secure, functioning properly, and not breeding mosquitoes.

Redirect Roof Downspouts

Bioretention – Stormwater Planters

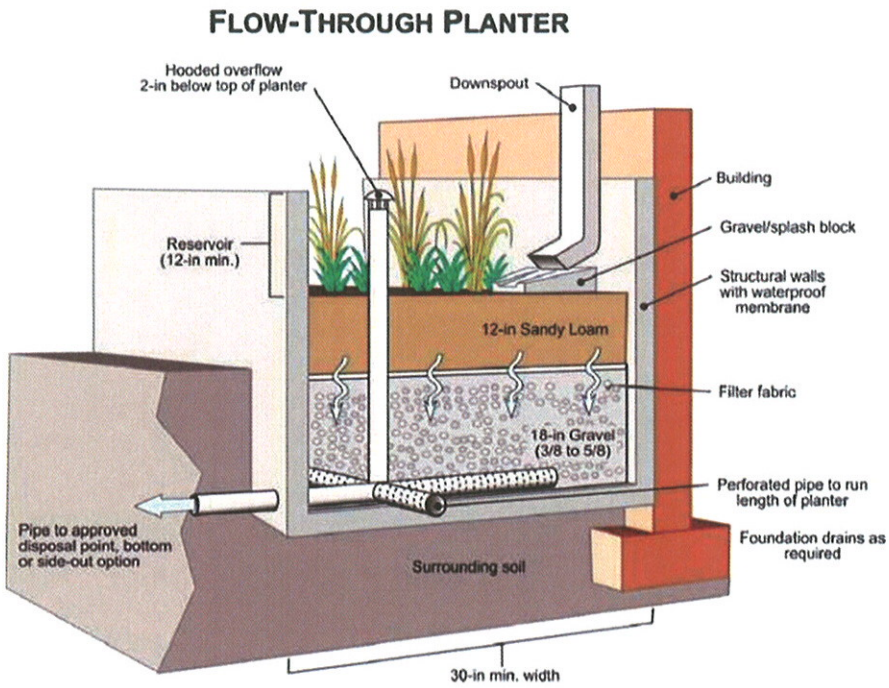


Figure 3-4~~9~~8: Schematic of a Stormwater Planter that Detains and Treats Roof Runoff, and Drains and Overflows to the Conventional Storm Drain System via an Underdrain and Overflow Pipe System (Source: Portland BES)



Figure 3-5~~0~~49: Stormwater Planters Installed Next to Office Buildings
(Source: Portland BES)

Bioretention – Landscape Detention



Photo: Center for Watershed Protection



Photo: Colorado AWARE

Figure 3-398: Landscape Detention Basins Located at the Edge of a Parking Lot (left photo) and in a Parking Lot Island with Turf and Shrubs and Trees (right photo)



Photo: Center for Watershed Protection



Photo: Center for Watershed Protection

Figure 3-4039: Curb Opening Design for a Landscape Detention System Located Upstream of a Conventional Storm Drain Inlet (left photo) and a Bioretention System Retrofit into an Existing Parking Lot Island (right photo)

Siting Criteria

- Drainage area shall be less than 1 acre
- May be located on-line or off-line of the primary drainage system
- Not recommended for areas with slopes greater than 20 percent
- Layout shall be determined based on site constraints such as location of utilities, underlying soil conditions, existing vegetation, and drainage patterns
- Not to be used in areas where the infiltration rate of existing site soils is less than 0.5 inch/hr (120 min/inch) and there is no adjacent storm drain system or other

LID Designs for Parking Lots



Photo: Chris Conway, Kennedy/Jenks Consultants

Figure 3-17: Curb Cuts Direct Water into a Parking Lot Bioretention System in the City of Salinas

References and Additional Sources of Information

BASMAA. 1999. Start at the Source: Design Guidance Manual for Stormwater Quality Protection. Bay Area Stormwater Management Agencies Association. Prepared by Tom Richman & Associates. www.basmaa.org

Kelsey, P. D. and S. Andrew. 2005. The Morton Arboretum's "Green" Parking Lot. StormCon.

Minnesota's Metropolitan Council Environmental Services. Urban Small Sites Best Management Practice Manual - Chapter 3, Parking Lot Design. http://www.metrocouncil.org/environment/Watershed/bmp/CH3_RPPImpParking.pdf

Puget Sound Action Team. 2005. Low Impact Development: Technical Guidance Manual for Puget Sound. Olympia, WA. http://www.psp.wa.gov/downloads/LID/LID_manual2005.pdf

ToolBase Services. Permeable Pavement. http://www.toolbase.org/Technology-Inventory/Sitework/permeable-pavement

LID Designs for Parking Lots

- Porous surfaces can be installed in down gradient parking stalls and in overflow parking areas (Figure 3-16). Permeable materials that can be utilized include permeable pavers, porous asphalt, and porous concrete (see Section 3.4.3). In some circumstances, gravel or wood chips can also be used.



Figure 3-15: Parking Lot Bioretention
(Photo: Kennedy/Jenks Consultants)



Photo: Kennedy/Jenks Consultants

Figure 3-34: Parking Lot Island Bioretention System

- Stormwater runoff from the top floor of parking garages can be drained to planter boxes located at the perimeter of the parking lot or at street level.

Design Considerations

- Utilize minimum stall dimensions and compact parking spaces. In larger commercial lots, 30 percent of the parking spaces should be for compact cars.
- Use porous concrete, porous asphalt or permeable pavers in overflow parking areas or down gradient parking stalls (at low points in the parking lot).
- Utilize the most space-efficient design for parking stalls.
- Utilize vegetation and landscaping for capture and infiltration of rainfall and stormwater runoff, for impervious surface reduction, and for shading.
- Utilize flat curbs or curb cuts (Figure 3-17) to direct runoff into landscaped areas.

Maintenance Considerations

- Regular maintenance of landscaped areas is required.
- Irrigation of landscaped areas may be required.

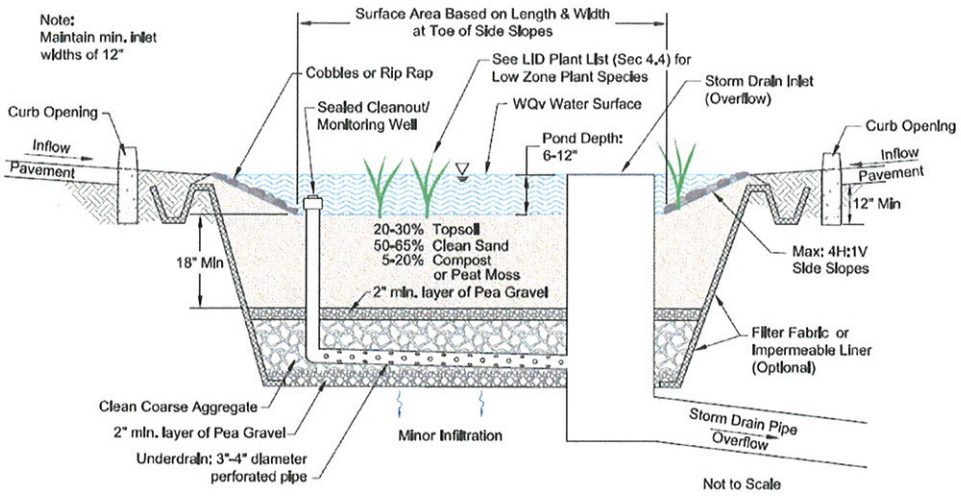


Figure 3-43: Schematic of a Landscape Detention Basin Located in Slow-draining Soils with an Underdrain System and a Storm Drain Inlet Located Inside the Basin to Capture Overflow from Relatively Large Storm Events. (Graphic by Kennedy/Jenks Consultants)

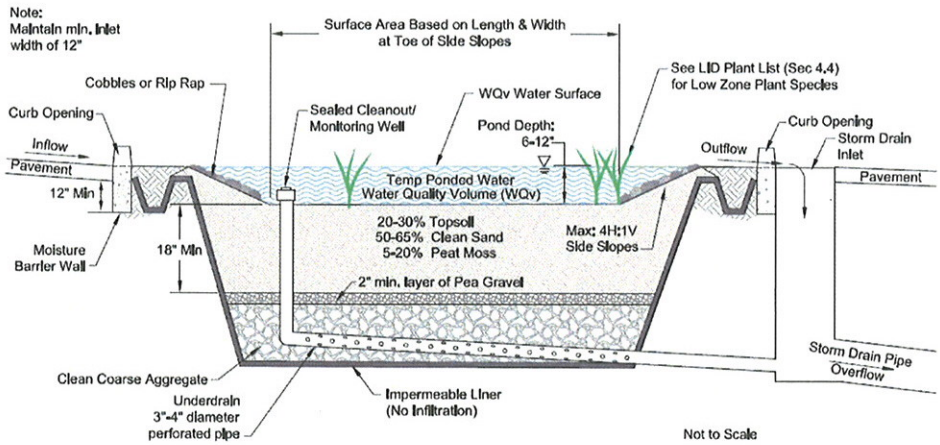
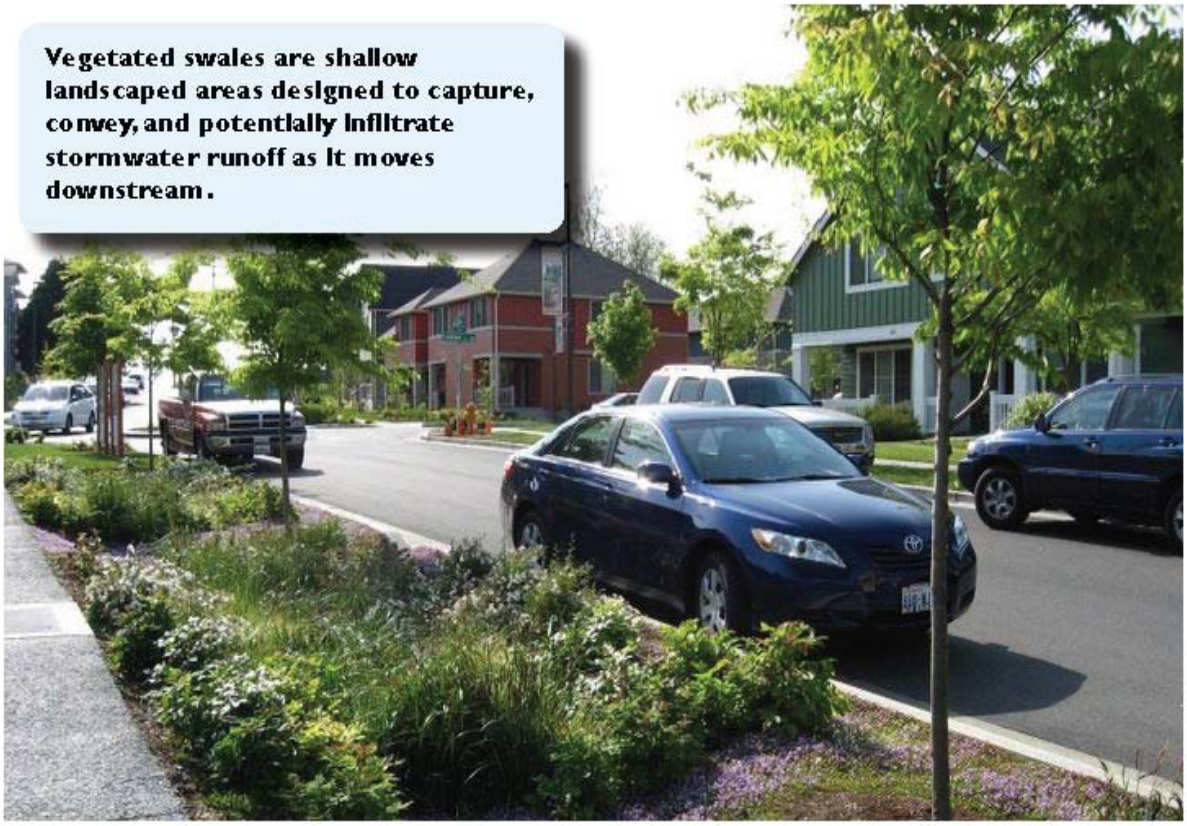


Figure 3-54: Schematic of a Landscape Detention Basin Located in Expansive Clays or Where There is Outdoor Storage or Use of Chemicals or Materials within the BMP Drainage Area that Could Threaten Groundwater Quality if a Spill Were to Occur.
(Graphic by Kennedy/Jenks Consultants)

Vegetated Swales

Source: San Mateo County Sustainable Green Streets and Parking Lots Guidebook



Vegetated swales are long, narrow landscaped depressions, with a slight longitudinal slope. They are primarily used to convey stormwater runoff on the land's surface while also providing water quality treatment. As water flows through a vegetated swale, it is slowed by the interaction with plants and soil, allowing sediments and associated pollutants to settle out. Some water soaks into the soil and is taken up by plants, and some may infiltrate further if native soils are well drained. The remaining water that continues to flow downstream travels more slowly than it would through pipes in a traditional stormwater conveyance system. Vegetated swales are typically built very shallow and contain runoff that is only a few of inches deep.

Parking lots and certain street conditions that have a long, continuous space to support a functioning landscape system are excellent candidate sites for vegetated swales. The longer a vegetated swale is, the greater the residence time for slowing and filtering of stormwater runoff.

Vegetated swales are relatively low-cost, simple to construct, and widely accepted as a stormwater management strategy.

Vegetated swales can be planted in a variety of ways ranging from mown grass to a diverse palate of grasses, sedges, rushes, shrubs, groundcovers and trees.

For green street and parking lot applications, vegetated swales can be used in both relatively flat conditions or steeper conditions up to a 5% longitudinal slope. For swales above a 2% slope, check dams or terraces should be used to help slow the flow of water. Additional guidance on check dams for green street and parking lot applications is provided in Chapter 5 of this guidebook.

Vegetated Swales (cont.)

Source: San Mateo County Sustainable Green Streets and Parking Lots Guidebook



SOURCE: ABBY HALL-EPA

Figure 2-47: *A residential street with a vegetated swale.*



SOURCE: SHERWOOD DESIGN ENGINEERS

Figure 2-48: *A local San Francisco Bay Area parking lot with a vegetated swale.*

Good Places for Vegetated Swales:

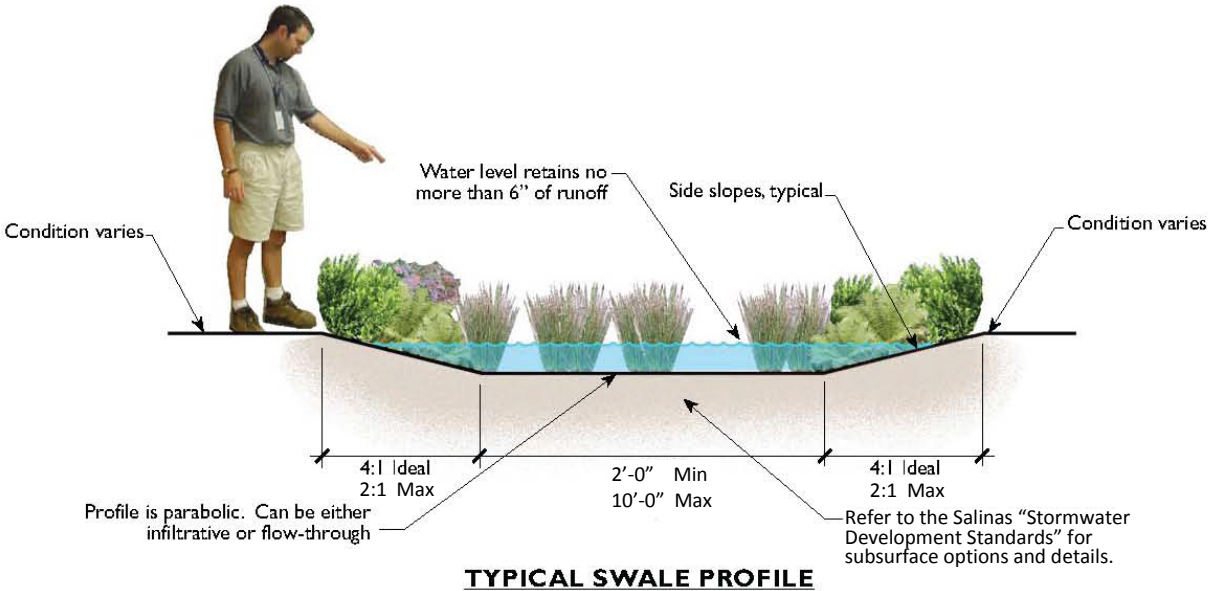
- New residential and commercial streets
- Arterial streets and boulevards
- Within street medians on new streets
- Within the interior and along the edges of parking lots

Why Choose Vegetated Swales:

- Widely-accepted stormwater strategy
- Simple to construct
- Relatively low-cost to implement

Potential Constraints:

- Need long, continuous spaces which can be difficult to find in retrofit conditions
- Difficult to incorporate other streetscape elements within swales (lighting, signage, etc.)
- More difficult to provide good pedestrian circulation through swales
- Often designed to be "too deep" and, as a result, are not aesthetically pleasing

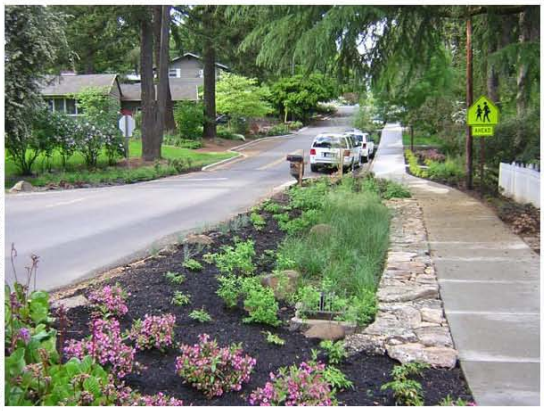


TYPICAL SWALE PROFILE

Vegetated Swales (cont.)

Source: San Mateo County Sustainable Green Streets and Parking Lots Guidebook

Street Applications



SOURCE: NEVUE NGAN ASSOCIATES

Figure 2-52: *Residential street with a vegetated swale.*



SOURCE: NEVUE NGAN ASSOCIATES

Figure 2-53: *A vegetated swale alongside a steep residential street.*



SOURCE: NEVUE NGAN ASSOCIATES

Figure 2-54: *An arterial street with a vegetated swale.*

Parking Lot Applications



SOURCE: KEVIN ROBERT PERRY - CITY OF PORTLAND

Figure 2-55: *An elementary school parking lot with a vegetated swale.*



SOURCE: WWW.IA.NRCS.USDA.GOV/FEATURES/URBAN PHOTOS

Figure 2-56: *A vegetated swale within a large parking lot.*



SOURCE: NEVUE NGAN ASSOCIATES

Figure 2-57: *A commercial center with a parking lot vegetated swale.*

Pervious Pavement

Source: San Mateo County Sustainable Green Streets and Parking Lots Guidebook



Figure 4-44: EXAMPLE: *This arterial street utilizes a vegetated swale to accept stormwater from the street. This green street also uses sidewalks made from pervious concrete.*



Figure 2-37: *This residential driveway utilizes pervious joint pavers in San Mateo County.*



Pervious pavers used for neighborhood plaza



Pervious pavers used for street sidewalk



Figure 2-44: *Sand-set interlocking concrete unit pavers create gaps between adjoining pavers and allow water to soak into the ground.*

APPENDIX B

LID Calculations (Appendix C from Preliminary Stormwater Control Plan)

Treatment Volume Calculations
The Salinas Ag-Industrial Center
June 9 2009

I. 22' Landscape/Detention Swale

Problem: Determine flow based and volume based storm water treatment requirements for the roadside swale drainage areas. This sample calculation considers a 250' long section of backbone public streets.

A. Volume Based Treatment

It is assumed the backbone public street R/W and 22' wide landscape/swale area will be treated with volume based bioretention cells. SeeTable C.1 - "Swale Bioretention Treatment Sizing Calculations" for complete calculations.

1. Water Quality Volume

Use volume based "Urban Runoff Quality Management Approach"

$$V_T = \frac{aCP_6A}{12} \text{ ft}^3$$

where,
- a = 1.582, regression constant for 24 hour design draw down
- C = $0.858i^3 - 0.78i^2 + 0.774i + 0.04$, Runoff Coefficient
- i = drainage area imperviousness ratio
- P_6 = maximized detention volume, in inches
- A = drainage area, in square feet

for sample calculation area use Street B treatment width (84' R/W & 22' Swale),

L =	250	ft
W =	106	ft
A =	26500	ft^2
P_6 =	0.6	in
a =	1.582	
i =	0.77	
C =	0.57	

Therefore, V_T = 1185 ft^3

2. Treatment Infiltration Area

$$A_R = \frac{SF[V_T(12)]}{RT_D} \text{ acres}$$

where,
- V_T = water quality treatment volume, in acre-ft
- R = infiltration rate of engineered soil mix or subsurface soils, in inches per hour
- T_D = draw down time, in hours
- SF = Safety factor against clogging

R =	5.0	in/hr
T_D =	24	hr
SF =	1.5	

Therefore, A_R = 178 ft^2

Infiltration Area Width =	8	ft
Infiltration Area Length =	22	ft

Use 8'x20' infiltration area = 160 ft^2

A subdrain and orifice plate will also be used to limit the treatment volume drawdown to 24 hours and a 5 in/hr surface loading rate. See attached spreadsheet for orifice sizing and drawdown calculations.

Treatment Volume Calculations
The Salinas Ag-Industrial Center
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3 Loading Rate Calculation

$$LR_{MAX} = \frac{Q(43200)}{A_R} \text{ in/hr}$$

where, Q = Subdrain orifice maximum release rate in cfs

$Q =$ 0.017 cfs
$A_R =$ 160 ft^2

Therefore, $LR_{MAX} =$ 4.59 in/hr < 5 in/hr

$$LR_{AVE} = \frac{V_T(12)}{T_D A_R} \text{ in/hr}$$

where, $V_T =$ 1161 ft^3
$T_D =$ 22 hr
$A_R =$ 160 ft^2

Therefore, $LR_{AVE} =$ 3.96 in/hr < 5 in/hr

B. Volume Based Treatment

It is assumed the 100' impervious equivalent parcel frontage area will be treated by flow through the landscaped swale. SeeTable C.2 - "Swale Flow Treatment Sizing Calculations" for complete calculations.

1. Water Quality Flow

Use City flow based design criteria,

$$Q_T = \frac{Ci_T A}{43560} \text{ cfs}$$

where, A = drainage area, in square feet
C = Runoff Coefficient
i_T = Two times the 24-hr, 85th percentile rainfall intensity, in in/hr

assume half of 250' long section of parcel frontage is discharged at each swale high point,

$L =$ 125 ft
$W =$ 100 ft
$A =$ 12500 ft^2
$C =$ 1.0
$i_T =$ 0.22 in/hr

Therefore, $Q_T =$ 0.063 cfs

Treatment Volume Calculations
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2. Water Quality Velocity

Using Manning's Equation and the following swale section assumptions,

Depth	0.098 ft
Side slope	2 :1
Low Flow Width	8 ft
Channel slope	0.004 ft/ft
Manning's n	0.25
Top Width	8.39 ft
Area	0.80 ft^2
Hydraulic Radius	0.10 ft
Q =	0.063 cfs
Therefore, v =	0.078 ft/s

3. Contact Time Calculation

City criteria requires a 10 minute minimum contact time. Calculate minimum flow length for 10 minute contact time,

$L_T = T_C v(60)$ ft

where, T_C = Treatment contact time, in min
v = Treatment flow velocity, in ft/s

T_C =	10 min
v =	0.078 ft/s
Therefore, L_T =	47 ft

3. Loading Rate Calculation

City criteria limits the surface loading rate to 5 in/hr. Calculate the minimum flow length for 5 in/hr surface loading rate,

$$L_T = \frac{Q_T(43200)}{LR(w)} \text{ ft}$$

where, Q_T = Treatment flow, in cfs
LR = Surface loading rate, in/hr
w = Swale width, in ft

Q_T =	0.063 cfs	
LR =	5.0 in/hr	
w =	8.0 ft	
Therefore, L_T =	68 ft	**Use a 70' minimum treatment flow length**

Treatment Volume Calculations
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C. Swale Stormwater Treatment Sizing Calculations

Volume Based

a =	1.582	
P_6 =	0.60	in
R =	5.0	in/hr
T_D	24	hr
Typical Cell Spacing	250	ft
Typical Cell Width	8	ft
SF =	1.5	

Flow Based

C =	1.0	
i_T =	0.22	in/hr
Manning's n =	0.25	

250' Swale Stage-Volume Relationship
See attached swale volume calculations

Depth (ft)	Swale Volume (ft^3)
0.0	0
0.5	524
1.0	1685
1.5	3071
2.0	4682
2.5	7099

Table C.1 - Swale Bioretention Treatment Sizing Calculations

Drainage Area	*Swale Length (ft)*	*Drainage Area Width (ft)*	*Treatment Area (acre)*	*Percent Impervious (%)*	*Runoff Coefficient*	*Treatment Volume (ft^3)*	*Infiltration Area (ft^2)*	*Cell Length Length (ft)*	*Treatment Volume Depth (ft)*
55' R/W	250	49.5	0.28	62%	0.42	416	42	8	0.40
Total	**5,530**		**6.2**	**62%**	**0.42**	**9,069**	**907**		
88' R/W	250	66	0.38	72%	0.51	670	67	13	0.56
Total	**10,810**		**17.3**	**72%**	**0.51**	**30,590**	**3,059**		
Street B	250	106	0.61	77%	0.57	1,185	118	22	0.78
Total	**2,290**		**6.5**	**77%**	**0.57**	**12,659**	**1,266**		
Abbott St	250	90	0.52	79%	0.59	1,046	105	20	0.72
Total	**2,930**		**6.5**	**79%**	**0.59**	**13,162**	**1,316**		
Harris Rd	250	66	0.38	72%	0.51	670	67	13	0.56
Total	**1,900**		**3.2**	**72%**	**0.51**	**5,658**	**566**		
Total/Ave	**23,460**		**39.7**			**71,138**	**7,114**		

Table C.2 - Swale Flow Treatment Sizing Calculations

Drainage Area	*Length (ft)*	*Drainage Area Width (ft)*	*Treatment Area (acre)*	*Percent Impervious (%)*	*Runoff Coefficient*	*Treatment Flow (cfs)*	*Flow Velocity (ft/s)*	*Flow Depth (ft)*	*Min Flow Length (ft)*	*Contact Time (min)*
Parcel Frontage	125	100	0.29	100%	1.00	0.063	0.078	0.098	70	15.0
Total/Ave			**51.3**			11.29				

Treatment Volume Calculations
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II. Remainder Parcel Areas

Problem: Determine water quality volume and infiltration area for remaining parcel development areas. Determine Treatment requirements on a per acre basis of gross parcel development area.

A. Sample Calculation

Note: This sample calculation is for remainder parcel area "Parcel A" per the attached exhibit.
See Table C.3 - "Future Parcel Area Water Quality Sizing Calculations" for complete calculations.

1. Water Quality Volume

Use volume based "Urban Runoff Quality Management Approach"

$$V_T = \frac{aCP_6A}{12} \text{ acre-ft}$$

where,
- a = 1.582, regression constant for 48 hour design draw down
- C = $0.858i^3 - 0.78i^2 + 0.774i + 0.04$, Runoff Coefficient
- i = drainage area imperviousness ratio
- P_6 = maximized detention volume, in inches
- A = drainage area, in acres

for drainage area "Lot A",

A =	23.9	acres
P_6 =	0.6	in
a =	1.582	
i =	0.90	
C =	0.73	

Therefore, V_T = 1.381 acre-ft

2. Treatment Infiltration Area

$$A_R = \frac{V_T(12)}{RT_D} \text{ acres}$$

where,
- V_T = water quality treatment volume, in acre-ft
- R = infiltration rate of engineered soil mix or subsurface soils, in inches per hour
- T_D = draw down time, in hours

Note: Surface soils onsite consist of expansive fat clays with slow percolation rates. All treatment areas shall be designed with a perforated subdrain to collect water after it filters through the engineered soil mix. Therefore, an engineered soil mix infiltration rate of 5 in/hr shall be used for all treatment infiltration area calculations.

R =	5.0	in/hr
T_D =	24	hr

Therefore, A_R = 0.138 acres

3. Gross Parcel Development Area Treatment Requirements

Determine water quality volume and infiltration area on a per acre basis of gross parcel development area.

Parcel A Gross Area = 31.9 acres

V =	1,885	ft^3/acre
A_R =	189	ft^2/acre

Treatment Volume Calculations
The Salinas Ag-Industrial Center
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Total treatment facility area based on an average ponding depth of 0.75 ft,

A_F = 1.841 acres or, 2,514 ft^2/acre
% of gross Parcel A Area = 5.8%

B. Future Parcel Area Water Quality Sizing Calculations

% Imperv = 90%
C = 0.73
a = 1.582
P_6 = 0.60 in
R = 5.0 in/hr
T_D = 24 hr

Table C.3 - Future Parcel Area Sizing Calculations

Parcel	*Gross Parcel Area (acre)*	*Remainder Parcel Area (acre)*	*Treatment Volume (ft^3)*	*Infiltration Area, minimu (ft^2)*	*A_F for 0.75' of Ponding (ft^2)*	*% of Gross Parcel Area*	*V_T per Gross Parcel Area (ft^3/acre)*	*A_R per Gross Parcel Area (ft^2/acre)*
A	31.9	23.9	60,139	6,014	80,185	5.8%	1,885	189
B	23.0	14.0	35,228	3,523	46,970	4.7%	1,532	153
C	36.9	30.1	75,739	7,574	100,986	6.3%	2,053	205
D	78.7	57.8	145,440	14,544	193,920	5.7%	1,848	185
E	65.1	46.6	117,258	11,726	156,343	5.5%	1,801	180
Total/Ave	**235.6**	**172.4**	**433,803**	**43,380**	**578,404**	**5.6%**	**1,841**	184

Swale Discharge Orifice and Drawdown Design for Water Treatment Volume
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Criteria:

1) Completely drain in 24 hours
2) Use treatment volume from the 88' R/W drainage area

Stage (ft)	Elevation	V (ft^3)	V (Ac-ft)
-2	53	0	0.00
0	55	100	0.00
0.5	55.5	524	0.01
1	56	1685	0.04
1.5	56.5	3071	0.07

Orifice Data

C =	0.6
Ø =	0.625 in
A =	0.0021 ft^2
g =	32.2 ft/s^2
H_0 =	-2 ft

Time(min)	Time (hr)	H (ft)	V (ft^3)	V (Ac-ft)	Q (cfs)
0	0.00	0.750	1161	0.03	0.017
10	0.17	0.770	1151	0.03	0.017
20	0.33	0.766	1141	0.03	0.017
30	0.50	0.761	1130	0.03	0.017
40	0.67	0.757	1120	0.03	0.017
50	0.83	0.752	1110	0.03	0.017
60	1.00	0.748	1100	0.03	0.017
70	1.17	0.744	1089	0.03	0.017
80	1.33	0.739	1079	0.02	0.017
90	1.50	0.735	1069	0.02	0.017
100	1.67	0.730	1059	0.02	0.017
110	1.83	0.726	1049	0.02	0.017
120	2.00	0.722	1039	0.02	0.017
130	2.17	0.717	1028	0.02	0.017
140	2.33	0.713	1018	0.02	0.017
150	2.50	0.708	1008	0.02	0.017
160	2.67	0.704	998	0.02	0.017
170	2.83	0.700	988	0.02	0.017
180	3.00	0.695	978	0.02	0.017
190	3.17	0.691	968	0.02	0.017
200	3.33	0.687	958	0.02	0.017
210	3.50	0.682	947	0.02	0.017
220	3.67	0.678	937	0.02	0.017
230	3.83	0.674	927	0.02	0.017
240	4.00	0.669	917	0.02	0.017
250	4.17	0.665	907	0.02	0.017
260	4.33	0.661	897	0.02	0.017
270	4.50	0.656	887	0.02	0.017
280	4.67	0.652	877	0.02	0.017
290	4.83	0.648	867	0.02	0.017
300	5.00	0.643	857	0.02	0.017
310	5.17	0.639	847	0.02	0.017
320	5.33	0.635	837	0.02	0.017
330	5.50	0.631	827	0.02	0.017
340	5.67	0.626	817	0.02	0.017
350	5.83	0.622	807	0.02	0.017
360	6.00	0.618	797	0.02	0.017
370	6.17	0.613	787	0.02	0.017
380	6.33	0.609	777	0.02	0.017
390	6.50	0.605	767	0.02	0.017
400	6.67	0.600	757	0.02	0.017
410	6.83	0.596	747	0.02	0.017
420	7.00	0.592	737	0.02	0.017
430	7.17	0.588	728	0.02	0.017
440	7.33	0.583	718	0.02	0.016
450	7.50	0.579	708	0.02	0.016
460	7.67	0.575	698	0.02	0.016
470	7.83	0.571	688	0.02	0.016
480	8.00	0.566	678	0.02	0.016
490	8.17	0.562	668	0.02	0.016
500	8.33	0.558	658	0.02	0.016
510	8.50	0.554	649	0.01	0.016
520	8.67	0.549	639	0.01	0.016
530	8.83	0.545	629	0.01	0.016

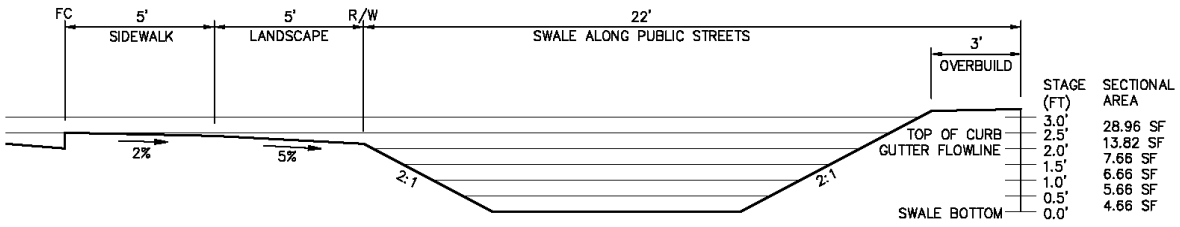
Swale Discharge Orifice and Drawdown Design for Water Treatment Volume
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Time(min)	Time (hr)	H (ft)	V (ft^3)	V (Ac-ft)	Q (cfs)
540	9.00	0.541	619	0.01	0.016
550	9.17	0.537	609	0.01	0.016
560	9.33	0.533	599	0.01	0.016
570	9.50	0.528	590	0.01	0.016
580	9.67	0.524	580	0.01	0.016
590	9.83	0.520	570	0.01	0.016
600	10.00	0.516	560	0.01	0.016
610	10.17	0.511	551	0.01	0.016
620	10.33	0.507	541	0.01	0.016
630	10.50	0.503	531	0.01	0.016
640	10.67	0.499	521	0.01	0.016
650	10.83	0.485	512	0.01	0.016
660	11.00	0.474	502	0.01	0.016
670	11.17	0.463	492	0.01	0.016
680	11.33	0.451	483	0.01	0.016
690	11.50	0.440	473	0.01	0.016
700	11.67	0.428	463	0.01	0.016
710	11.83	0.417	454	0.01	0.016
720	12.00	0.406	444	0.01	0.016
730	12.17	0.395	435	0.01	0.016
740	12.33	0.383	425	0.01	0.016
750	12.50	0.372	416	0.01	0.016
760	12.67	0.361	406	0.01	0.016
770	12.83	0.350	397	0.01	0.016
780	13.00	0.339	387	0.01	0.016
790	13.17	0.328	378	0.01	0.016
800	13.33	0.317	368	0.01	0.016
810	13.50	0.305	359	0.01	0.016
820	13.67	0.294	350	0.01	0.016
830	13.83	0.283	340	0.01	0.016
840	14.00	0.273	331	0.01	0.015
850	14.17	0.262	322	0.01	0.015
860	14.33	0.251	313	0.01	0.015
870	14.50	0.240	303	0.01	0.015
880	14.67	0.229	294	0.01	0.015
890	14.83	0.218	285	0.01	0.015
900	15.00	0.207	276	0.01	0.015
910	15.17	0.196	267	0.01	0.015
920	15.33	0.186	257	0.01	0.015
930	15.50	0.175	248	0.01	0.015
940	15.67	0.164	239	0.01	0.015
950	15.83	0.154	230	0.01	0.015
960	16.00	0.143	221	0.01	0.015
970	16.17	0.132	212	0.00	0.015
980	16.33	0.122	203	0.00	0.015
990	16.50	0.111	194	0.00	0.015
1000	16.67	0.101	185	0.00	0.015
1010	16.83	0.090	176	0.00	0.015
1020	17.00	0.080	167	0.00	0.015
1030	17.17	0.069	159	0.00	0.015
1040	17.33	0.059	150	0.00	0.015
1050	17.50	0.048	141	0.00	0.015
1060	17.67	0.038	132	0.00	0.015
1070	17.83	0.028	123	0.00	0.015
1080	18.00	0.017	115	0.00	0.015
1090	18.17	0.007	106	0.00	0.015
1100	18.33	-0.003	97	0.00	0.014
1110	18.50	-0.232	88	0.00	0.014
1120	18.67	-0.395	80	0.00	0.013
1130	18.83	-0.551	72	0.00	0.012
1140	19.00	-0.700	65	0.00	0.012
1150	19.17	-0.840	58	0.00	0.011
1160	19.33	-0.972	51	0.00	0.010
1170	19.50	-1.097	45	0.00	0.010
1180	19.67	-1.214	39	0.00	0.009
1190	19.83	-1.323	34	0.00	0.008
1200	20.00	-1.425	29	0.00	0.008

Swale Discharge Orifice and Drawdown Design for Water Treatment Volume
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Time(min)	Time (hr)	H (ft)	V (ft^3)	V (Ac-ft)	Q (cfs)	
1210	20.17	-1.518	24	0.00	0.007	
1220	20.33	-1.603	20	0.00	0.006	
1230	20.50	-1.681	16	0.00	0.006	
1240	20.67	-1.751	12	0.00	0.005	
1250	20.83	-1.812	9	0.00	0.004	
1260	21.00	-1.865	7	0.00	0.004	
1270	21.17	-1.911	4	0.00	0.003	
1280	21.33	-1.947	3	0.00	0.002	
1290	21.50	-1.976	1	0.00	0.002	
1300	21.67	-1.995	0	0.00	0.001	
1310	21.83	-2.004	0	0.00	#NUM!	
1320	22.00	#NUM!	#NUM!	#NUM!	#NUM!	**Drains volume in 22 hours**
1330	22.17	#NUM!	#NUM!	#NUM!	#NUM!	
1340	22.33	#NUM!	#NUM!	#NUM!	#NUM!	
1350	22.50	#NUM!	#NUM!	#NUM!	#NUM!	
1360	22.67	#NUM!	#NUM!	#NUM!	#NUM!	
1370	22.83	#NUM!	#NUM!	#NUM!	#NUM!	
1380	23.00	#NUM!	#NUM!	#NUM!	#NUM!	
1390	23.17	#NUM!	#NUM!	#NUM!	#NUM!	
1400	23.33	#NUM!	#NUM!	#NUM!	#NUM!	
1410	23.50	#NUM!	#NUM!	#NUM!	#NUM!	
1420	23.67	#NUM!	#NUM!	#NUM!	#NUM!	
1430	23.83	#NUM!	#NUM!	#NUM!	#NUM!	
1440	24.00	#NUM!	#NUM!	#NUM!	#NUM!	

Swale Volume Calculation
The Salinas Ag-Industrial Center
June 9 2009



TYPICAL SWALE SECTION FOR 250' LONG SEGMENT

Assumptions:

1. Swale follows the street slope.
2. Street high point to high point = 250'.
3. Street high point to low point = 125'.
4. Street/Swale slope = 0.004 ft/ft.
5. Swale volume will be reduced by 10% to acount for construction inconsistancies, future parcel driveways, and street slope.
6. One outlet structure every 250'.

Swale Volume Calculations per 250' Long Segement:

Stage (ft)	Stage Area (ft^2)	Stage Volume (ft^3)	Total Volume (ft^3)	10% Reduced Volume (ft^3)
0.0	0	0	0	0
0.5	4.66	583	583	524
1.0	5.66	1290	1873	1685
1.5	6.66	1540	3413	3071
2.0	7.66	1790	5203	4682
2.5	13.82	2685	7888	7099
3.0	28.96	5348	13235	11912

Swale Volume Calculations per Model Drainage Area:

ID	Swale Length (ft)	# of Outlets	Stage (ft)	Swale Volume (ft^3)	Elevation (ft)	Swale Volume (Acre-ft)
PO-72-S	21,560	86	0.0	0	55.0	0.000
			0.5	45211	55.5	1.038
			1.0	145336	56.0	3.336
			1.5	264865	56.5	6.080
			2.0	403797	57.0	9.270
			2.5	612196	57.5	14.054
			3.0	1027248	58.0	23.582
PO-48-S1	920	4	0.0	0	59.0	0.000
			0.5	1929	59.5	0.044
			1.0	6202	60.0	0.142
			1.5	11302	60.5	0.259
			2.0	17231	61.0	0.396
			2.5	26123	61.5	0.600
			3.0	43834	62.0	1.006
PO-48-S2	980	4	0.0	0	62.0	0.000
			0.5	2055	62.5	0.047
			1.0	6606	63.0	0.152
			1.5	12039	63.5	0.276
			2.0	18354	64.0	0.421
			2.5	27827	64.5	0.639
			3.0	46693	65.0	1.072
Total	23,460	94	0.0	0	-	0.000
			0.5	49196	-	1.129
			1.0	158144	-	3.630
			1.5	288206	-	6.616
			2.0	439382	-	10.087
			2.5	666147	-	15.293
			3.0	1117775	-	25.661

Swale Discharge Calculations
The Salinas Ag-Industrial Center
June 4 2009

Typical Swale Outlet Structure Configuration

Number of Structures = 1

Orifice Equation		**Orifice Equation**		**Rectangular Weir Equation**		**Bioretention Cell Flow**		**Total Discharge**	
$Q=C*A*Sqrt(2*g*H)$		$Q=C*A*Sqrt(2*g*H)$		$Q=C*L*H^{3/2}$					
Orifice 1		Orifice 2		Weir 1		Subdrain Orifice			
C =	0.6	C =	0.6	C =	3.33	C =	0.6		
Ø =	1 in	Ø =	1 in	L =	3.14 ft	Ø =	0.625 in		
A =	0.0055 ft^2	A =	0.0055 ft^2	H_0=	2.5 ft	A =	0.0021 ft^2		
g =	32.2 ft/s^2	g =	32.2 ft/s^2	#	1	g =	32.2 ft/s^2		
H_0=	0.81 ft	H_0=	1.54 ft			H_0=	-2 ft		
#	2	#	1			#	1		
H (ft)	Q (cfs)	H (ft)	Q (cfs)	H (ft)	Q (cfs)	H (ft)	Q (cfs)	H (ft)	Q (cfs)
0.0	0.000	0.0	0.000	0.0	0.000	0.0	0.015	0.0	0.015
0.5	0.000	0.5	0.000	0.5	0.000	0.5	0.016	0.5	0.016
1.0	0.023	1.0	0.000	1.0	0.000	1.0	0.018	1.0	0.041
1.5	0.044	1.5	0.000	1.5	0.000	1.5	0.019	1.5	0.063
2.0	0.057	2.0	0.018	2.0	0.000	2.0	0.021	2.0	0.096
2.5	0.068	2.5	0.026	2.5	0.000	2.5	0.022	2.5	0.116
3.0	0.078	3.0	0.032	3.0	3.697	3.0	0.023	3.0	3.829

Treatment Volume Calculations
The Salinas Ag-Industrial Center
June 9 2009

I. 22' Landscape/Detention Swale

Problem: Determine flow based and volume based storm water treatment requirements for the roadside swale drainage areas. This sample calculation considers a 250' long section of backbone public streets.

A. Volume Based Treatment

It is assumed the backbone public street R/W and 22' wide landscape/swale area will be treated with volume based bioretention cells. SeeTable C.1 - "Swale Bioretention Treatment Sizing Calculations" for complete calculations.

1. Water Quality Volume

Use volume based "Urban Runoff Quality Management Approach"

$$V_T = \frac{aCP_6A}{12} \quad ft^3$$

where,
- a = 1.582, regression constant for 24 hour design draw down
- C = $0.858i^3 - 0.78i^2 + 0.774i + 0.04$, Runoff Coefficient
- i = drainage area imperviousness ratio
- P_6 = maximized detention volume, in inches
- A = drainage area, in square feet

for sample calculation area use Street B treatment width (84' R/W & 22' Swale),

L =	250	ft
W =	106	ft
A =	26500	ft^2
P_6 =	0.6	in
a =	1.582	
i =	0.77	
C =	0.57	

Therefore, V_T = 1185 ft^3

2. Treatment Infiltration Area

$$A_R = \frac{SF[V_T(12)]}{RT_D} \quad acres$$

where,
- V_T = water quality treatment volume, in acre-ft
- R = infiltration rate of engineered soil mix or subsurface soils, in inches per hour
- T_D = draw down time, in hours
- SF = Safety factor against clogging

R =	5.0	in/hr
T_D =	24	hr
SF =	1.5	

Therefore, A_R = 178 ft^2

Infiltration Area Width =	8	ft	
Infiltration Area Length =	22	ft	**Use 8'x20' infiltration area = 160 ft^2**

A subdrain and orifice plate will also be used to limit the treatment volume drawdown to 24 hours and a 5 in/hr surface loading rate. See attached spreadsheet for orifice sizing and drawdown calculations.

Treatment Volume Calculations
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3 Loading Rate Calculation

$$LR_{MAX} = \frac{Q(43200)}{A_R} \text{ in/hr}$$

where, Q = Subdrain orifice maximum release rate in cfs

$Q = 0.017$ cfs
$A_R = 160$ ft^2

Therefore, $LR_{MAX} = 4.59$ in/hr < 5 in/hr

$$LR_{AVE} = \frac{V_T(12)}{T_D A_R} \text{ in/hr}$$

where, $V_T = 1161$ ft^3
$T_D = 22$ hr
$A_R = 160$ ft^2

Therefore, $LR_{AVE} = 3.96$ in/hr < 5 in/hr

B. Volume Based Treatment

It is assumed the 100' impervious equivalent parcel frontage area will be treated by flow through the landscaped swale. SeeTable C.2 - "Swale Flow Treatment Sizing Calculations" for complete calculations.

1. Water Quality Flow

Use City flow based design criteria,

$$Q_T = \frac{Ci_T A}{43560} \text{ cfs}$$

where, A = drainage area, in square feet
C = Runoff Coefficient
i_T = Two times the 24-hr, 85th percentile rainfall intensity, in in/hr

assume half of 250' long section of parcel frontage is discharged at each swale high point,

$L = 125$ ft
$W = 100$ ft
$A = 12500$ ft^2
$C = 1.0$
$i_T = 0.22$ in/hr

Therefore, $Q_T = 0.063$ cfs

Treatment Volume Calculations
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2. Water Quality Velocity

Using Manning's Equation and the following swale section assumptions,

Depth	0.098	ft
Side slope	2	:1
Low Flow Width	8	ft
Channel slope	0.004	ft/ft
Manning's n	0.25	
Top Width	8.39	ft
Area	0.80	ft^2
Hydraulic Radius	0.10	ft
Q =	0.063	cfs

Therefore, v = 0.078 ft/s

3. Contact Time Calculation

City criteria requires a 10 minute minimum contact time. Calculate minimum flow length for 10 minute contact time,

$L_T = T_C v(60)$ ft

where, T_C = Treatment contact time, in min
v = Treatment flow velocity, in ft/s

T_C = 10 min
v = 0.078 ft/s

Therefore, L_T = 47 ft

3. Loading Rate Calculation

City criteria limits the surface loading rate to 5 in/hr. Calculate the minimum flow length for 5 in/hr surface loading rate,

$$L_T = \frac{Q_T(43200)}{LR(w)} \text{ ft}$$

where, Q_T = Treatment flow, in cfs
LR = Surface loading rate, in/hr
w = Swale width, in ft

Q_T = 0.063 cfs
LR = 5.0 in/hr
w = 8.0 ft

Therefore, L_T = 68 ft **Use a 70' minimum treatment flow length**

Treatment Volume Calculations
The Salinas Ag-Industrial Center
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C. Swale Stormwater Treatment Sizing Calculations

Volume Based

a =	1.582	
P_6 =	0.60	in
R =	5.0	in/hr
T_D	24	hr
Typical Cell Spacing	250	ft
Typical Cell Width	8	ft
SF =	1.5	

Flow Based

C =	1.0	
i_T =	0.22	in/hr
Manning's n =	0.25	

250' Swale Stage-Volume Relationship
See attached swale volume calculations

Depth (ft)	Swale Volume (ft^3)
0.0	0
0.5	524
1.0	1685
1.5	3071
2.0	4682
2.5	7099

Table C.1 - Swale Bioretention Treatment Sizing Calculations

Drainage Area	*Swale Length (ft)*	*Drainage Area Width (ft)*	*Treatment Area (acre)*	*Percent Impervious (%)*	*Runoff Coefficient*	*Treatment Volume (ft^3)*	*Infiltration Area (ft^2)*	*Cell Length Length (ft)*	*Treatment Volume Depth (ft)*
55' R/W	250	49.5	0.28	62%	0.42	416	42	8	0.40
Total	**5,530**		**6.2**	**62%**	**0.42**	**9,069**	**907**		
88' R/W	250	66	0.38	72%	0.51	670	67	13	0.56
Total	**10,810**		**17.3**	**72%**	**0.51**	**30,590**	**3,059**		
Street B	250	106	0.61	77%	0.57	1,185	118	22	0.78
Total	**2,290**		**6.5**	**77%**	**0.57**	**12,659**	**1,266**		
Abbott St	250	90	0.52	79%	0.59	1,046	105	20	0.72
Total	**2,930**		**6.5**	**79%**	**0.59**	**13,162**	**1,316**		
Harris Rd	250	66	0.38	72%	0.51	670	67	13	0.56
Total	**1,900**		**3.2**	**72%**	**0.51**	**5,658**	**566**		
Total/Ave	**23,460**		**39.7**			**71,138**	**7,114**		

Table C.2 - Swale Flow Treatment Sizing Calculations

Drainage Area	*Length (ft)*	*Drainage Area Width (ft)*	*Treatment Area (acre)*	*Percent Impervious (%)*	*Runoff Coefficient*	*Treatment Flow (cfs)*	*Flow Velocity (ft/s)*	*Flow Depth (ft)*	*Min Flow Length (ft)*	*Contact Time (min)*
Parcel Frontage	125	100	0.29	100%	1.00	0.063	0.078	0.098	70	15.0
Total/Ave			**51.3**			11.29				

Treatment Volume Calculations
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II. Remainder Parcel Areas

Problem: Determine water quality volume and infiltration area for remaining parcel development areas. Determine Treatment requirements on a per acre basis of gross parcel development area.

A. Sample Calculation

Note: This sample calculation is for remainder parcel area "Parcel A" per the attached exhibit.
See Table C.3 - "Future Parcel Area Water Quality Sizing Calculations" for complete calculations.

1. Water Quality Volume

Use volume based "Urban Runoff Quality Management Approach"

$$V_T = \frac{aCP_6A}{12} \text{ acre-ft}$$

where,
- a = 1.582, regression constant for 48 hour design draw down
- C = $0.858i^3 - 0.78i^2 + 0.774i + 0.04$, Runoff Coefficient
- i = drainage area imperviousness ratio
- P_6 = maximized detention volume, in inches
- A = drainage area, in acres

for drainage area "Lot A",

A =	23.9	acres
P_6 =	0.6	in
a =	1.582	
i =	0.90	
C =	0.73	

Therefore, V_T = 1.381 acre-ft

2. Treatment Infiltration Area

$$A_R = \frac{V_T(12)}{RT_D} \text{ acres}$$

where,
- V_T = water quality treatment volume, in acre-ft
- R = infiltration rate of engineered soil mix or subsurface soils, in inches per hour
- T_D = draw down time, in hours

Note: Surface soils onsite consist of expansive fat clays with slow percolation rates. All treatment areas shall be designed with a perforated subdrain to collect water after it filters through the engineered soil mix. Therefore, an engineered soil mix infiltration rate of 5 in/hr shall be used for all treatment infiltration area calculations.

R =	5.0	in/hr
T_D =	24	hr

Therefore, A_R = 0.138 acres

3. Gross Parcel Development Area Treatment Requirements

Determine water quality volume and infiltration area on a per acre basis of gross parcel development area.

Parcel A Gross Area = 31.9 acres

V =	1,885	ft^3/acre
A_R =	189	ft^2/acre

Treatment Volume Calculations
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Total treatment facility area based on an average ponding depth of 0.75 ft,

A_F = 1.841 acres or, 2,514 ft^2/acre
% of gross Parcel A Area = 5.8%

B. Future Parcel Area Water Quality Sizing Calculations

% Imperv = 90%
C = 0.73
a = 1.582
P_6 = 0.60 in
R = 5.0 in/hr
T_D = 24 hr

Table C.3 - Future Parcel Area Sizing Calculations

Parcel	*Gross Parcel Area (acre)*	*Remainder Parcel Area (acre)*	*Treatment Volume (ft^3)*	*Infiltration Area, minimu (ft^2)*	*A_F for 0.75' of Ponding (ft^2)*	*% of Gross Parcel Area*	*V_T per Gross Parcel Area (ft^3/acre)*	*A_R per Gross Parcel Area (ft^2/acre)*
A	31.9	23.9	60,139	6,014	80,185	5.8%	1,885	189
B	23.0	14.0	35,228	3,523	46,970	4.7%	1,532	153
C	36.9	30.1	75,739	7,574	100,986	6.3%	2,053	205
D	78.7	57.8	145,440	14,544	193,920	5.7%	1,848	185
E	65.1	46.6	117,258	11,726	156,343	5.5%	1,801	180
Total/Ave	**235.6**	**172.4**	**433,803**	**43,380**	**578,404**	**5.6%**	**1,841**	184

Swale Discharge Orifice and Drawdown Design for Water Treatment Volume
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Criteria:

1) Completely drain in 24 hours
2) Use treatment volume from the 88' R/W drainage area

Stage (ft)	Elevation	V (ft^3)	V (Ac-ft)
-2	53	0	0.00
0	55	100	0.00
0.5	55.5	524	0.01
1	56	1685	0.04
1.5	56.5	3071	0.07

Orifice Data

C =	0.6	
Ø =	0.625	in
A =	0.0021	ft^2
g =	32.2	ft/s^2
H_0 =	-2	ft

Time(min)	Time (hr)	H (ft)	V (ft^3)	V (Ac-ft)	Q (cfs)
0	0.00	0.750	1161	0.03	0.017
10	0.17	0.770	1151	0.03	0.017
20	0.33	0.766	1141	0.03	0.017
30	0.50	0.761	1130	0.03	0.017
40	0.67	0.757	1120	0.03	0.017
50	0.83	0.752	1110	0.03	0.017
60	1.00	0.748	1100	0.03	0.017
70	1.17	0.744	1089	0.03	0.017
80	1.33	0.739	1079	0.02	0.017
90	1.50	0.735	1069	0.02	0.017
100	1.67	0.730	1059	0.02	0.017
110	1.83	0.726	1049	0.02	0.017
120	2.00	0.722	1039	0.02	0.017
130	2.17	0.717	1028	0.02	0.017
140	2.33	0.713	1018	0.02	0.017
150	2.50	0.708	1008	0.02	0.017
160	2.67	0.704	998	0.02	0.017
170	2.83	0.700	988	0.02	0.017
180	3.00	0.695	978	0.02	0.017
190	3.17	0.691	968	0.02	0.017
200	3.33	0.687	958	0.02	0.017
210	3.50	0.682	947	0.02	0.017
220	3.67	0.678	937	0.02	0.017
230	3.83	0.674	927	0.02	0.017
240	4.00	0.669	917	0.02	0.017
250	4.17	0.665	907	0.02	0.017
260	4.33	0.661	897	0.02	0.017
270	4.50	0.656	887	0.02	0.017
280	4.67	0.652	877	0.02	0.017
290	4.83	0.648	867	0.02	0.017
300	5.00	0.643	857	0.02	0.017
310	5.17	0.639	847	0.02	0.017
320	5.33	0.635	837	0.02	0.017
330	5.50	0.631	827	0.02	0.017
340	5.67	0.626	817	0.02	0.017
350	5.83	0.622	807	0.02	0.017
360	6.00	0.618	797	0.02	0.017
370	6.17	0.613	787	0.02	0.017
380	6.33	0.609	777	0.02	0.017
390	6.50	0.605	767	0.02	0.017
400	6.67	0.600	757	0.02	0.017
410	6.83	0.596	747	0.02	0.017
420	7.00	0.592	737	0.02	0.017
430	7.17	0.588	728	0.02	0.017
440	7.33	0.583	718	0.02	0.016
450	7.50	0.579	708	0.02	0.016
460	7.67	0.575	698	0.02	0.016
470	7.83	0.571	688	0.02	0.016
480	8.00	0.566	678	0.02	0.016
490	8.17	0.562	668	0.02	0.016
500	8.33	0.558	658	0.02	0.016
510	8.50	0.554	649	0.01	0.016
520	8.67	0.549	639	0.01	0.016
530	8.83	0.545	629	0.01	0.016

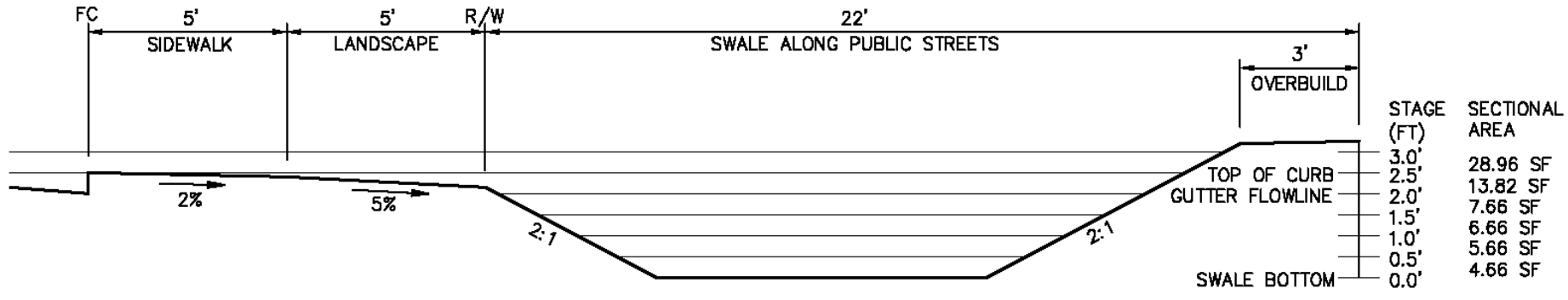
Swale Discharge Orifice and Drawdown Design for Water Treatment Volume
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Time(min)	Time (hr)	H (ft)	V (ft^3)	V (Ac-ft)	Q (cfs)
540	9.00	0.541	619	0.01	0.016
550	9.17	0.537	609	0.01	0.016
560	9.33	0.533	599	0.01	0.016
570	9.50	0.528	590	0.01	0.016
580	9.67	0.524	580	0.01	0.016
590	9.83	0.520	570	0.01	0.016
600	10.00	0.516	560	0.01	0.016
610	10.17	0.511	551	0.01	0.016
620	10.33	0.507	541	0.01	0.016
630	10.50	0.503	531	0.01	0.016
640	10.67	0.499	521	0.01	0.016
650	10.83	0.485	512	0.01	0.016
660	11.00	0.474	502	0.01	0.016
670	11.17	0.463	492	0.01	0.016
680	11.33	0.451	483	0.01	0.016
690	11.50	0.440	473	0.01	0.016
700	11.67	0.428	463	0.01	0.016
710	11.83	0.417	454	0.01	0.016
720	12.00	0.406	444	0.01	0.016
730	12.17	0.395	435	0.01	0.016
740	12.33	0.383	425	0.01	0.016
750	12.50	0.372	416	0.01	0.016
760	12.67	0.361	406	0.01	0.016
770	12.83	0.350	397	0.01	0.016
780	13.00	0.339	387	0.01	0.016
790	13.17	0.328	378	0.01	0.016
800	13.33	0.317	368	0.01	0.016
810	13.50	0.305	359	0.01	0.016
820	13.67	0.294	350	0.01	0.016
830	13.83	0.283	340	0.01	0.016
840	14.00	0.273	331	0.01	0.015
850	14.17	0.262	322	0.01	0.015
860	14.33	0.251	313	0.01	0.015
870	14.50	0.240	303	0.01	0.015
880	14.67	0.229	294	0.01	0.015
890	14.83	0.218	285	0.01	0.015
900	15.00	0.207	276	0.01	0.015
910	15.17	0.196	267	0.01	0.015
920	15.33	0.186	257	0.01	0.015
930	15.50	0.175	248	0.01	0.015
940	15.67	0.164	239	0.01	0.015
950	15.83	0.154	230	0.01	0.015
960	16.00	0.143	221	0.01	0.015
970	16.17	0.132	212	0.00	0.015
980	16.33	0.122	203	0.00	0.015
990	16.50	0.111	194	0.00	0.015
1000	16.67	0.101	185	0.00	0.015
1010	16.83	0.090	176	0.00	0.015
1020	17.00	0.080	167	0.00	0.015
1030	17.17	0.069	159	0.00	0.015
1040	17.33	0.059	150	0.00	0.015
1050	17.50	0.048	141	0.00	0.015
1060	17.67	0.038	132	0.00	0.015
1070	17.83	0.028	123	0.00	0.015
1080	18.00	0.017	115	0.00	0.015
1090	18.17	0.007	106	0.00	0.015
1100	18.33	-0.003	97	0.00	0.014
1110	18.50	-0.232	88	0.00	0.014
1120	18.67	-0.395	80	0.00	0.013
1130	18.83	-0.551	72	0.00	0.012
1140	19.00	-0.700	65	0.00	0.012
1150	19.17	-0.840	58	0.00	0.011
1160	19.33	-0.972	51	0.00	0.010
1170	19.50	-1.097	45	0.00	0.010
1180	19.67	-1.214	39	0.00	0.009
1190	19.83	-1.323	34	0.00	0.008
1200	20.00	-1.425	29	0.00	0.008

Swale Discharge Orifice and Drawdown Design for Water Treatment Volume
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Time(min)	Time (hr)	H (ft)	V (ft^3)	V (Ac-ft)	Q (cfs)	
1210	20.17	-1.518	24	0.00	0.007	
1220	20.33	-1.603	20	0.00	0.006	
1230	20.50	-1.681	16	0.00	0.006	
1240	20.67	-1.751	12	0.00	0.005	
1250	20.83	-1.812	9	0.00	0.004	
1260	21.00	-1.865	7	0.00	0.004	
1270	21.17	-1.911	4	0.00	0.003	
1280	21.33	-1.947	3	0.00	0.002	
1290	21.50	-1.976	1	0.00	0.002	
1300	21.67	-1.995	0	0.00	0.001	
1310	21.83	-2.004	0	0.00	#NUM!	
1320	22.00	#NUM!	#NUM!	#NUM!	#NUM!	**Drains volume in 22 hours**
1330	22.17	#NUM!	#NUM!	#NUM!	#NUM!	
1340	22.33	#NUM!	#NUM!	#NUM!	#NUM!	
1350	22.50	#NUM!	#NUM!	#NUM!	#NUM!	
1360	22.67	#NUM!	#NUM!	#NUM!	#NUM!	
1370	22.83	#NUM!	#NUM!	#NUM!	#NUM!	
1380	23.00	#NUM!	#NUM!	#NUM!	#NUM!	
1390	23.17	#NUM!	#NUM!	#NUM!	#NUM!	
1400	23.33	#NUM!	#NUM!	#NUM!	#NUM!	
1410	23.50	#NUM!	#NUM!	#NUM!	#NUM!	
1420	23.67	#NUM!	#NUM!	#NUM!	#NUM!	
1430	23.83	#NUM!	#NUM!	#NUM!	#NUM!	
1440	24.00	#NUM!	#NUM!	#NUM!	#NUM!	

Swale Volume Calculation
The Salinas Ag-Industrial Center
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TYPICAL SWALE SECTION FOR 250' LONG SEGMENT

Assumptions:

1. Swale follows the street slope.
2. Street high point to high point = 250'.
3. Street high point to low point = 125'.
4. Street/Swale slope = 0.004 ft/ft.
5. Swale volume will be reduced by 10% to acount for construction inconsistancies, future parcel driveways, and street slope.
6. One outlet structure every 250'.

Swale Volume Calculations per 250' Long Segement:

Stage (ft)	Stage Area (ft^2)	Stage Volume (ft^3)	Total Volume (ft^3)	10% Reduced Volume (ft^3)
0.0	0	0	0	0
0.5	4.66	583	583	524
1.0	5.66	1290	1873	1685
1.5	6.66	1540	3413	3071
2.0	7.66	1790	5203	4682
2.5	13.82	2685	7888	7099
3.0	28.96	5348	13235	11912

Swale Volume Calculations per Model Drainage Area:

ID	Swale Length (ft)	# of Outlets	Stage (ft)	Swale Volume (ft^3)	Elevation (ft)	Swale Volume (Acre-ft)
PO-72-S	21,560	86	0.0	0	55.0	0.000
			0.5	45211	55.5	1.038
			1.0	145336	56.0	3.336
			1.5	264865	56.5	6.080
			2.0	403797	57.0	9.270
			2.5	612196	57.5	14.054
			3.0	1027248	58.0	23.582
PO-48-S1	920	4	0.0	0	59.0	0.000
			0.5	1929	59.5	0.044
			1.0	6202	60.0	0.142
			1.5	11302	60.5	0.259
			2.0	17231	61.0	0.396
			2.5	26123	61.5	0.600
			3.0	43834	62.0	1.006
PO-48-S2	980	4	0.0	0	62.0	0.000
			0.5	2055	62.5	0.047
			1.0	6606	63.0	0.152
			1.5	12039	63.5	0.276
			2.0	18354	64.0	0.421
			2.5	27827	64.5	0.639
			3.0	46693	65.0	1.072
Total	23,460	94	0.0	0	-	0.000
			0.5	49196	-	1.129
			1.0	158144	-	3.630
			1.5	288206	-	6.616
			2.0	439382	-	10.087
			2.5	666147	-	15.293
			3.0	1117775	-	25.661

Swale Discharge Calculations
The Salinas Ag-Industrial Center
June 4 2009

Typical Swale Outlet Structure Configuration

Number of Structures = 1

Orifice Equation
$Q=C*A*Sqrt(2*g*H)$

Orifice 1

C =	0.6	
Ø =	1	in
A =	0.0055	ft^2
g =	32.2	ft/s^2
H_0=	0.81	ft
#	2	

H (ft)	Q (cfs)
0.0	0.000
0.5	0.000
1.0	0.023
1.5	0.044
2.0	0.057
2.5	0.068
3.0	0.078

Orifice Equation
$Q=C*A*Sqrt(2*g*H)$

Orifice 2

C =	0.6	
Ø =	1	in
A =	0.0055	ft^2
g =	32.2	ft/s^2
H_0=	1.54	ft
#	1	

H (ft)	Q (cfs)
0.0	0.000
0.5	0.000
1.0	0.000
1.5	0.000
2.0	0.018
2.5	0.026
3.0	0.032

Rectangular Weir Equation
$Q=C*L*H^{3/2}$

Weir 1

C =	3.33	
L =	3.14	ft
H_0=	2.5	ft
#	1	

H (ft)	Q (cfs)
0.0	0.000
0.5	0.000
1.0	0.000
1.5	0.000
2.0	0.000
2.5	0.000
3.0	3.697

Bioretention Cell Flow
Subdrain Orifice

C =	0.6	
Ø =	0.625	in
A =	0.0021	ft^2
g =	32.2	ft/s^2
H_0=	-2	ft
#	1	

H (ft)	Q (cfs)
0.0	0.015
0.5	0.016
1.0	0.018
1.5	0.019
2.0	0.021
2.5	0.022
3.0	0.023

Total Discharge

H (ft)	Q (cfs)
0.0	0.015
0.5	0.016
1.0	0.041
1.5	0.063
2.0	0.096
2.5	0.116
3.0	3.829

APPENDIX C

Preliminary Hydrology and Hydraulics Study

PRELIMINARY HYDROLOGY & HYDRAULICS STUDY

For

The Salinas Ag-Industrial Center

City of Salinas,
Monterey County, California
Revised: June 8, 2009

Prepared for:

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References

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5. Bentley, CivilStorm V8iEdition Software and User's Guide.
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1.0 Executive Summary

This report has been prepared for the Salinas Ag-Industrial Center (*Plan Area*) to provide technical information on the proposed development and to assist planning documents prepared by others, including the City and City's consultant. This report analyzed and provides information on the following areas: 1) proposed on-site stormwater conveyance system, 2) proposed on-site detention system, 3) impacts to existing offsite city storm drain system, and 4) information for downstream impact study by the City and it's consultants to evaluate any potential downstream impacts to receiving waters. Design criteria used was based on the City of Salinas *Stormwater Development Standards* (SDS) requirements, and Monterey County Water Resources Agency, Zone 9, Reclamation Ditch design criteria.

2.0 Background

The *Plan Area* and surrounding developments drain into existing City of Salinas owned and maintained storm drain facilities located in Abbott Street and Harris Road. Existing storm drain lines ultimately converge into two conveyance lines: a 72-inch main and a 48-inch main, flowing east underneath the Union Pacific Railroad tracks and U.S. Highway 101. The 72-inch and 48-inch lines ultimately outfall into the Monterey County Water Resources Agency (MCWRA) owned and maintained Reclamation Ditch just south of Heinz Lake. The Reclamation Ditch flows through the City from the southeast to the northwest and is part of a larger city-wide drainage network. The channel drains into the Tembladero Slough near Castroville and ultimately discharges into Moss Landing Harbor through tide gates at Potrero Road.

The Reclamation Ditch drainage system is complex and receives runoff from undeveloped, agricultural, and urban lands. It is comprised of engineered channels, historical lakes including Heinz Lake and Carr Lake, pumps, bridges and culverts. The historical lakes act as regional detention facilities metered by the channels cross-section.

Camp Dresser & McKee, Inc. (CDM) conducted a hydraulic analysis of the City of Salinas existing stormwater conveyance system (City of Salinas *Storm Water Master Plan*, 2004). The *Storm Water Master Plan* identifies backwater conditions for portions of the existing storm drain system upstream of the 72-inch outfall (existing surrounding storm drain facilities on or near Harkins Road). The *Plan Area* connects in the lower downstream portion of the existing backwater condition system. Per the *Storm Water Master Plan*, portions of Harkins Road and Dayton Road experience flooding during the 20-year,6 hour design storm. The *Storm Water Master Plan concludes this flooding* is not a significant impact to the affected areas because of the existing industrial land use and seasonal operations of the food processing related industries.

3.0 Design Criteria

Development of the Salinas Ag-Industrial Center will result in an increase to stormwater runoff volume, peak flows, and velocities from increased impervious surfaces. Impacts to downstream systems will be analyzed as part of this report and mitigated through various flood control measures, if necessary.

The following design criteria outlined in the City's Stormwater Development Standards (SDS) was used for analysis of flood control and stormwater conveyance systems:

1. Limit the 100-year, 24 hour post-project peak discharge rate to that of the 10-year, 24 hour pre-project discharge rate.
2. Use a 20-year, 6 hour design storm with a total depth of 1.6 inches for design of conduits and inlets in commercial and industrial areas and for main trunks having a tributary area greater than 25 acres.
3. Storm drains sized with adequate capacity to convey the peak design flow with the hydraulic grade line below ground surface level.
4. Use of a computerized hydrograph model for the conveyance system for all projects with a drainage area greater than 10 acres

The proposed storm drain system was also modeled with a 100-year, 72 hour design storm, per County Reclamation Ditch criteria, for assistance in downstream impact studies of the Reclamation Ditch by the City's consultants.

4.0 Methodology

The Soil Conservation Service (SCS) unit hydrograph procedure was used to determine peak flows and runoff volumes for the existing and developed site conditions. This methodology is based on a dimensionless hydrograph relating the variables of lag time and peak flow rate. The *CivilStorm V8i* computer model was used to generate the runoff hydrographs and conduct the hydraulic analysis. *CivilStorm* uses a dynamic stormwater modeling engine to calculate runoff hydrographs and analyze the hydraulic response through interdependent systems of inlets, manholes, pipes, channels, culverts, and ponds. The model is able to account for variable tailwater conditions and the effects of backwater on the various system elements. The analysis used the *CivilStorm* Implicit Engine, based on the solver in the National Weather Service FLDWAN model, to dynamically solve the one-dimensional St Venant unsteady flow equations. Additional information regarding model data requirements and analysis procedures is presented in the following sections.

5.0 Hydrologic Data Requirements

5.1 Rainfall

The SCS Type 1A rainfall distribution was used for the 24 hour storm events as specified in the Salinas SDS and *Storm Water Master Plan*. *CivilStorm* has the SCS storm type rainfall distributions built into the computer model for ease of use. The built-in Type 1A distribution, as opposed to the 1 hour rainfall intensities published in the Salinas SDS, was used for the 24 hour analysis to model the rainfall more precisely. The 24 hour design storm is used for the detention facility design and analysis. The 20-year, 6 hour storm with 15 minute rainfall intensities as provided in the Salinas SDS, were used for the existing and proposed conveyance system analysis. The 100-year, 72 hour rainfall distribution and depth were received from the City's consultant for the downstream impact study and verified with the *Zone 9 and Reclamation Ditch Drainage System Operations Study* report. The design storm rainfall depths are provided in Table 5.1.

Table 5.1: Average Total Precipitation Values Used in Hydrology Study

Design Storm	Rainfall Depth (in)
20-year, 6 hour	1.6
10-year, 24 hour	2.5
100-year, 24 hour	3.7
100-year, 72 hour	5.2

5.2 Drainage Area

Approximately 263 acres is tributary to the *Plan Area* and used in the detention facility design. This includes the on-site *Plan Area,* approximately 257 acres, and portions of offsite Abbott Street and Harris Road, approximately 6 acres. Approximately 78 acres of offsite drainage area passes through the site and is accounted for in the conveyance system design. Under the developed condition, the offsite 78 acres runoff is assumed to be routed and conveyed through the proposed onsite Street A storm drain. Both the on-site and off-site drainage areas are currently used for row crop farming operations and have an average slope from west to east of less than 0.002 feet/feet. An additional 25 acres of offsite drainage area to the west is not tributary to the *Plan Area* and releases to the northwest along the historical Alisal Slough drainage path, crossing Harkins Road at a low point approximately 1,500 feet to the west of the site's western boundary.

The *Plan Area* is proposed to be developed as an ag-industrial center, with multiple future parcels connected by a network of backbone public streets. It is assumed that future parcel areas will have a 90% maximum developed impervious cover.

Approximately 192 acres and 42 acres are tributary to the existing 72-inch and 48-inch outfalls storm drain systems, respectively. These existing surrounding areas are currently developed industrial or commercial land uses. The existing drainage area information used in the existing system analysis of this report and found in the City's *Storm Water Master Plan* was provided by CDM on February 2009. Drainage area information for the 48-inch outfall tributary area was determined from aerial topography, aerial images, and site visits. Appendix D contains a summary of the hydrologic data and calculations for the drainage areas used in this analysis.

5.3 Watershed Loss Rates

Watershed soil loss rates were based upon National Resources Conservation Service (NRCS) hydrologic soils mapping for the City of Salinas. It was determined that approximately 83% of the site was covered with Hydraulic Soil Group D soils with the remainder at Group C. Pervious soil Curve Numbers were selected from Appendix B-3 of the *Zone 9 and Reclamation Ditch Drainage System Operations Study*. Antecedent moisture Condition (AMC) II was assumed for both the 6 hour and 24 hour storm event analyses. The pervious and impervious areas of the existing industrial complexes were modeled separately and the hydrographs combined at the system loading points to account for the directly connectedness of the impervious surfaces. The Salinas SDS encourages new and re-development projects to direct all impervious surface runoff to pervious landscaping areas for treatment. The developed on-site impervious and pervious areas were combined and modeled with composite Curve Numbers to account for the affects of this condition.

Initial abstraction represents the rainfall that is absorbed by tree cover, depressions, and soil at the beginning of a storm. No runoff is calculated until the initial abstraction has been satisfied. The initial abstraction for pervious areas is set equal to 0.2S, where S = (1000/CN) – 10. Initial abstraction and Curve Number assumptions are summarized in Appendix D.

5.4 Transform

Drainage area time of concentration was calculated in the existing and developed conditions using the U.S. Department of Transportation *Urban Drainage Design Manual* methodology. Time of concentration is made up of sheet flow, shallow concentrated flow, and pipe/channel flow. Initial roof flow time and storage delay time as a result of upstream treatment facilities were also taken into account for the on-site developed drainage areas. The time of concentration calculations are summarized in Appendix D.

5.5 Reclamation Ditch Tailwater

The 72-inch and 48-inch outfalls experience tailwater from the Reclamation Ditch. The tailwater was considered in the dynamic hydrologic and hydraulic studies of the proposed on-site stormwater facilities. The 20-year static tailwater was used in the existing and proposed conveyance system analysis to be consistent with the City's *Storm Water Master Plan* requirements. A variable tailwater stage hydrograph was used for the 100-year, 24 hour detention analysis. A 100-year, 72 hour stage hydrograph for the 72-inch and 48-inch outfalls was received from the City's downstream impact study consultant. The stage hydrographs were then truncated for use in the 24 hour event by matching the times of peak precipitation. A summary of the peak stage assumptions are shown in Table 5.2. The 100-year, 24 hour variable tailwater stage hydrographs for the 72-inch and 48-inch outfalls are provided in Appendix G.

Table 5.2: Reclamation Ditch Peak Tailwater Conditions (NGVD 29)

Storm Event	72-inch Outfall		48-inch Outfall	
	Elev (ft)	Time (hr)	Elev (ft)	Time (hr)
20-year, 6 hour	53.4	Static	54.3	Static
100-year, 24 hour	56.51	43.5	56.56	43.5
100-year, 72 hour	56.51	75.0	56.56	75.0

6.0 System Information

6.1 Existing Off-Site Conveyance System

The existing 72-inch outfall storm drain network consists of 18-inch to 72-inch reinforced concrete pipes (RCP). The pipes are located in easements through existing agricultural fields and on existing public streets near the northwest *Plan Area* boundary. Connections to private industrial complexes exist throughout the length of the storm drain network. Existing pipe information was compiled from the following sources: 1) City *Storm Water Master Plan* model information provided by CDM, 2) RJA field survey, and 3) as-built drawings. The elevations from the *Storm Water Master Plan* model were adjusted from vertical datum NAVD 88 to NGVD 29 with a conversion factor of -2.8 feet. Some discrepancies were found in invert and ground elevations between the City's *Storm Water Master Plan* model information, project aerial topography, and field survey information. Where these discrepancies were found, the project aerial topographic and field survey elevations were used.

Existing runoff from the *Plan Area* and upstream off-site areas is currently picked up in agricultural ditches and conveyed to a low point along Abbott Street. From here, runoff is conveyed under Abbott Street and Union Pacific Railroad through 24-inch culverts, which discharge into vacant open space between the railroad and U.S. Highway 101. Record drawings from the City show a field inlet on the east side of the Union Pacific

Railroad tracks connected to the existing 72-inch storm drain via a 15-inch line. The location of the inlet was not verified during field surveys because of limiting field conditions.

The existing 48-inch outfall storm drain network consist of 24-inch to 48-inch RCP. The pipes are located in easements through existing agricultural fields and Harris Road and Harris Place with connections to existing private industrial developments. A Manning's roughness coefficient of 0.013 was used for all existing storm drain pipes.

The City's *Storm Water Master Plan* concludes that portions of the existing 72-inch storm drain network are subject to flooding due to high backwater from the Reclamation Ditch. These low lying areas are located along Shilling Place (node RD-9610-004), Harkins Road at Dayton Street (node RD-9620-020), and all of Dayton Street (nodes RD-9600-032 and RD-9630-004). Surface storage at these locations were modeled as detention facilities to determine the flooding limits under existing and developed conditions during the 20-year, 6 hour design storm analysis. Results are discussed in detail in Section 7.3. Refer to Figure 1 for existing system and node locations.

6.2 Proposed Conveyance System

The proposed conveyance system will consist of 18-inch to 48-inch High Density Polyethylene Pipe (HDPE) or Polyethylene Vinyl Pipe (PVC) located in the backbone public street right-of-way. 15-inch laterals will extend from the street right-of-way to private parcel areas. A Manning's roughness coefficient of 0.012 was used for all proposed HDPE storm drain pipes. Connections to the City's existing storm drain system will be made to the existing 72-inch storm drain pipe in Abbott Street at manhole RD-9600-012, and the existing 36-inch storm drain in Harris Road at various manholes. In addition to the on-site system, approximately 3,000 linear feet of 18-inch to 24-inch and 1,300 linear feet of 24-inch storm drain will be installed in Abbott Street and Harris Road respectively. Refer to Figure 2 for the proposed storm drain system layout.

6.3 Proposed Detention Facilities

Detention facilities will be designed to meter the 100-year, 24 hour peak discharge to the 10-year, 24 hour peak runoff rate. This will be accomplished through two types of facilities,

1. 22' landscaped swales along the public streets (backbone streets), and
2. Combination of above ground and below ground detention facilities within future private parcels.

The swales along the public streets will be located in a 22 foot Landscape Buffer Easement area located parallel and on both sides of the streets. This analysis assumed a total depth of approximately 2.5 feet from the bottom of swale to the top of curb, a bottom width of approximately 8 feet, and 2:1 maximum side slopes. The swale will function as 1) a landscape buffer between parcels and streets, 2) a detention area collecting and detaining runoff from backbone streets and an approximate 100 foot impervious equivalent parcel frontage area, and 3) a BMP water quality treatment area using biotreatment applications. Generally, detention depths in the landscape buffers are 2 feet with temporary 100 yr-24 hr storm levels reaching approximately 2.5 ft. The maximum expected detention water depths would be approximately 2.5 feet, or to the street top of curb elevation. For this study, the swale volume was calculated assuming 250 foot long lengths waffling with a longitudinal slope of 0.004 feet/feet. It was also

assumed that an outlet structure would be provided every 250 feet for a total of 94 structures. Each outlet structure was modeled with a 24-inch overflow riser, a 0.75-inch subdrain orifice 2 feet below the swale bottom for draining the water treatment volume in 24 hours, and three 1-inch orifices distributed along the height of the riser. The streets and corresponding swale and 100 foot impervious equivalent parcel frontage areas were divided into 3 separate tributary drainage areas and detention facilities for the purpose of this analysis. The volume and number of outlet structures for each facility were then determined based on the total length of swale within the drainage area. The complete swale volume and outlet structure assumptions are provided in Appendix E.

The detention facilities for the remainder parcel areas may involve a combination of underground storage (oversized pipes, arch systems, vaults, etc.) and above ground storage (inundating of landscaping or parking lot areas). Drainage areas for future parcels were modeled as 40 acre-feet of total detention volume and 10 cubic feet per second (cfs) of peak discharge. These design values were based on iterative downstream alternative analyses and results. Above ground detention was assumed to occur on future paved parking areas, and underground detention was assumed as oversized pipes with a single release orifice for each facility. The complete parcel detention facility assumptions are provided in Appendix F. Refer to Figure 2 for the proposed swale and parcel drainage area locations.

7.0 Results

7.1 Detention Analysis

The total on-site pre-project 10-year, 24 hour discharge rate was calculated to be 27.4 cfs (see Appendix A for calculation results). The post developed 100-year, 24 hour storm discharge rates for the combined public street swales and remaining future parcels will also be required to release at this rate. The *CivilStorm* computer model was run with the existing City 72-inch and 48-inch storm drain networks, the proposed on-site conveyance system and detention facilities, and variable tailwater stage hydrographs at the outfalls. The detention facility results are summarized in Table 7.1 and 7.2 below.

Table 7.1: Swale Detention Facility – 100-year, 24 hour Storm Results

Swale	Max HGL (ft)	Max Depth (ft)	Max Storage (acre-ft)	Peak Flow (cfs)	Time (hr)
PO-72-S	57.22	2.22	11.40	7.21	20.50
PO-48-S1	61.27	2.27	0.51	0.34	19.92
PO-48-S2	64.08	2.08	0.46	0.31	19.83
Total/Ave		**2.22**	**12.4**	**7.9**	

Table 7.2: Parcel Detention Facility – 100-year, 24 hour Storm Results

Remainder Parcel Area	Max HGL (ft)	Max Depth (ft)	Max Storage (acre-ft)	Peak Flow (cfs)	Time (hr)
PO-72-P	57.23	4.23	33.85	7.13	16.08
Total/Ave		**4.23**	**33.9**	**7.1**	

The total on-site post-development 100-year, 24 hour peak discharge is approximately 15.0 cfs with a total detention volume of 46.3 acre-ft. Therefore, the peak flow is successfully reduced below the 10-year, 24 hour peak flow rate. See Appendix B for the complete *CivilStorm* 100-year, 24 hour storm model results and hydrographs.

7.2 Conveyance System Analysis

The proposed conveyance system shall be designed to convey the 20-year, 6 hour design storm while maintaining the hydraulic grade line (HGL) below the ground surface. The proposed conveyance system and on-site detention facilities were modeled in *CivilStorm* with the 20-year, 6 hour design storm and a static 20-year Reclamation Ditch tailwater condition as required by the Salinas *Storm Water Master Plan*. The HGL results are summarized in Table 7.3 below. The conveyance system successfully maintained the HGL below the ground surface at all proposed structures. See Appendix C for the complete *CivilStorm* 20-year, 6 hour storm model results and hydrographs.

Table 7.3: Proposed Conveyance System – 20-year, 6 hour Storm HGL Results

Manhole	Rim (ft)	HGL (ft)	Diff (ft)	Manhole	Rim (ft)	HGL (ft)	Diff (ft)
MH-48-1	62.1	55.40	-6.70	MH-72-1	58.1	54.11	-3.99
MH-48-2	64.8	55.43	-9.37	MH-72-2	60.6	54.65	-5.95

7.3 Existing System Analysis

The existing City storm drain network that receives the proposed site conveyance system was analyzed because the City *Storm Water Master Plan* determined certain low lying areas were subject flooding due to high backwater affects from the Reclamation Ditch. The 20-year, 6 hour design storm and a static 20-year Reclamation Ditch tailwater was used to be consistent with the City's *Storm Water Master Plan* study. The areas that currently experience flooding were modeled with a pond to represent the available surface storage. The existing system was analyzed with and without the *Plan Area* flows and the results compared to determine if flooding conditions were increased. The results are summarized in Table 7.4 below.

Table 7.4: Existing Conveyance System – 20-year, 6 hour Storm Flooding Results

Manhole	Rim (ft)	Existing Condition		Developed Condition		HGL Diff (ft)
		HGL (ft)	Storage (ac-ft)	HGL (ft)	Storage (ac-ft)	
RD-9610-004	53.6	54.33	1.61	54.33	1.61	0
RD-9620-020	56.8	57.93	3.80	57.92	3.75	-0.02
RD-9630-004 & RD-9600-032	56.3	57.09	0.89	57.08	0.89	0

The model results indicate the HGL at the nodes experiencing inundating under existing conditions do not increase under the developed condition. In reality, the actual height of inundating along Dayton Road may decrease under the developed condition because the overall storage volume in the public right-of-way will increase when Dayton Street is extended into the *Plan Area*. See Appendix C for the complete *CivilStorm* 20-year, 6 hour storm model results and hydrographs.

7.4 Results for Downstream Impact Study

Results as presented in the report were developed through an iterative process in which site design refinements were made and outcomes confirmed through revised model

results. Ultimately, results of the 100-year, 72 hour analysis using the site's final design scenario, achieved less-than-significant levels of impact to the downstream system.

The City's consultant will use the revised model results to verify the total impact reduction, and ultimate less-than-significant impact to the downstream reclamation ditch system. Table 7.5 below summarizes the final results. See Appendix D for 100-year 72-hour hydrographs and the proposed detention facilities.

Table 7.5: On-Site Detention Facility – 100-year, 72 hour Storm Results

ID	Max HGL (ft)	Max Depth (ft)	Max Storage (acre-ft)	Peak Flow (cfs)	Time (hr)
PO-72-S	57.53	2.53	14.7	8.41	41.92
PO-48-S1	61.53	2.53	39.6	0.85	41.25
PO-48-S2	64.43	2.43	0.6	0.37	41.83
PO-72-P	57.95	4.95	0.6	8.72	44.17
Total			**55.5**	**18.4**	

8.0 Conclusion

The post-development 100-year peak discharge can be reduced to below the 10-year, pre-project discharge rate of 27.5 cfs through the use of above ground and below ground detention facilities. The backbone streets tributary areas will provide approximately 16.0 acre-ft of detention storage through the use of roadside swales. Future parcel areas will provide approximately 40 acre-ft of detention storage through the use of above ground and below ground detention.

There are no impacts to the surrounding existing City storm drain system as a result of the *Plan Area* development. Model results confirm that existing deficiencies and inundating areas identified in the City's *Storm Water Master Plan* continue to pond after connecting *Plan Area* flows. There are no additional ponding areas created. The HGL at three existing ponding areas do not increase (nodes RD-9610-004, RD-9630-004, and RD-9600-032) as a result of new project storm water flows.

Finally, results in this report will be used by the City and the City's consultant in the assessment that downstream impacts to the reclamation ditch are considered to be less-than-significant.

FIGURES

FIGURE 1 - EXISTING SD SYSTEM

SALINAS AG-INDUSTRIAL CENTER

SALINAS, CALIFORNIA
UNI-KOOL PARTNERS
June 2009
JOB NUMBER: 072067

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LEGEND

EXISTING PIPE SIZE
EXXX-CO-XX(XX") — EXISTING SD MODEL NAME

RD-XXX-XXX ○ — EXISTING MANHOLE NODE

SURROUNDING PROJECT FACILITIES TRIBUTARY TO THE EXISTING RECLAMATION DITCH (72 INCH AND 48 INCH OUTFALL)

RD-9600-036 — SUBAREA BOUNDARY AND DESIGNATION PER CITY OF SALINAS STORMDRAIN MASTER PLAN

PROJECT TRIBUTARY AREA (SEE FIGURE 2)

RD-9610-020
OS-9610-004
EX72-CO-10(30")
EX72-CO-1(72")
TO EX 72" OUTFALL
EXISTING RECLAMATION DITCH
TO EX 48" OUTFALL
RD-9600-016
ABBOTT STREET
EX72-CO-3(60")
RD-9600-008
EX72-CO-2(60")
RD-9600-004
RD-9600-012
EX72-CO-4(60")
RD-9600-024
EX72-CO-5(54")
HARKINS AVENUE
RD-9600-020
RD-9620-008
EX72-CO-6(36")
EX72-CO-13(30")
RD-9620-008
EX72-CO-12(36")
EX72-CO-11(36")
RD-9600-024
BURTON AVENUE
EX72-CO-14(30")
RD-9620-012
RD-9620-004
RD-9620-016
RD-9630-004
RD-9600-032
EX72-CO-7(36")
STREET A
EX72-CO-15(30")
OS-9630-004
OS-9620-020
EX72-CO-16(24")
RD-9600-028
EX72-CO-8(36")
RD-9600-032
DAYTON STREET
DAYTON STREET
EX72-CO-9(24")
RD-9600-036
RD-9620-032
RD-9600-036
STREET B
EX48-CO-1(48")
EX48-CO-2(48")
EX48-MH-1
EX48-CO-3(48")
EX48-MH-2
EX48-MH-3
HARRIS ROAD
EX48-CO-4(36")
EX48-MH-4
EX48-CO-5(36")
EX48-MH-5
EX48-MH-6
EX48-CO-6(27")
HARRIS ROAD
EX48-CM-1I
EX48-CM-2I

N

NO SCALE

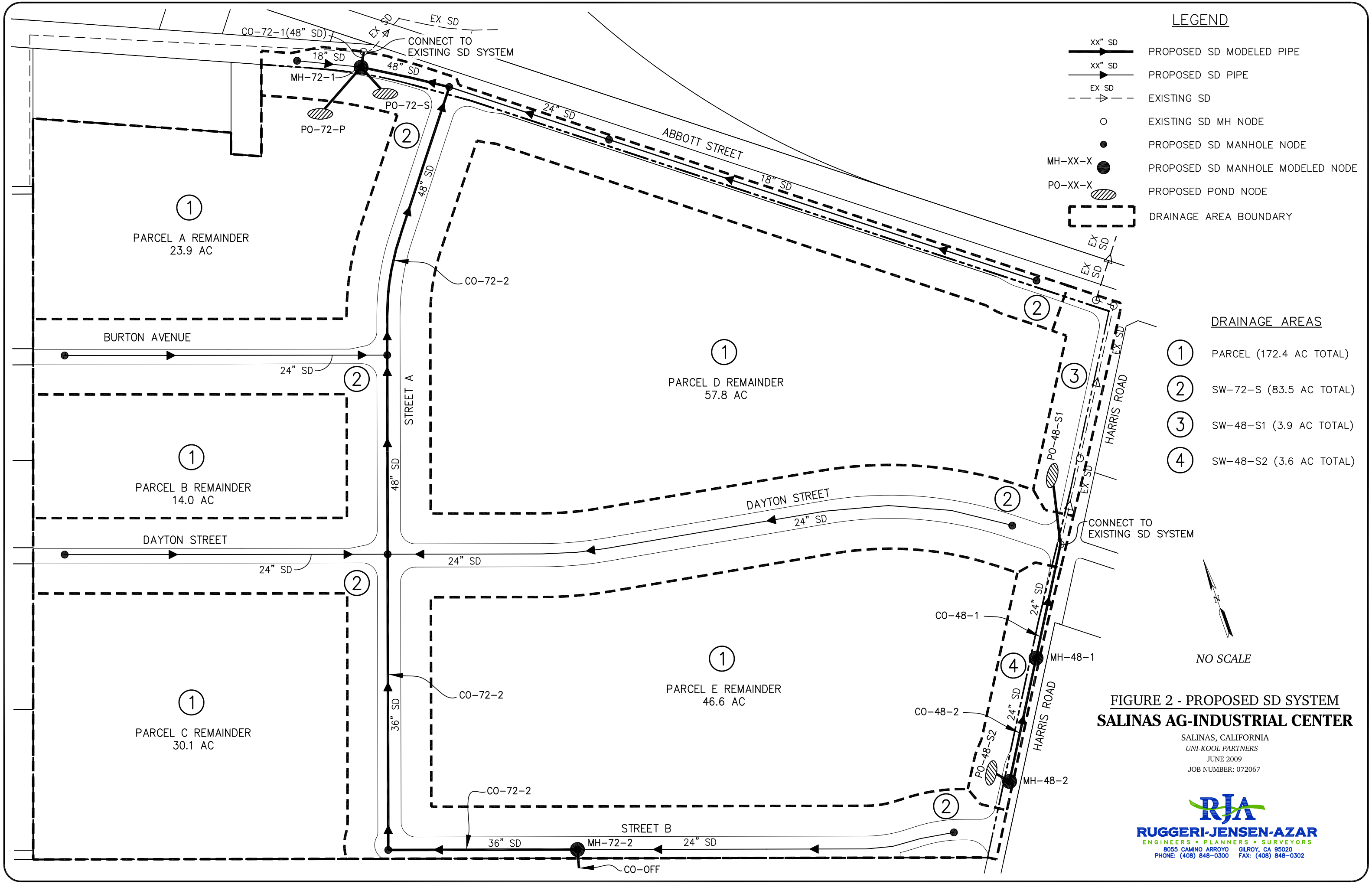


FIGURE 2 - PROPOSED SD SYSTEM

SALINAS AG-INDUSTRIAL CENTER

SALINAS, CALIFORNIA

UNI-KOOL PARTNERS

JUNE 2009

JOB NUMBER: 072067

RUGGERI-JENSEN-AZAR

ENGINEERS ▪ PLANNERS ▪ SURVEYORS

8055 CAMINO ARROYO GILROY, CA 95020

PHONE: (408) 848-0300 FAX: (408) 848-0302

APPENDIX A

Calculation Detailed Summary

<General>

Label	SCS 24hr Event

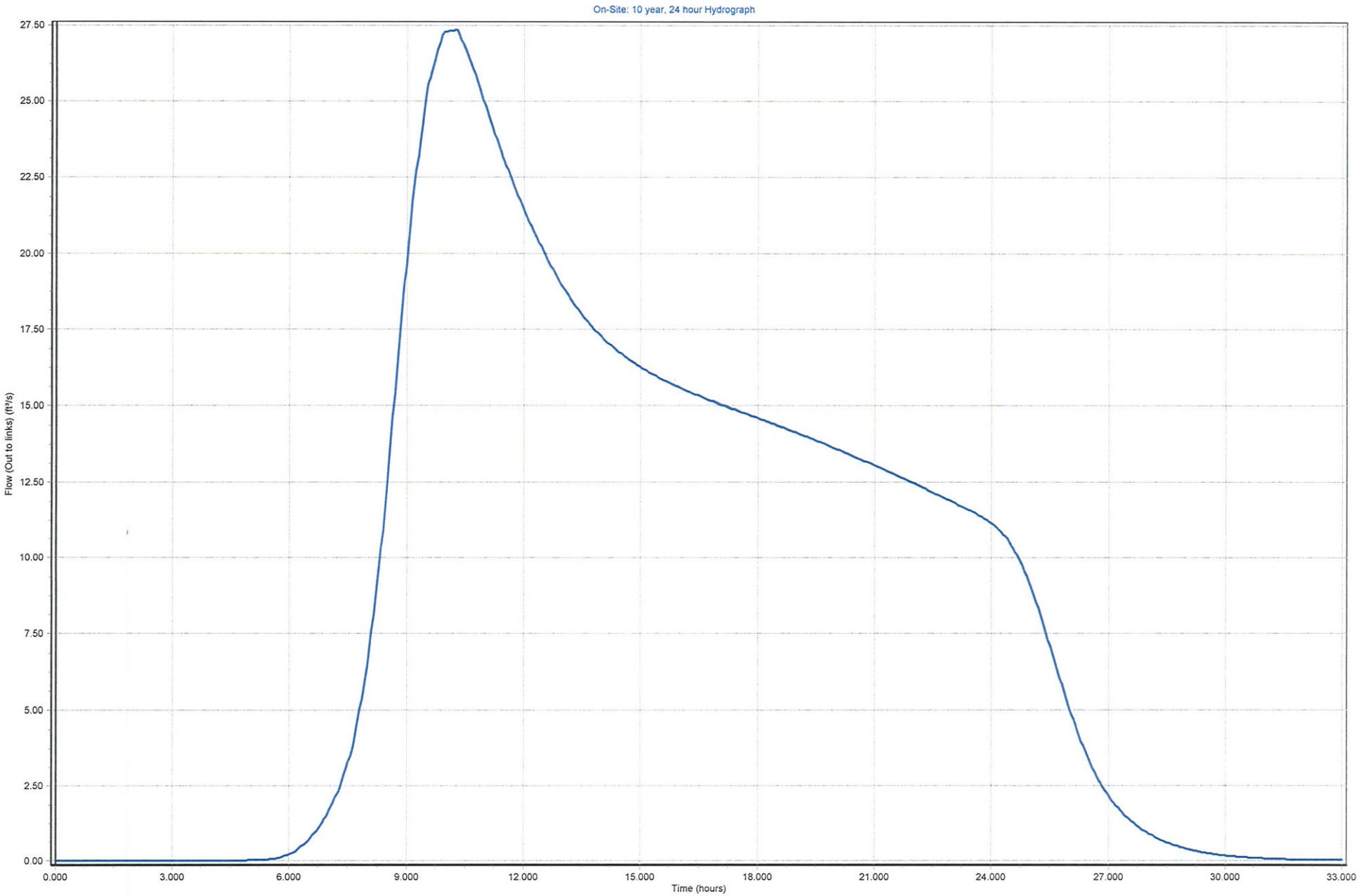
Calculation Options			
Calculation Time Step	0.025 hours	Hydrologic Time Step	0.025 hours
Output Increment	0.050 hours	Total Simulation Time	72.000 hours

Options (Advanced)			
Y Iteration Tolerance	0.03 ft	Relaxation Weighting Coefficient	0.600
LPI Coefficient	1.000	Computation Distance	25.00 ft
NR Weighting Coefficient	0.700		

Catchment Calculation Summary

Label	Runoff Method	Loss Method	Total Rainfall Depth (in)	Area (acres)	Volume (Total Runoff) (ac-ft)
On-Site	Unit Hydrograph	SCS CN	2.495	263.00000	24.24

Flow (Peak) (ft^3/s)	Time To Peak (hours)
27.37	10.300


On-Site: 10 year, 24 hour Hydrograph
Flow (Out to links) (ft³/s)
27.50
25.00
22.50
20.00
17.50
15.00
12.50
10.00
7.50
5.00
2.50
0.00
0.000
3.000
6.000
9.000
12.000
15.000
18.000
21.000
24.000
27.000
30.000
33.000
Time (hours)

APPENDIX B

CivilStorm Results: 100 year 24 hour Storm - Developed Condition
The Salinas Ag-Industrial Center
June 4 2009

Catchments

Label	Area (acres)	SCS CN	Tc (hours)	Volume (Total Runoff) (ac-ft)	Flow (Peak) (ft^3/s)	Time To Peak (hours)
RD-9600-016I	18.40	100.0	0.53	5.67	14.00	8.15
RD-9600-016P	3.00	70.0	0.53	0.28	0.48	8.25
RD-9600-024I	8.00	100.0	0.34	2.47	6.67	8.05
RD-9600-024P	1.30	70.0	0.34	0.12	0.23	8.10
RD-9600-032I	2.50	100.0	0.03	0.77	2.25	7.80
RD-9600-032P	0.20	70.0	0.03	0.02	0.04	8.00
RD-9600-036I	18.10	100.0	0.22	5.58	15.81	7.95
RD-9600-036P	0.80	65.0	0.22	0.06	0.09	8.10
RD-9610-020I	33.80	100.0	0.34	10.42	28.19	8.05
RD-9610-020P	8.00	65.0	0.34	0.57	0.80	8.15
RD-9620-008I	18.70	100.0	0.17	5.77	16.51	7.90
RD-9620-008P	3.10	70.0	0.17	0.29	0.62	8.05
RD-9620-032I	44.80	100.0	0.34	13.81	37.37	8.05
RD-9620-032P	9.90	67.0	0.34	0.80	1.30	8.15
RD-9630-004I	17.50	100.0	0.30	5.40	14.89	8.00
RD-9630-004P	3.40	70.0	0.30	0.32	0.63	8.10
EX48-CM-1I	12.10	100.0	0.58	3.73	8.99	8.20
EX48-CM-1P	10.30	70.0	0.58	0.97	1.61	8.30
EX48-CM-2I	17.10	100.0	0.29	5.27	14.61	8.00
EX48-CM-2P	2.30	65.0	0.29	0.16	0.24	8.15
CM-72-S	85.3	93.2	0.3	20.96	62.48	8.00
CM-72-P	172.4	95.1	0.42	45.20	127.09	8.08
CM-48-S1	3.9	93.2	0.3	0.96	2.86	8.00
CM-48-S2	3.6	92.5	0.3	0.86	2.57	8.00
Off-Site	78	75.3	2.05	9.52	11.733	9.583

Manholes

Label	Elevation (Ground) (ft)	Elevation (Rim) (ft)	Elevation (Invert) (ft)	Hydraulic Grade (Maximum) (ft)	Time to Maximum Hydraulic Grade (hours)	Flow (Total In Maximum) (ft^3/s)	Time to Maximum Inflow (hours)
RD-9600-004	57.2	57.2	43.88	56.51	43.5	101.108	8.083
RD-9600-008	57.2	57.2	44.61	56.51	43.5	74.146	8.167
RD-9600-012	60.1	60.1	44.78	56.51	43.5	74.143	8.167
RD-9600-016	61.3	61.3	46.59	56.52	43.917	66.808	8
RD-9600-020	64.2	64.2	47	56.52	44.167	55.424	7.917
RD-9600-024	61.8	61.8	47.62	56.54	42.167	55.391	7.917
RD-9600-028	59.8	59.8	48.33	56.54	42.167	23.762	7.833
RD-9600-032	56.7	56.7	48.52	56.55	42.167	23.796	7.833
RD-9600-036	60.1	60.1	51.1	59.1	8	15.73	8
RD-9620-004	58.8	58.8	48.05	56.54	45.083	27.422	7.667
RD-9620-008	60	60	48.87	57.01	8	27.599	7.667
RD-9620-012	59.7	59.7	49.3	57.17	8	19.472	9.5
RD-9620-016	58	58	49.73	57.35	8.083	19.466	9.5
EX48-MH-1	59	59	49.5	56.56	40.833	22.969	8.083
EX48-MH-2	62.3	62.3	50.1	56.56	40.833	23.144	8.083
EX48-MH-3	62	62	50.12	56.57	40.833	23.171	8.083
EX48-MH-4	59.1	59.1	51.59	56.57	40.833	23.295	8.083
EX48-MH-5	59.2	59.2	52.07	56.57	40.833	14.76	8
EX48-MH-6	58.1	58.1	52.46	56.57	40.833	14.606	8
MH-48-1	62.1	62.1	53.99	56.57	40.833	0.33	16
MH-48-2	64.8	64.8	54.99	56.57	40.833	0.314	19.917
MH-72-1	58.1	58.1	45.07	56.51	43.5	23.145	9.917
MH-72-2	60.6	60.6	51.61	56.52	43.5	11.701	9.583

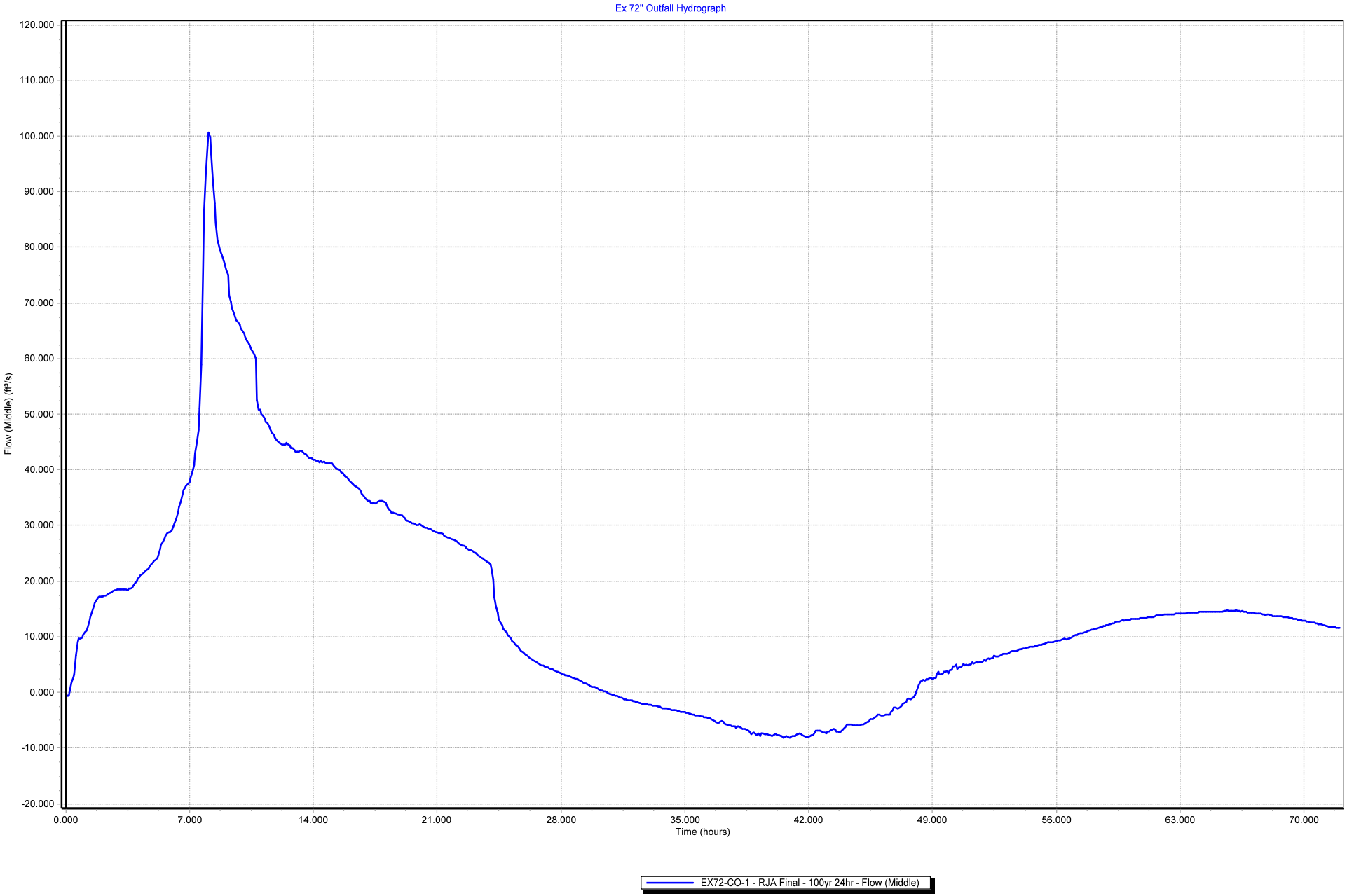
CivilStorm Results: 100 year 24 hour Storm - Developed Condition
The Salinas Ag-Industrial Center
June 4 2009

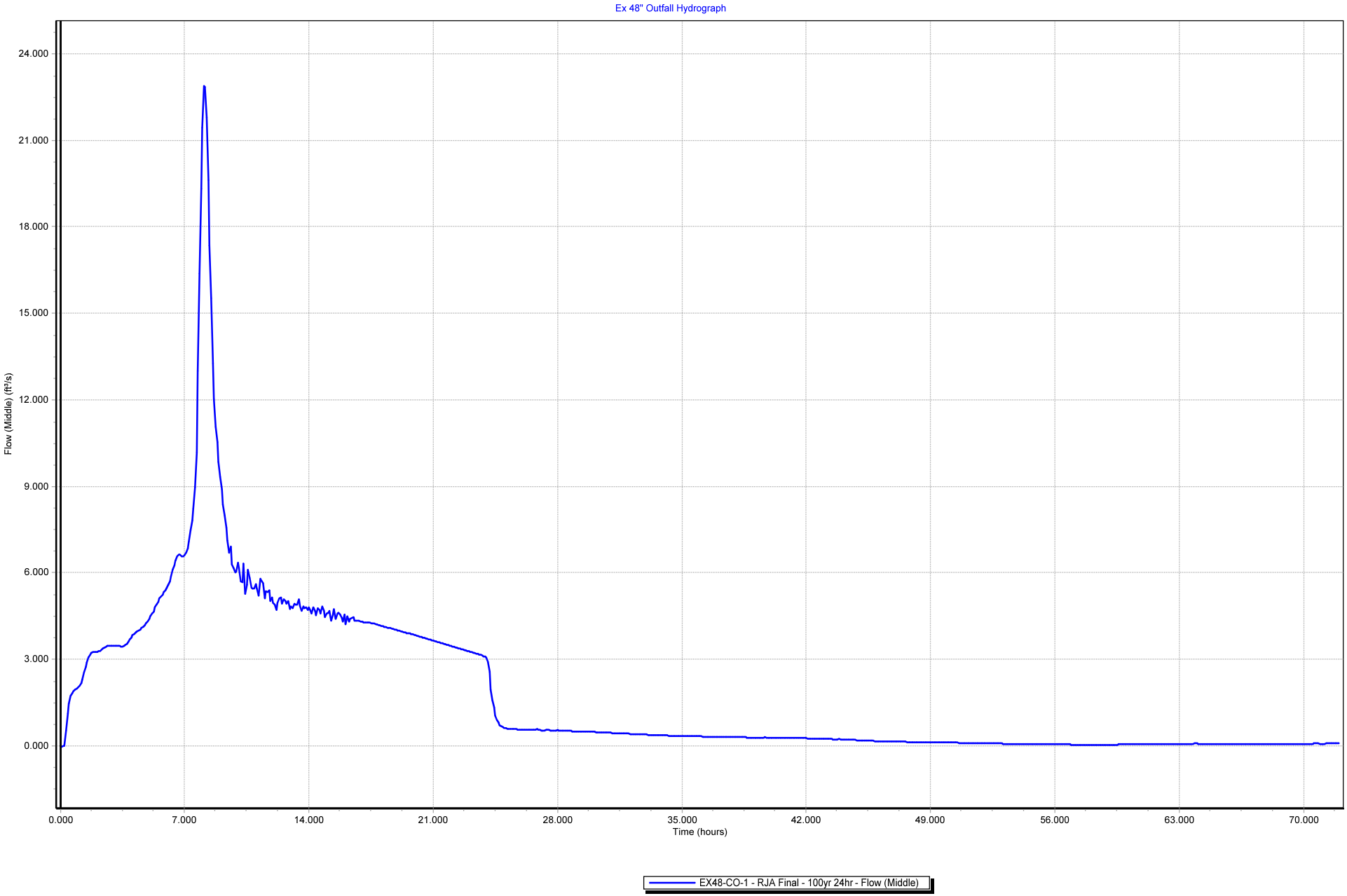
Conduits

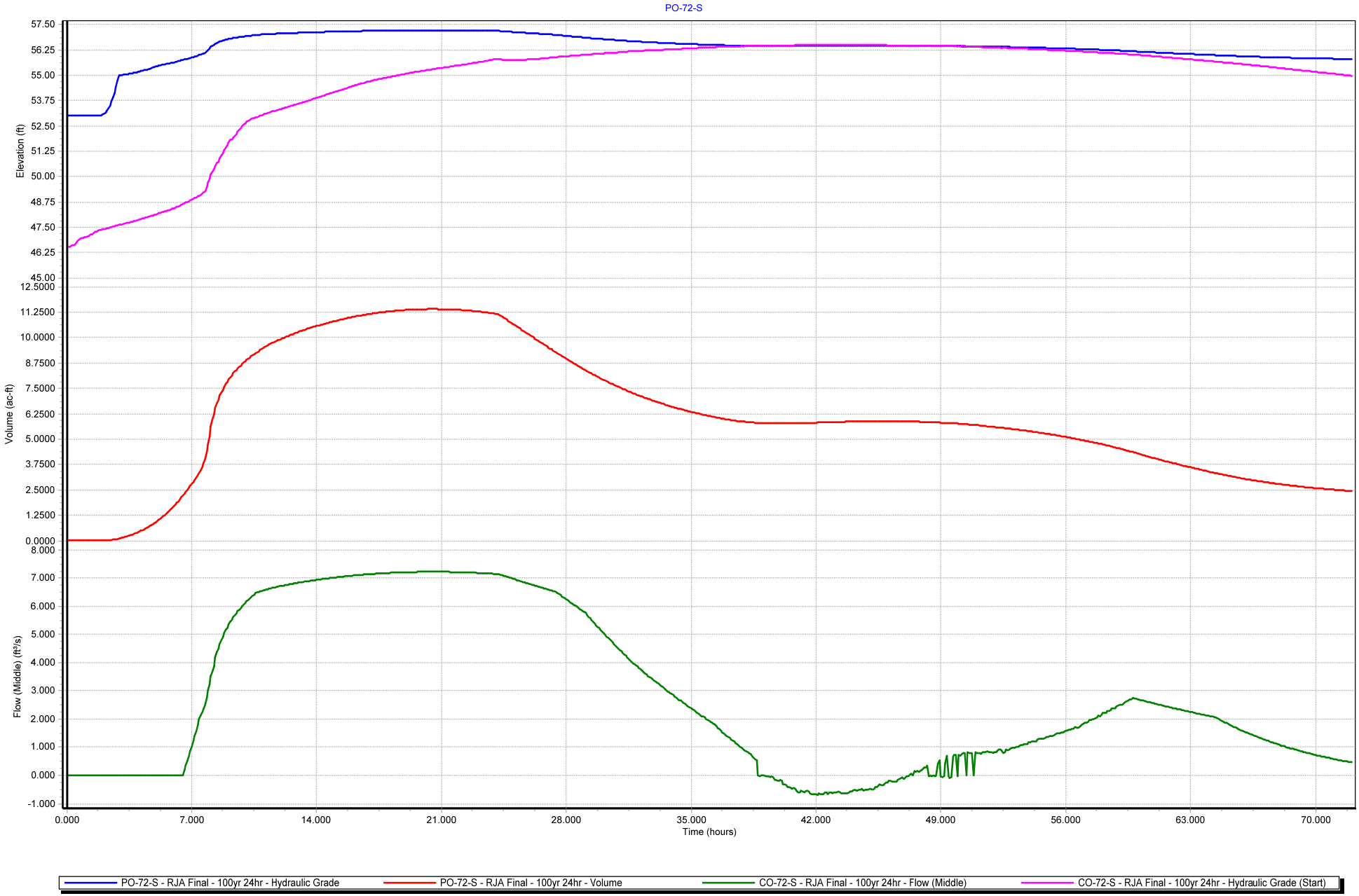
Label	Length (ft)	Diameter (in)	Manning's n	Elevation (Start Invert) (ft)	Elevation (Stop Invert) (ft)	Slope (ft/ft)	Capacity (Full) (ft^3/s)	Flow (Maximum) (ft^3/s)	Velocity (Maximum) (ft/s)	Time to Maximum Flow (hours)	Upstream Node	Downstream Node
EX72-CO-1	720.76	72	0.013	43.88	43.20	0.001	130.08	100.61	3.63	8.08	RD-9600-004	72" Outfall
EX72-CO-2	721.52	60	0.013	44.61	43.88	0.001	82.84	74.13	3.78	8.17	RD-9600-008	RD-9600-004
EX72-CO-3	176.89	60	0.013	44.78	44.61	0.001	80.73	74.15	3.78	8.17	RD-9600-012	RD-9600-008
EX72-CO-4	1385.89	60	0.013	46.59	44.78	0.001	94.12	65.18	3.39	8.08	RD-9600-016	RD-9600-012
EX72-CO-5	595.13	54	0.013	47.00	46.59	0.001	51.61	54.75	3.87	7.92	RD-9600-020	RD-9600-016
EX72-CO-6	700.67	36	0.013	47.62	47.00	0.001	19.84	55.43	7.84	7.92	RD-9600-024	RD-9600-020
EX72-CO-7	607.74	36	0.013	48.33	47.62	0.001	22.80	23.71	3.35	7.83	RD-9600-028	RD-9600-024
EX72-CO-8	162.52	36	0.013	48.52	48.33	0.001	22.80	23.76	3.36	7.83	RD-9600-032	RD-9600-028
EX72-CO-9	606.71	24	0.013	51.10	48.87	0.004	13.71	15.72	5.01	8.00	RD-9600-036	RD-9600-032
EX72-CO-10	702.04	30	0.013	45.60	44.07	0.002	19.15	27.63	5.63	8.08	OS-9610-004	RD-9600-004
EX72-CO-11	485	36	0.013	48.05	47.62	0.001	19.86	27.31	3.86	7.67	RD-9620-004	RD-9600-024
EX72-CO-12	627	36	0.013	48.87	48.05	0.001	24.12	27.42	3.88	7.67	RD-9620-008	RD-9620-004
EX72-CO-13	417.55	30	0.013	49.30	48.87	0.001	13.16	19.48	3.97	9.50	RD-9620-012	RD-9620-008
EX72-CO-14	425.54	30	0.013	49.73	49.30	0.001	13.04	19.47	3.97	9.50	RD-9620-016	RD-9620-012
EX72-CO-15	323.86	30	0.013	50.07	49.73	0.001	13.29	19.47	3.97	9.50	OS-9620-020	RD-9620-016
EX72-CO-16	722.98	24	0.013	50.43	49.67	0.001	7.33	10.82	3.44	8.58	OS-9630-004	RD-9600-032
EX48-CO-1	458.81	48	0.013	49.50	48.80	0.002	56.10	22.87	3.76	8.08	EX48-MH-1	48" Outfall
EX48-CO-2	447	48	0.013	50.10	49.50	0.001	52.62	23.06	4.11	8.08	EX48-MH-2	EX48-MH-1
EX48-CO-3	73.5	48	0.013	50.12	50.10	0	23.69	23.16	4.01	8.08	EX48-MH-3	EX48-MH-2
EX48-CO-4	618.98	36	0.013	51.59	50.12	0.002	32.50	23.23	5.03	8.08	EX48-MH-4	EX48-MH-3
EX48-CO-5	349.44	36	0.013	52.07	51.59	0.001	24.72	14.64	3.58	8.00	EX48-MH-5	EX48-MH-4
EX48-CO-6	62.35	27	0.013	52.46	52.07	0.006	24.49	14.56	5.13	8.00	EX48-MH-6	EX48-MH-5
CO-48-1	461.57	24	0.013	53.99	53.07	0.002	10.10	0.34	0.22	15.42	MH-48-1	EX48-MH-5
CO-48-2	500	24	0.013	54.99	53.99	0.002	10.12	0.31	0.20	24.17	MH-48-2	MH-48-1
CO-72-1	61.93	48	0.012	45.07	45.00	0.001	52.31	23.09	1.84	10.25	MH-72-1	RD-9600-012
CO-Off	50	24	0.012	52.61	51.61	0.02	34.66	11.71	5.88	9.58	MH-72-2	MH-72-2
CO-72-S	100	36	0.013	46.37	46.07	0.003	36.53	7.21	1.02	20.50	OS-72-S	MH-72-1
CO-72-P	100	36	0.013	46.37	46.07	0.003	36.53	7.13	1.01	16.08	OS-7-P	MH-72-1
CO-72-2	4200	36	0.013	51.61	45.07	0.002	26.32	10.95	1.55	9.58	MH-72-2	MH-72-1
CO-48-S1	100	18	0.012	52.60	52.07	0.005	8.28	0.34	0.19	19.92	OS-48-1	EX48-MH-5
CO-48-S2	100	18	0.012	55.50	54.99	0.005	8.13	0.31	2.07	19.92	OS-48-2	MH-48-2

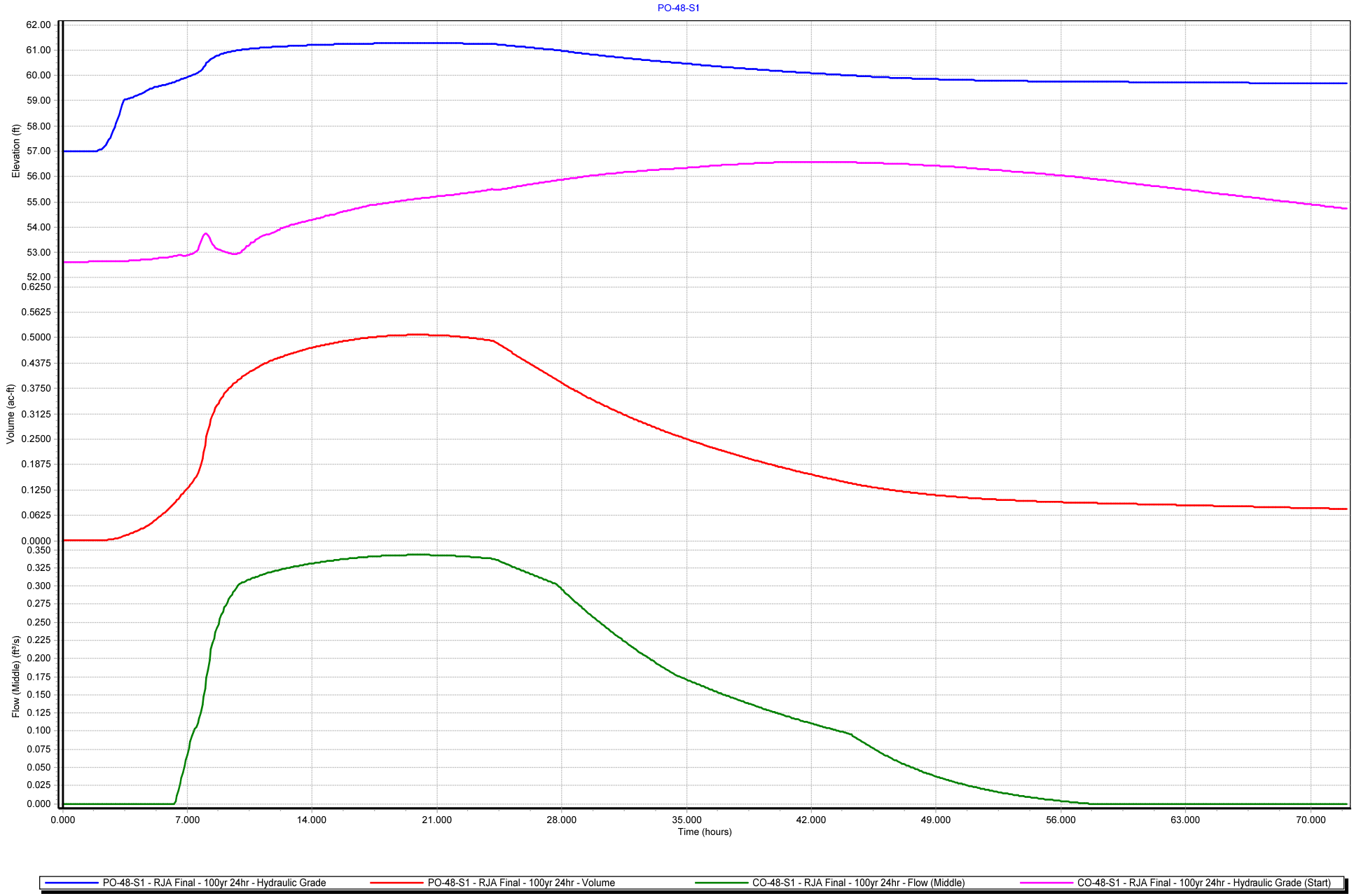
Ponds

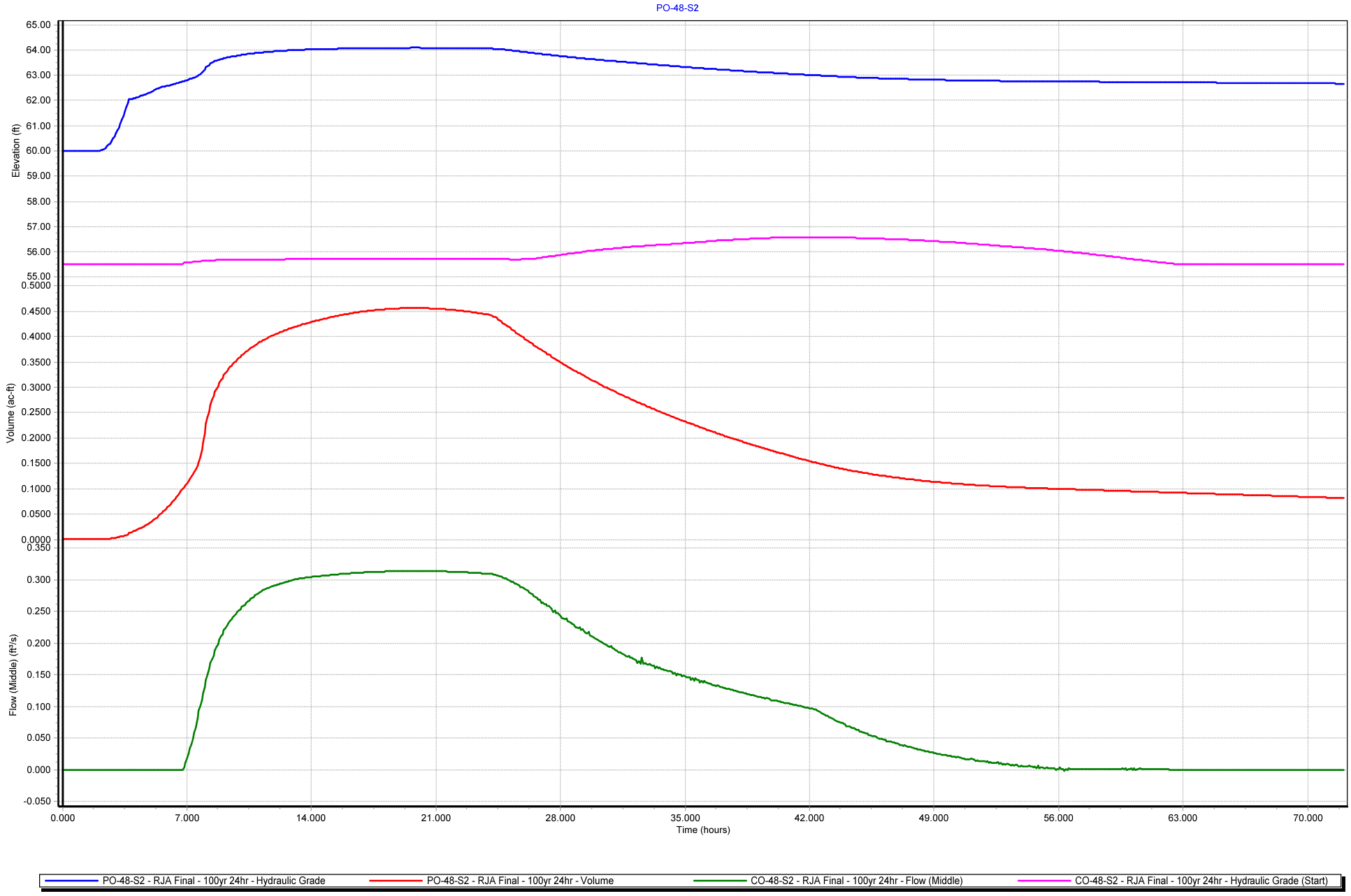
Label	Hydraulic Grade (Maximum) (ft)	Time to Maximum Hydraulic Grade (hours)	Flow (Total In Maximum) (ft^3/s)	Time to Maximum Inflow (hours)	Storage (Maximum) (ac-ft)	Time To Maximum Storage (hours)	Flow (Maximum) (ft^3/s)	Time to Maximum Flow (hours)
PO-9610-004	56.45	48.08	28.08	8.00	19.19	48.08	27.63	8.083
PO-9620-020	57.68	8.58	37.22	8.00	2.59	8.58	19.47	9.5
PO-9630-004	56.73	8.33	14.97	8.00	0.49	8.33	10.82	8.583
PO-72-S	57.22	20.50	62.48	8.00	11.40	20.50	7.21	20.5
PO-72-P	57.23	24.25	126.40	8.08	33.85	24.25	7.13	16.083
PO-48-S1	61.27	19.92	2.86	8.00	0.51	19.92	0.34	19.917
PO-48-S2	64.08	19.83	2.57	8.00	0.46	19.83	0.31	19.833

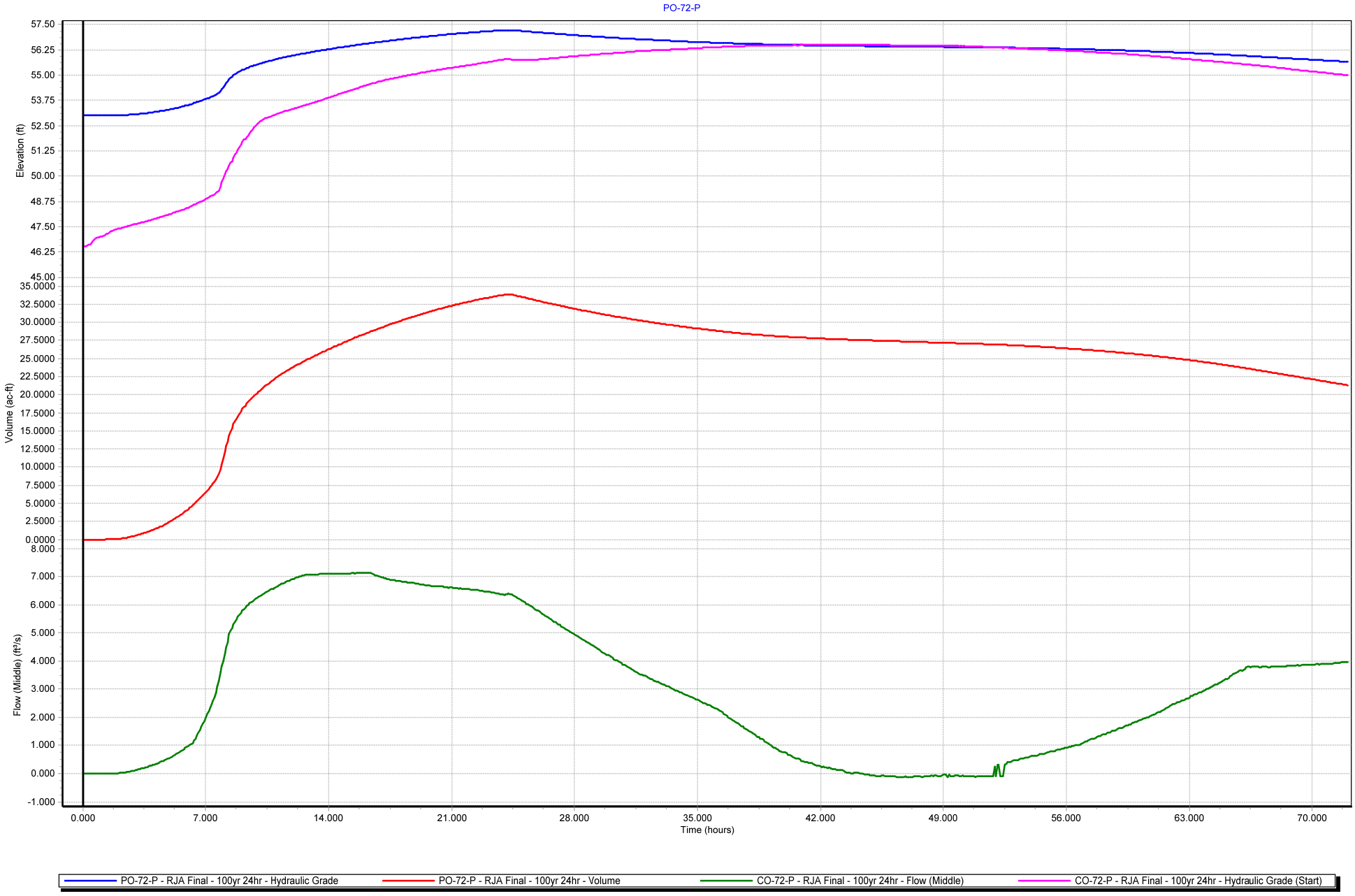

Ex 72" Outfall Hydrograph
120.000
110.000
100.000
90.000
80.000
70.000
60.000
50.000
40.000
30.000
20.000
10.000
0.000
-10.000
-20.000
Flow (Middle) (ft³/s)
0.000
7.000
14.000
21.000
28.000
35.000
42.000
49.000
56.000
63.000
70.000
Time (hours)
EX72-CO-1 - RJA Final - 100yr 24hr - Flow (Middle)


Ex 48" Outfall Hydrograph
24.000
21.000
18.000
15.000
12.000
9.000
6.000
3.000
0.000
Flow (Middle) (ft³/s)
0.000
7.000
14.000
21.000
28.000
35.000
42.000
49.000
56.000
63.000
70.000
Time (hours)
EX48-CO-1 - RJA Final - 100yr 24hr - Flow (Middle)


PO-72-S
Elevation (ft)
57.50
56.25
55.00
53.75
52.50
51.25
50.00
48.75
47.50
46.25
45.00
Volume (ac-ft)
12.5000
11.2500
10.0000
8.7500
7.5000
6.2500
5.0000
3.7500
2.5000
1.2500
0.0000
Flow (Middle) (ft³/s)
8.000
7.000
6.000
5.000
4.000
3.000
2.000
1.000
0.000
-1.000
0.000
7.000
14.000
21.000
28.000
35.000
42.000
49.000
56.000
63.000
70.000
Time (hours)
PO-72-S - RJA Final - 100yr 24hr - Hydraulic Grade
PO-72-S - RJA Final - 100yr 24hr - Volume
CO-72-S - RJA Final - 100yr 24hr - Flow (Middle)
CO-72-S - RJA Final - 100yr 24hr - Hydraulic Grade (Start)


PO-48-S1
Elevation (ft)
62.00
61.00
60.00
59.00
58.00
57.00
56.00
55.00
54.00
53.00
52.00
Volume (ac-ft)
0.6250
0.5625
0.5000
0.4375
0.3750
0.3125
0.2500
0.1875
0.1250
0.0625
0.0000
Flow (Middle) (ft³/s)
0.350
0.325
0.300
0.275
0.250
0.225
0.200
0.175
0.150
0.125
0.100
0.075
0.050
0.025
0.000
0.000
7.000
14.000
21.000
28.000
35.000
42.000
49.000
56.000
63.000
70.000
Time (hours)
PO-48-S1 - RJA Final - 100yr 24hr - Hydraulic Grade
PO-48-S1 - RJA Final - 100yr 24hr - Volume
CO-48-S1 - RJA Final - 100yr 24hr - Flow (Middle)
CO-48-S1 - RJA Final - 100yr 24hr - Hydraulic Grade (Start)


PO-48-S2
Elevation (ft)
65.00
64.00
63.00
62.00
61.00
60.00
59.00
58.00
57.00
56.00
55.00
Volume (ac-ft)
0.5000
0.4500
0.4000
0.3500
0.3000
0.2500
0.2000
0.1500
0.1000
0.0500
0.0000
Flow (Middle) (ft³/s)
0.350
0.300
0.250
0.200
0.150
0.100
0.050
0.000
-0.050
0.000
7.000
14.000
21.000
28.000
35.000
42.000
49.000
56.000
63.000
70.000
Time (hours)
PO-48-S2 - RJA Final - 100yr 24hr - Hydraulic Grade
PO-48-S2 - RJA Final - 100yr 24hr - Volume
CO-48-S2 - RJA Final - 100yr 24hr - Flow (Middle)
CO-48-S2 - RJA Final - 100yr 24hr - Hydraulic Grade (Start)


PO-72-P
Elevation (ft)
57.50
56.25
55.00
53.75
52.50
51.25
50.00
48.75
47.50
46.25
45.00
Volume (ac-ft)
35.0000
32.5000
30.0000
27.5000
25.0000
22.5000
20.0000
17.5000
15.0000
12.5000
10.0000
7.5000
5.0000
2.5000
0.0000
Flow (Middle) (ft³/s)
8.000
7.000
6.000
5.000
4.000
3.000
2.000
1.000
0.000
-1.000
0.000
7.000
14.000
21.000
28.000
35.000
42.000
49.000
56.000
63.000
70.000
Time (hours)
PO-72-P - RJA Final - 100yr 24hr - Hydraulic Grade
PO-72-P - RJA Final - 100yr 24hr - Volume
CO-72-P - RJA Final - 100yr 24hr - Flow (Middle)
CO-72-P - RJA Final - 100yr 24hr - Hydraulic Grade (Start)

APPENDIX C

CivilStorm Results: 20 year 6 hour Storm - Existing Condition
The Salinas Ag-Industrial Center
June 4 2009

Catchments

Label	Area (acres)	SCS CN	Tc (hours)	Volume (Total Runoff) (ac-ft)	Flow (Peak) (ft^3/s)	Time To Peak (hours)
RD-9600-016I	18.40	100.0	0.53	2.45	14.19	3.95
RD-9600-016P	3.00	70.0	0.53	0.03	0.20	4.50
RD-9600-024I	8.00	100.0	0.34	1.07	7.08	3.85
RD-9600-024P	1.30	70.0	0.34	0.01	0.10	4.35
RD-9600-032I	2.50	100.0	0.03	0.33	2.62	3.65
RD-9600-032P	0.20	70.0	0.03	0.00	0.02	4.25
RD-9600-036I	18.10	100.0	0.22	2.41	17.59	3.80
RD-9600-036P	0.80	65.0	0.22	0.00	0.02	4.35
RD-9610-020I	33.80	100.0	0.34	4.51	29.92	3.85
RD-9610-020P	8.00	65.0	0.34	0.03	0.24	5.10
RD-9620-008I	18.70	100.0	0.17	2.49	18.85	3.75
RD-9620-008P	3.10	70.0	0.17	0.03	0.27	4.30
RD-9620-032I	44.80	100.0	0.34	5.97	39.66	3.85
RD-9620-032P	9.90	67.0	0.34	0.06	0.45	4.40
RD-9630-004I	17.50	100.0	0.30	2.33	15.88	3.85
RD-9630-004P	3.40	70.0	0.30	0.03	0.27	4.35
EX48-CM-1I	12.10	100.0	0.58	1.61	9.05	4.00
EX48-CM-1P	10.30	70.0	0.58	0.09	0.68	4.55
EX48-CM-2I	17.10	100.0	0.29	2.28	15.65	3.80
EX48-CM-2P	2.30	65.0	0.29	0.01	0.07	5.05

Manholes

Label	Elevation (Ground) (ft)	Elevation (Rim) (ft)	Elevation (Invert) (ft)	Hydraulic Grade (Maximum) (ft)	Time to Maximum Hydraulic Grade (hours)	Flow (Total In Maximum) (ft^3/s)	Time to Maximum Inflow (hours)
RD-9600-004	57.2	57.2	43.88	53.7	4.333	64.004	4.083
RD-9600-008	57.2	57.2	44.61	53.98	4.333	51.863	3.917
RD-9600-012	60.1	60.1	44.78	54.06	4.333	51.873	3.917
RD-9600-016	61.3	61.3	46.59	54.6	4.333	52.014	3.917
RD-9600-020	64.2	64.2	47	54.82	4.333	38.411	3.75
RD-9600-024	61.8	61.8	47.62	56.95	3.917	38.859	4.25
RD-9600-028	59.8	59.8	48.33	57.11	3.917	14.532	4.25
RD-9600-032	56.7	56.7	48.52	57.16	3.917	14.731	4.25
RD-9600-036	60.1	60.1	51.1	60.49	3.75	17.338	3.75
RD-9620-004	58.8	58.8	48.05	57.23	4.25	19.834	6.5
RD-9620-008	60	60	48.87	57.66	4.167	19.813	6.5
RD-9620-012	59.7	59.7	49.3	57.72	4.167	19.801	6.5
RD-9620-016	58	58	49.73	57.78	4.167	19.797	6.5
EX48-MH-1	59	59	49.5	54.49	4.333	23.607	3.833
EX48-MH-2	62.3	62.3	50.1	54.64	3.917	23.608	3.833
EX48-MH-3	62	62	50.12	54.72	3.917	23.608	3.833
EX48-MH-4	59.1	59.1	51.59	55.32	3.833	23.752	3.833
EX48-MH-5	59.2	59.2	52.07	55.45	3.833	15.575	3.833
EX48-MH-6	58.1	58.1	52.46	55.62	3.833	15.476	3.833

CivilStorm Results: 20 year 6 hour Storm - Existing Condition
The Salinas Ag-Industrial Center
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Conduits

Label	Length (ft)	Diameter (in)	Manning's n	Elevation (Start Invert) (ft)	Elevation (Stop Invert) (ft)	Slope (ft/ft)	Capacity (Full) (ft³/s)	Flow (Maximum) (ft³/s)	Velocity (Maximum) (ft/s)	Time to Maximum Flow (hours)	Upstream Node	Downstream Node
EX72-CO-1	720.76	72	0.013	43.88	43.20	0.001	130.08	64.00	2.26	4.08	RD-9600-004	72" Outfall
EX72-CO-2	721.52	60	0.013	44.61	43.88	0.001	82.84	51.84	2.64	3.92	RD-9600-008	RD-9600-004
EX72-CO-3	176.89	60	0.013	44.78	44.61	0.001	80.74	51.86	2.64	3.92	RD-9600-012	RD-9600-008
EX72-CO-4	1385.89	60	0.013	46.59	44.78	0.001	94.12	51.88	2.64	3.92	RD-9600-016	RD-9600-012
EX72-CO-5	595.13	54	0.013	47.00	46.59	0.001	51.61	38.39	2.41	3.75	RD-9600-020	RD-9600-016
EX72-CO-6	700.67	36	0.013	47.62	47.00	0.001	19.84	38.41	5.43	3.75	RD-9600-024	RD-9600-020
EX72-CO-7	607.74	36	0.013	48.33	47.62	0.001	22.80	14.54	2.06	4.25	RD-9600-028	RD-9600-024
EX72-CO-8	162.52	36	0.013	48.52	48.33	0.001	22.80	14.53	2.06	4.25	RD-9600-032	RD-9600-028
EX72-CO-9	606.71	24	0.013	51.10	48.87	0.004	13.71	16.83	5.36	3.83	RD-9600-036	RD-9600-032
EX72-CO-10	702.04	30	0.013	45.60	44.07	0.002	19.15	13.85	2.82	4.58	OS-9610-004	RD-9600-004
EX72-CO-11	485	36	0.013	48.05	47.62	0.001	19.86	19.85	2.81	6.50	RD-9620-004	RD-9600-024
EX72-CO-12	627	36	0.013	48.87	48.05	0.001	24.12	19.83	2.81	6.50	RD-9620-008	RD-9620-004
EX72-CO-13	417.55	30	0.013	49.30	48.87	0.001	13.16	19.81	4.04	6.50	RD-9620-012	RD-9620-008
EX72-CO-14	425.54	30	0.013	49.73	49.30	0.001	13.04	19.80	4.03	6.50	RD-9620-016	RD-9620-012
EX72-CO-15	323.86	30	0.013	50.07	49.73	0.001	13.29	19.80	4.03	6.50	OS-9620-020	RD-9620-016
EX72-CO-16	722.98	24	0.013	50.43	49.67	0.001	7.33	10.17	3.24	6.17	OS-9630-004	RD-9600-032
EX48-CO-1	458.81	48	0.013	49.50	48.80	0.002	56.10	23.61	1.88	3.83	EX48-MH-1	48" Outfall
EX48-CO-2	447	48	0.013	50.10	49.50	0.001	52.62	23.61	1.88	3.83	EX48-MH-2	EX48-MH-1
EX48-CO-3	73.5	48	0.013	50.12	50.10	0	23.69	23.61	1.88	3.83	EX48-MH-3	EX48-MH-2
EX48-CO-4	618.98	36	0.013	51.59	50.12	0.002	32.50	23.61	3.34	3.83	EX48-MH-4	EX48-MH-3
EX48-CO-5	349.44	36	0.013	52.07	51.59	0.001	24.72	15.58	2.20	3.83	EX48-MH-5	EX48-MH-4
EX48-CO-6	62.35	27	0.013	52.46	52.07	0.006	24.49	15.58	3.92	3.83	EX48-MH-6	EX48-MH-5

Ponds

Label	Hydraulic Grade (Maximum) (ft)	Time to Maximum Hydraulic Grade (hours)	Flow (Total In Maximum) (ft³/s)	Time to Maximum Inflow (hours)	Storage (Maximum) (ac-ft)	Time To Maximum Storage (hours)	Flow (Maximum) (ft³/s)	Time to Maximum Flow (hours)
PO-9610-004	54.33	4.50	29.50	3.83	1.61	4.50	13.85	4.583
PO-9620-020	57.93	4.75	39.11	3.83	3.80	4.75	19.80	6.5
PO-9630-004	57.09	4.50	15.81	3.83	0.89	4.50	10.17	6.167

CivilStorm Results: 20 year 6 hour Storm - Developed Condition
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Catchments

Label	Area (acres)	SCS CN	Tc (hours)	Volume (Total Runoff) (ac-ft)	Flow (Peak) (ft^3/s)	Time To Peak (hours)
RD-9600-016I	18.40	100.0	0.53	2.45	14.19	3.95
RD-9600-016P	3.00	70.0	0.53	0.03	0.20	4.50
RD-9600-024I	8.00	100.0	0.34	1.07	7.08	3.85
RD-9600-024P	1.30	70.0	0.34	0.01	0.10	4.35
RD-9600-032I	2.50	100.0	0.03	0.33	2.62	3.65
RD-9600-032P	0.20	70.0	0.03	0.00	0.02	4.25
RD-9600-036I	18.10	100.0	0.22	2.41	17.59	3.80
RD-9600-036P	0.80	65.0	0.22	0.00	0.02	4.35
RD-9610-020I	33.80	100.0	0.34	4.51	29.92	3.85
RD-9610-020P	8.00	65.0	0.34	0.03	0.24	5.10
RD-9620-008I	18.70	100.0	0.17	2.49	18.85	3.75
RD-9620-008P	3.10	70.0	0.17	0.03	0.27	4.30
RD-9620-032I	44.80	100.0	0.34	5.97	39.66	3.85
RD-9620-032P	9.90	67.0	0.34	0.06	0.45	4.40
RD-9630-004I	17.50	100.0	0.30	2.33	15.88	3.85
RD-9630-004P	3.40	70.0	0.30	0.03	0.27	4.35
EX48-CM-1I	12.10	100.0	0.58	1.61	9.05	4.00
EX48-CM-1P	10.30	70.0	0.58	0.09	0.68	4.55
EX48-CM-2I	17.10	100.0	0.29	2.28	15.65	3.80
EX48-CM-2P	2.30	65.0	0.29	0.01	0.07	5.05
CM-72-S	85.3	93.2	0.3	6.88	58.31	3.83
CM-72-P	172.4	95.1	0.42	16.00	120.09	3.92
CM-48-S1	3.9	93.2	0.3	0.31	2.67	3.83
CM-48-S2	3.6	92.5	0.3	0.28	2.35	3.83
Off-Site	78	75.3	2.05	1.37	6.34	5.75

Manholes

Label	Elevation (Ground) (ft)	Elevation (Rim) (ft)	Elevation (Invert) (ft)	Hydraulic Grade (Maximum) (ft)	Time to Maximum Hydraulic Grade (hours)	Flow (Total In Maximum) (ft^3/s)	Time to Maximum Inflow (hours)
RD-9600-004	57.2	57.2	43.88	53.7	6	68.359	4.25
RD-9600-008	57.2	57.2	44.61	53.98	6	55.372	4.25
RD-9600-012	60.1	60.1	44.78	54.06	6	55.379	4.25
RD-9600-016	61.3	61.3	46.59	54.6	6	51.708	3.833
RD-9600-020	64.2	64.2	47	54.82	6	38.902	3.75
RD-9600-024	61.8	61.8	47.62	56.95	3.75	39.126	3.75
RD-9600-028	59.8	59.8	48.33	57.12	3.75	14.625	3.75
RD-9600-032	56.7	56.7	48.52	57.18	3.75	14.551	3.583
RD-9600-036	60.1	60.1	51.1	60.45	3.75	17.338	3.75
RD-9620-004	58.8	58.8	48.05	57.2	3.75	19.483	6.75
RD-9620-008	60	60	48.87	57.64	3.75	19.494	6.75
RD-9620-012	59.7	59.7	49.3	57.64	3.75	19.496	6.75
RD-9620-016	58	58	49.73	57.76	4.25	19.492	6.75
EX48-MH-1	59	59	49.5	54.48	4	23.286	3.917
EX48-MH-2	62.3	62.3	50.1	54.64	4	23.287	3.917
EX48-MH-3	62	62	50.12	54.72	4	23.285	3.917
EX48-MH-4	59.1	59.1	51.59	55.28	3.917	23.381	3.917
EX48-MH-5	59.2	59.2	52.07	55.4	3.917	14.95	3.833
EX48-MH-6	58.1	58.1	52.46	55.49	3.917	15.476	3.833
MH-48-1	62.1	62.1	53.99	55.4	3.917	0.772	4
MH-48-2	64.8	64.8	54.99	55.43	3.917	0.158	6.083
MH-72-1	58.1	58.1	45.07	54.11	6	14.665	5.75
MH-72-2	60.6	60.6	51.61	54.65	5.75	6.342	5.75

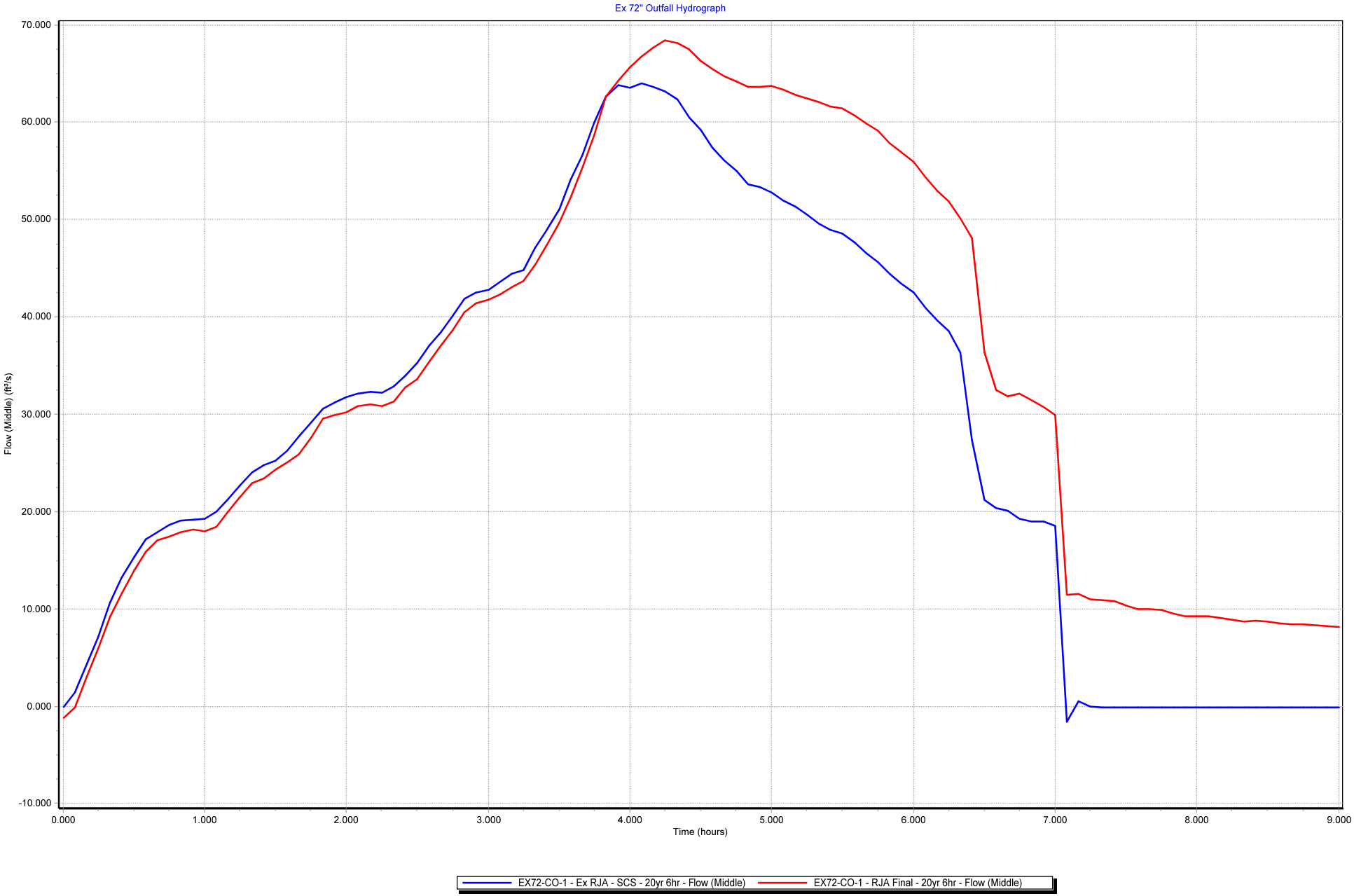
CivilStorm Results: 20 year 6 hour Storm - Developed Condition
The Salinas Ag-Industrial Center
June 4 2009

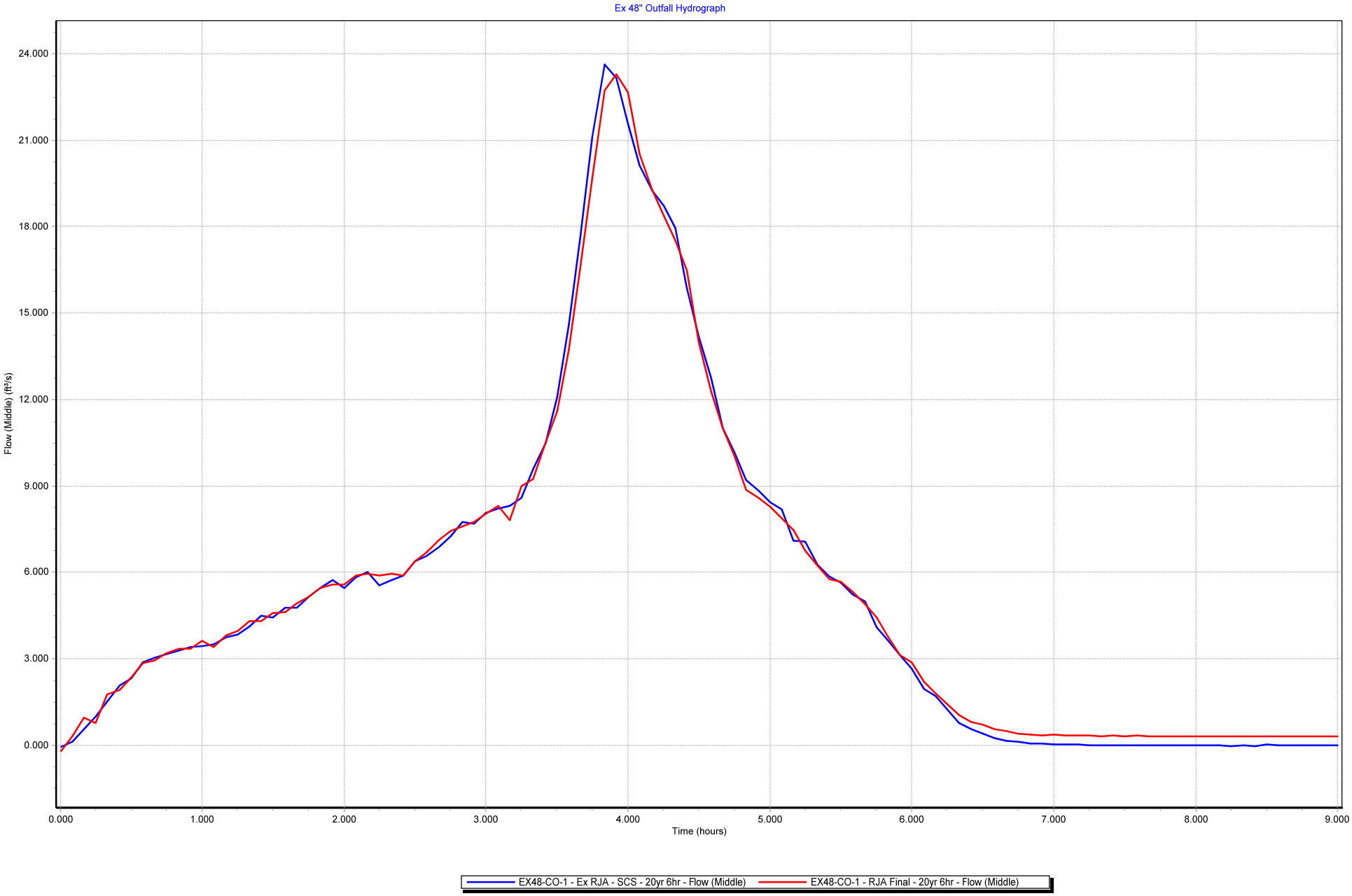
Conduits

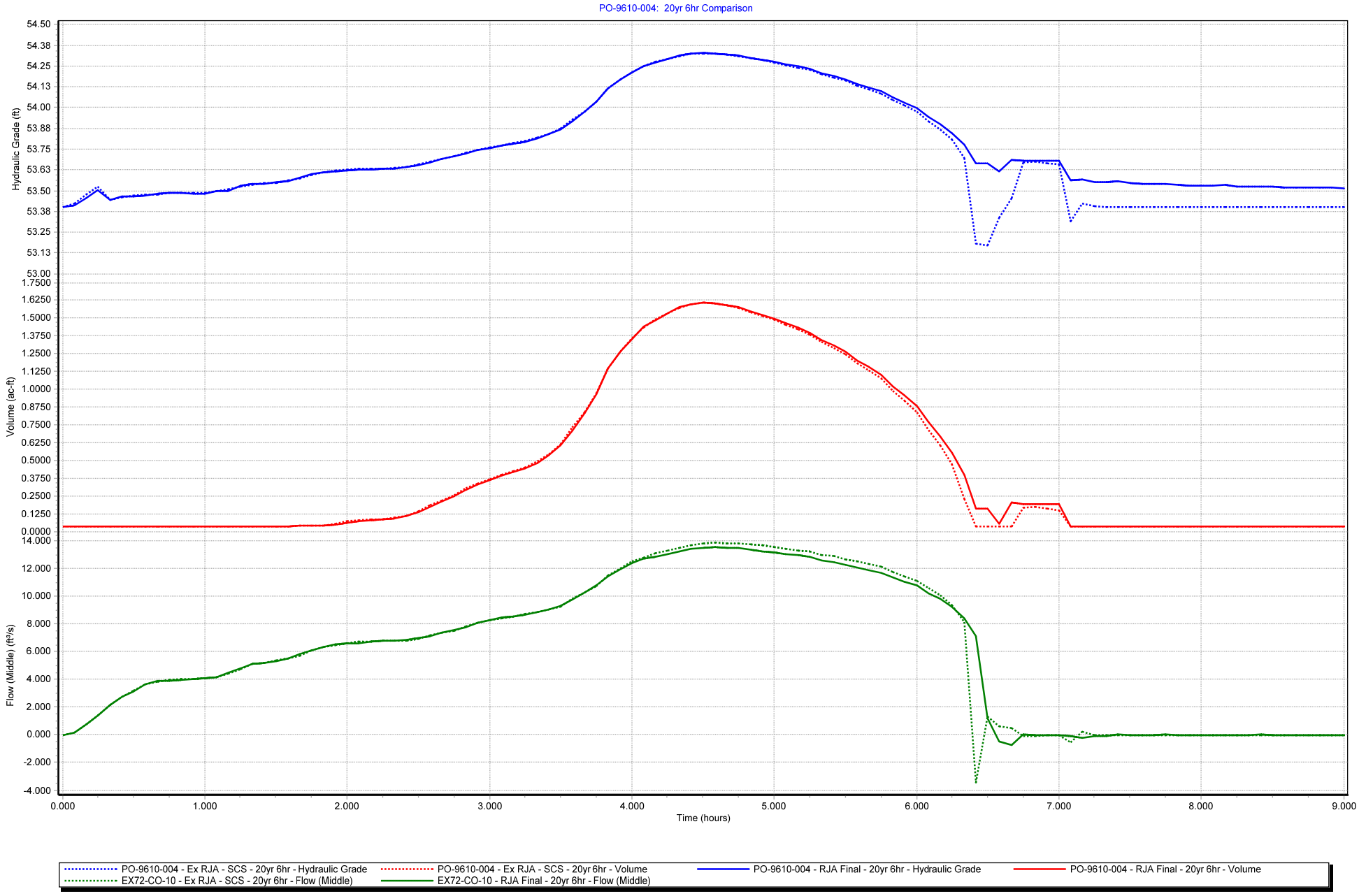
Label	Length (ft)	Diameter (in)	Manning's n	Elevation (Start Invert) (ft)	Elevation (Stop Invert) (ft)	Slope (ft/ft)	Capacity (Full) (ft³/s)	Flow (Maximum) (ft³/s)	Velocity (Maximum) (ft/s)	Time to Maximum Flow (hours)	Upstream Node	Downstream Node
EX72-CO-1	720.76	72	0.013	43.88	43.20	0.001	130.08	68.35	2.42	4.25	RD-9600-004	72" Outfall
EX72-CO-2	721.52	60	0.013	44.61	43.88	0.001	82.84	55.37	2.82	4.25	RD-9600-008	RD-9600-004
EX72-CO-3	176.89	60	0.013	44.78	44.61	0.001	80.73	55.37	2.82	4.25	RD-9600-012	RD-9600-008
EX72-CO-4	1385.89	60	0.013	46.59	44.78	0.001	94.12	51.49	2.62	3.83	RD-9600-016	RD-9600-012
EX72-CO-5	595.13	54	0.013	47.00	46.59	0.001	51.61	38.88	2.44	3.75	RD-9600-020	RD-9600-016
EX72-CO-6	700.67	36	0.013	47.62	47.00	0.001	19.84	38.90	5.50	3.75	RD-9600-024	RD-9600-020
EX72-CO-7	607.74	36	0.013	48.33	47.62	0.001	22.80	14.61	2.07	3.75	RD-9600-028	RD-9600-024
EX72-CO-8	162.52	36	0.013	48.52	48.33	0.001	22.80	14.63	2.07	3.75	RD-9600-032	RD-9600-028
EX72-CO-9	606.71	24	0.013	51.10	48.87	0.004	13.71	16.83	5.36	3.75	RD-9600-036	RD-9600-032
EX72-CO-10	702.04	30	0.013	45.60	44.07	0.002	19.15	13.50	2.75	4.58	OS-9610-004	RD-9600-004
EX72-CO-11	485	36	0.013	48.05	47.62	0.001	19.86	19.48	2.76	6.75	RD-9620-004	RD-9600-024
EX72-CO-12	627	36	0.013	48.87	48.05	0.001	24.12	19.48	2.76	6.75	RD-9620-008	RD-9620-004
EX72-CO-13	417.55	30	0.013	49.30	48.87	0.001	13.16	19.49	3.97	6.75	RD-9620-012	RD-9620-008
EX72-CO-14	425.54	30	0.013	49.73	49.30	0.001	13.04	19.50	3.97	6.75	RD-9620-016	RD-9620-012
EX72-CO-15	323.86	30	0.013	50.07	49.73	0.001	13.29	19.49	3.97	6.75	OS-9620-020	RD-9620-016
EX72-CO-16	722.98	24	0.013	50.43	49.67	0.001	7.33	9.92	3.16	6.25	OS-9630-004	RD-9600-032
EX48-CO-1	458.81	48	0.013	49.50	48.80	0.002	56.10	23.29	1.85	3.92	EX48-MH-1	48" Outfall
EX48-CO-2	447	48	0.013	50.10	49.50	0.001	52.62	23.29	1.85	3.92	EX48-MH-2	EX48-MH-1
EX48-CO-3	73.5	48	0.013	50.12	50.10	0	23.69	23.29	1.85	3.92	EX48-MH-3	EX48-MH-2
EX48-CO-4	618.98	36	0.013	51.59	50.12	0.002	32.50	23.29	3.29	3.92	EX48-MH-4	EX48-MH-3
EX48-CO-5	349.44	36	0.013	52.07	51.59	0.001	24.72	14.78	2.09	3.83	EX48-MH-5	EX48-MH-4
EX48-CO-6	62.35	27	0.013	52.46	52.07	0.006	24.49	15.57	3.92	3.83	EX48-MH-6	EX48-MH-5
CO-48-1	461.57	24	0.013	53.99	53.07	0.002	10.10	1.00	0.34	4.00	MH-48-1	EX48-MH-5
CO-48-2	500	24	0.013	54.99	53.99	0.002	10.12	0.42	0.34	4.00	MH-48-2	MH-48-1
CO-72-1	61.93	48	0.012	45.07	45.00	0.001	52.31	14.63	1.16	5.75	MH-72-1	RD-9600-012
CO-Off	50	24	0.012	52.61	51.61	0.02	34.66	6.34	2.02	5.75	MH-72-2	MH-72-2
CO-72-S	100	36	0.013	46.37	46.07	0.003	36.53	3.99	0.56	6.00	OS-72-S	MH-72-1
CO-72-P	100	36	0.013	46.37	46.07	0.003	36.53	4.80	0.68	7.08	OS-7-P	MH-72-1
CO-72-2	4200	36	0.013	51.61	45.07	0.002	26.32	6.39	0.90	5.75	MH-72-2	MH-72-1
CO-48-S1	100	18	0.012	52.60	52.07	0.005	8.28	0.20	0.11	6.00	OS-48-1	EX48-MH-5
CO-48-S2	100	18	0.012	55.50	54.99	0.005	8.13	0.16	1.63	6.08	OS-48-2	MH-48-2

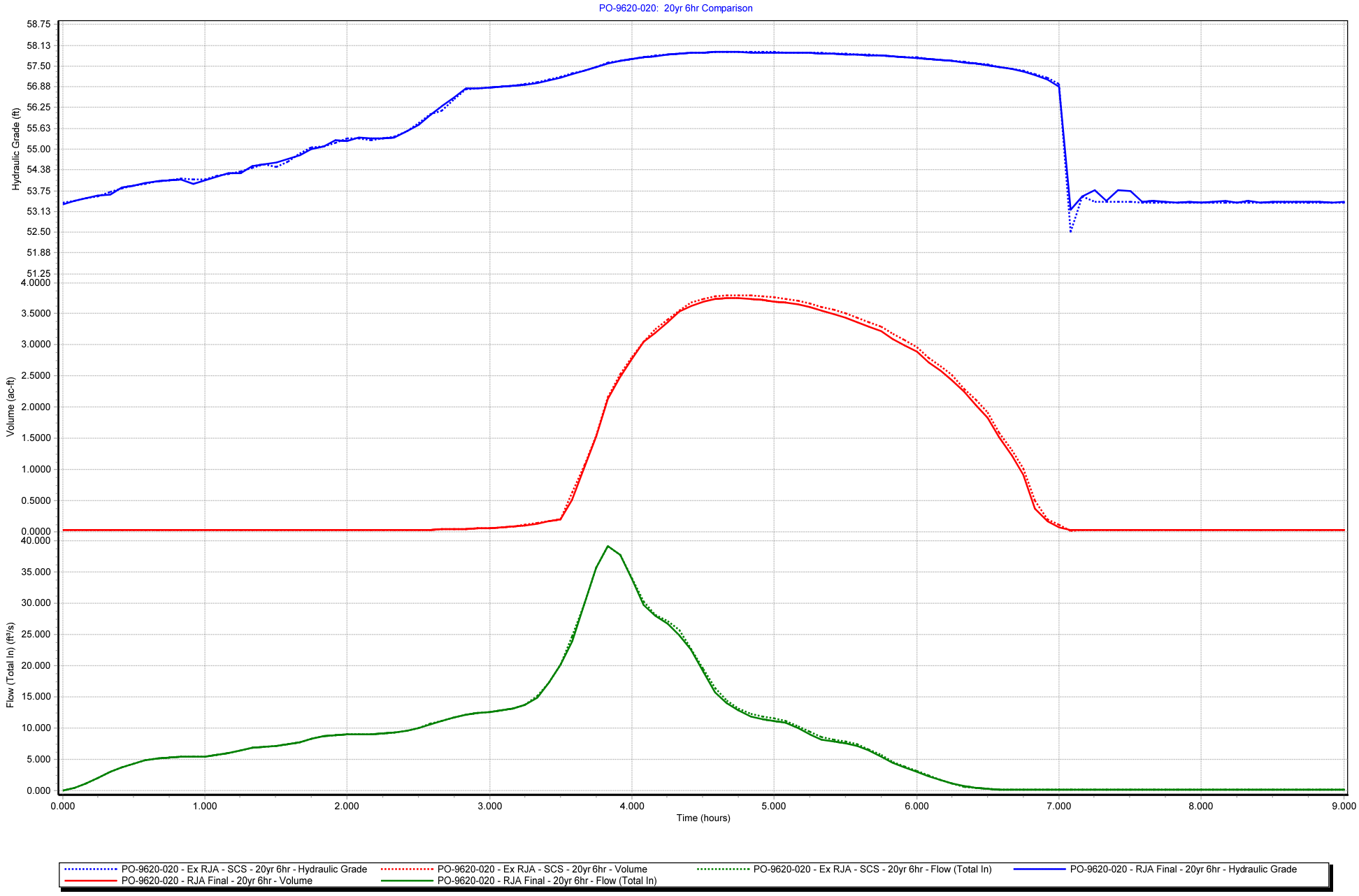
Ponds

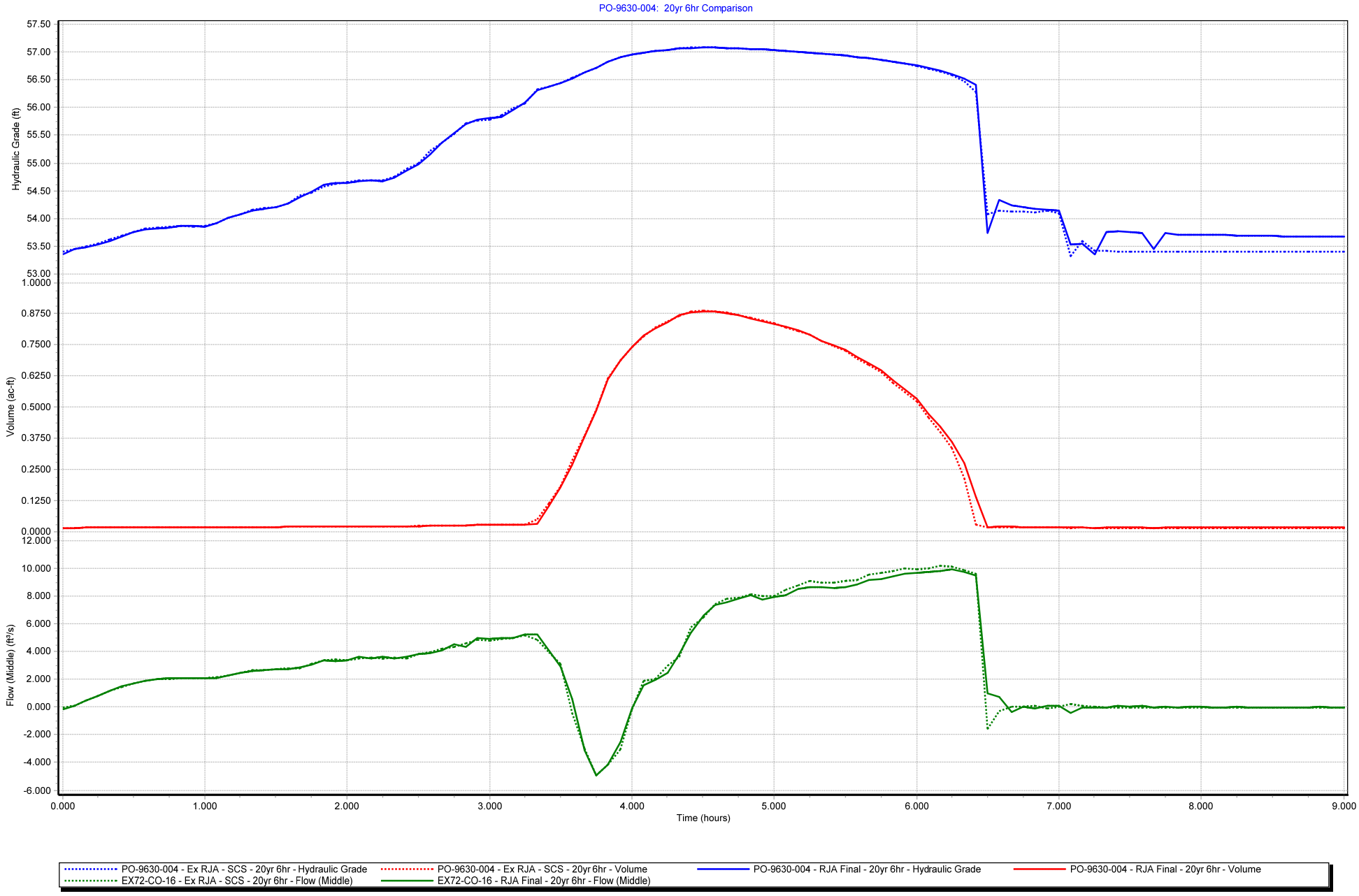
Label	Hydraulic Grade (Maximum) (ft)	Time to Maximum Hydraulic Grade (hours)	Flow (Total In Maximum) (ft³/s)	Time to Maximum Inflow (hours)	Storage (Maximum) (ac-ft)	Time To Maximum Storage (hours)	Flow (Maximum) (ft³/s)	Time to Maximum Flow (hours)
PO-9610-004	54.33	4.50	29.50	3.83	1.61	4.50	13.50	4.583
PO-9620-020	57.92	4.67	39.10	3.83	3.75	4.67	19.49	6.75
PO-9630-004	57.08	4.50	15.72	3.83	0.89	4.50	9.92	6.25
PO-72-S	56.54	6.00	57.65	3.83	6.31	6.00	3.99	6
PO-72-P	54.91	6.25	119.55	3.92	15.31	6.25	4.80	7.083
PO-48-S1	60.58	6.00	2.64	3.83	0.28	6.00	0.20	6
PO-48-S2	63.38	6.00	2.33	3.83	0.25	6.00	0.16	6.083


Ex 72" Outfall Hydrograph
70.000
60.000
50.000
40.000
30.000
20.000
10.000
0.000
-10.000
Flow (Middle) (ft³/s)
0.000
1.000
2.000
3.000
4.000
5.000
6.000
7.000
8.000
9.000
Time (hours)
EX72-CO-1 - Ex RJA - SCS - 20yr 6hr - Flow (Middle)
EX72-CO-1 - RJA Final - 20yr 6hr - Flow (Middle)

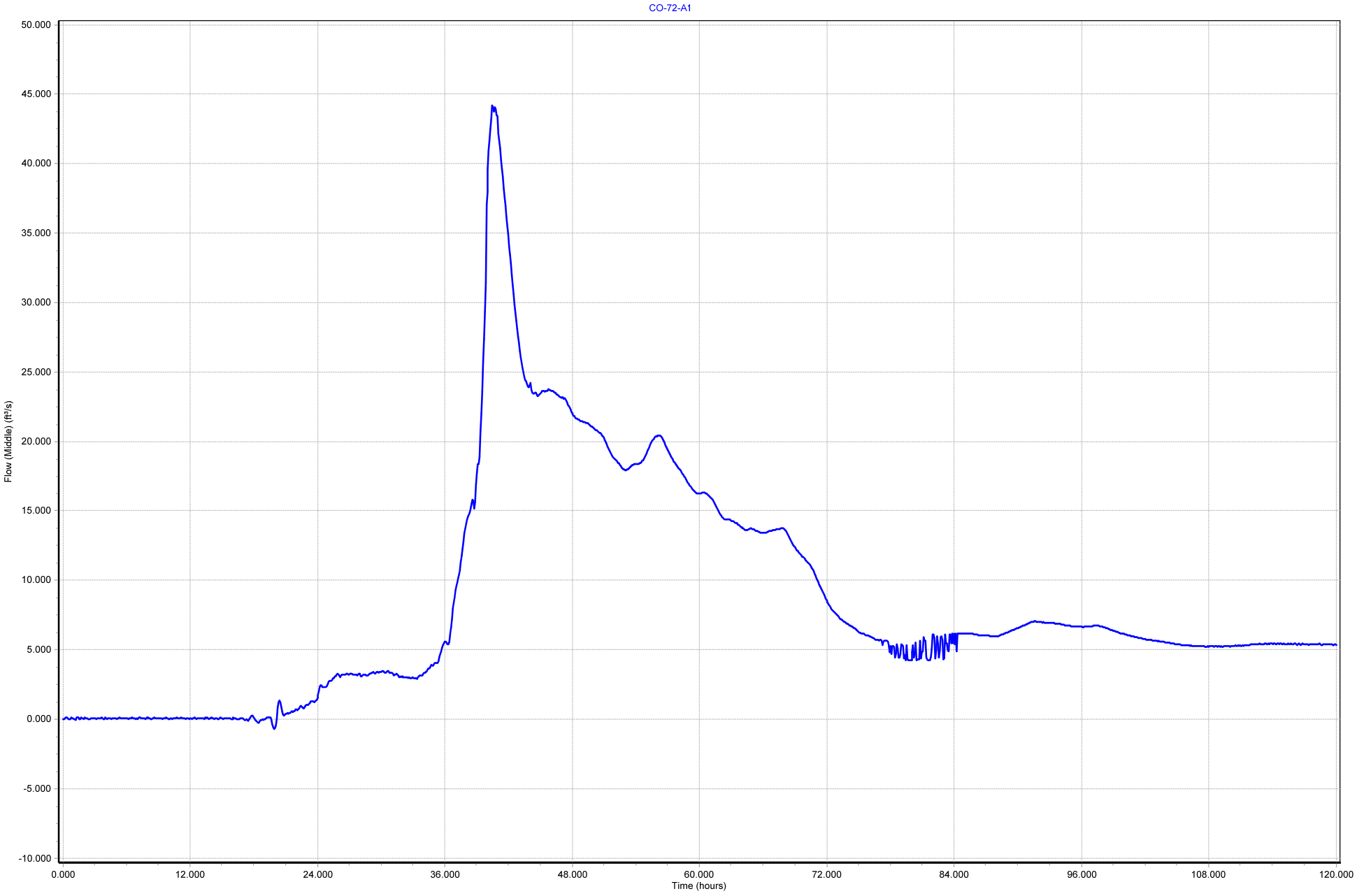

Ex 48" Outfall Hydrograph
24.000
21.000
18.000
15.000
12.000
9.000
6.000
3.000
0.000
Flow (Middle) (ft³/s)
0.000
1.000
2.000
3.000
4.000
5.000
6.000
7.000
8.000
9.000
Time (hours)
EX48-CO-1 - Ex RJA - SCS - 20yr 6hr - Flow (Middle)
EX48-CO-1 - RJA Final - 20yr 6hr - Flow (Middle)

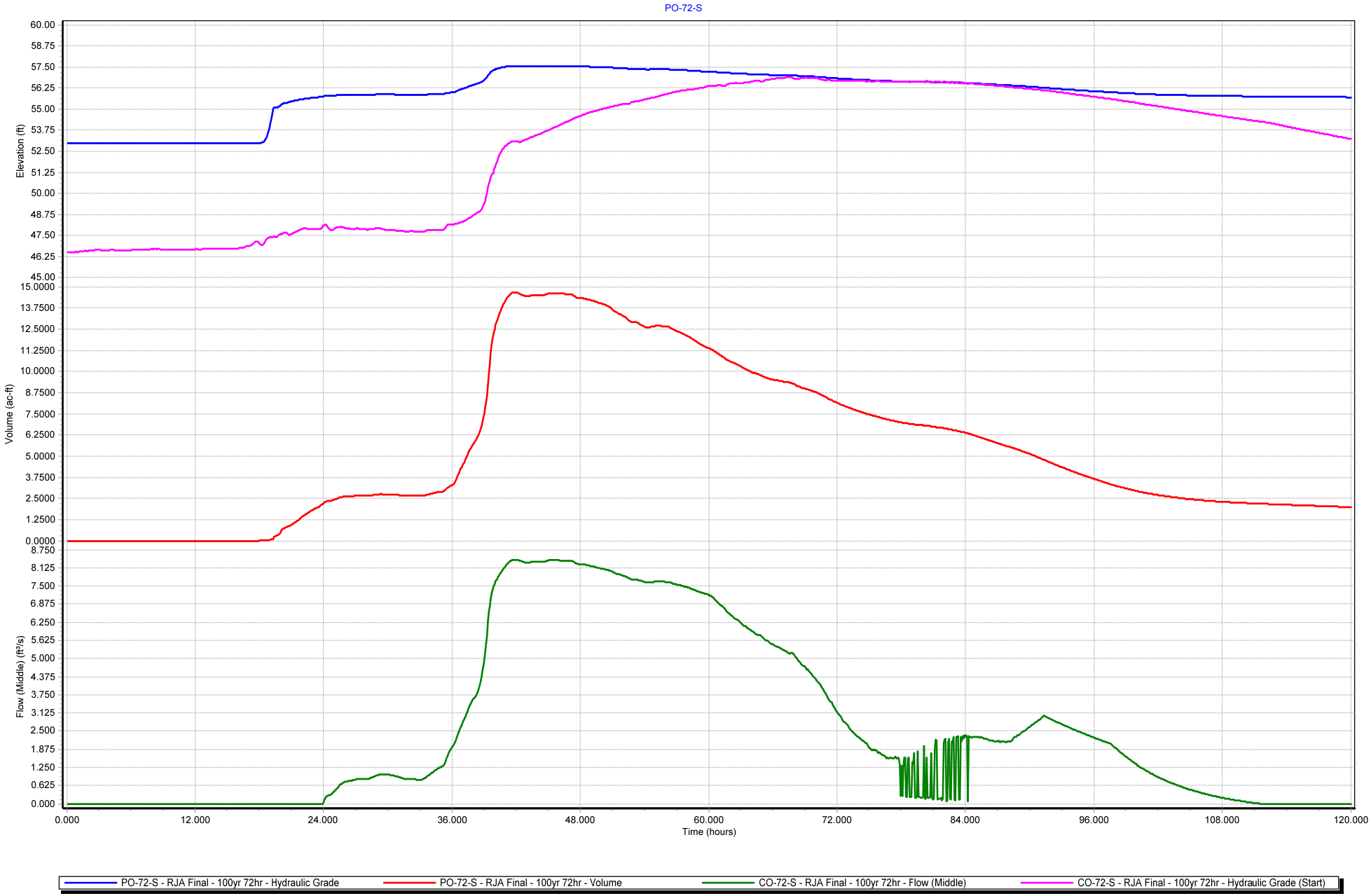

PO-9610-004: 20yr 6hr Comparison
Hydraulic Grade (ft)
54.50
54.38
54.25
54.13
54.00
53.88
53.75
53.63
53.50
53.38
53.25
53.13
53.00
Volume (ac-ft)
1.7500
1.6250
1.5000
1.3750
1.2500
1.1250
1.0000
0.8750
0.7500
0.6250
0.5000
0.3750
0.2500
0.1250
0.0000
Flow (Middle) (ft³/s)
14.000
12.000
10.000
8.000
6.000
4.000
2.000
0.000
-2.000
-4.000
0.000
1.000
2.000
3.000
4.000
5.000
6.000
7.000
8.000
9.000
Time (hours)
PO-9610-004 - Ex RJA - SCS - 20yr 6hr - Hydraulic Grade
PO-9610-004 - Ex RJA - SCS - 20yr 6hr - Volume
PO-9610-004 - RJA Final - 20yr 6hr - Hydraulic Grade
PO-9610-004 - RJA Final - 20yr 6hr - Volume
EX72-CO-10 - Ex RJA - SCS - 20yr 6hr - Flow (Middle)
EX72-CO-10 - RJA Final - 20yr 6hr - Flow (Middle)

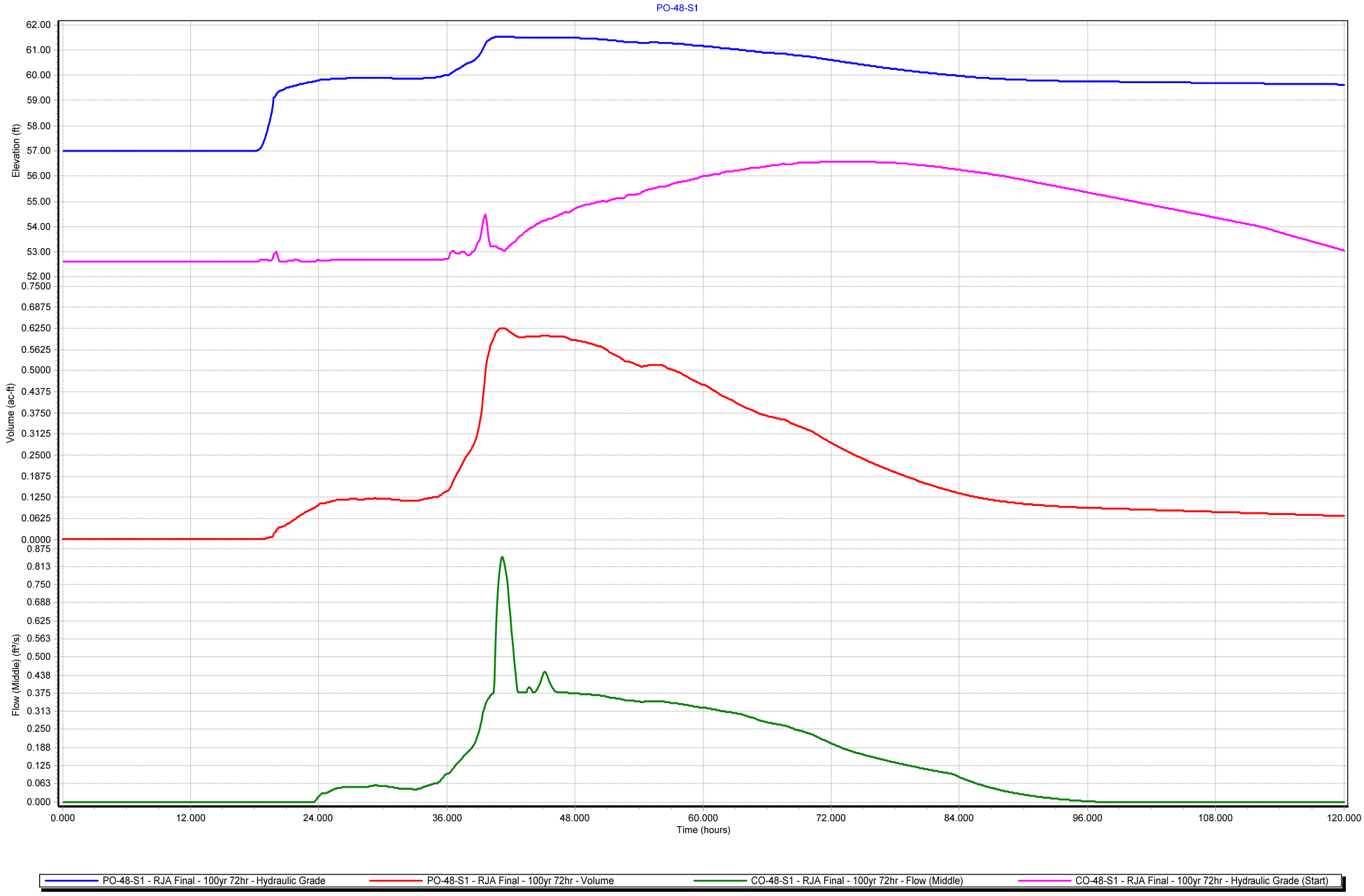

PO-9620-020: 20yr 6hr Comparison
Hydraulic Grade (ft)
58.75
58.13
57.50
56.88
56.25
55.63
55.00
54.38
53.75
53.13
52.50
51.88
51.25
Volume (ac-ft)
4.0000
3.5000
3.0000
2.5000
2.0000
1.5000
1.0000
0.5000
0.0000
Flow (Total In) (ft³/s)
40.000
35.000
30.000
25.000
20.000
15.000
10.000
5.000
0.000
0.000
1.000
2.000
3.000
4.000
5.000
6.000
7.000
8.000
9.000
Time (hours)
PO-9620-020 - Ex RJA - SCS - 20yr 6hr - Hydraulic Grade
PO-9620-020 - Ex RJA - SCS - 20yr 6hr - Volume
PO-9620-020 - Ex RJA - SCS - 20yr 6hr - Flow (Total In)
PO-9620-020 - RJA Final - 20yr 6hr - Hydraulic Grade
PO-9620-020 - RJA Final - 20yr 6hr - Volume
PO-9620-020 - RJA Final - 20yr 6hr - Flow (Total In)

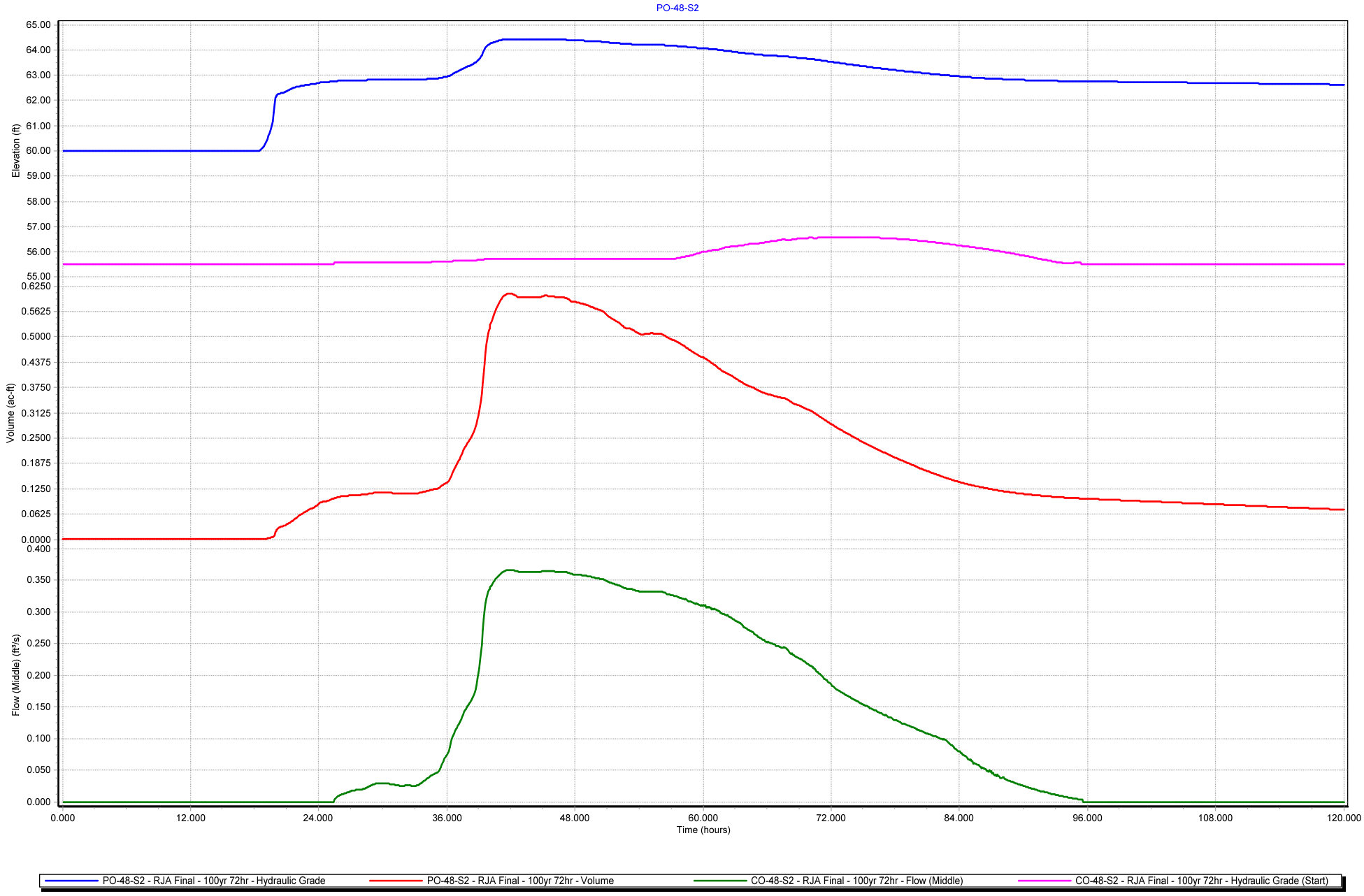

PO-9630-004: 20yr 6hr Comparison
Hydraulic Grade (ft)
57.50
57.00
56.50
56.00
55.50
55.00
54.50
54.00
53.50
53.00
Volume (ac-ft)
1.0000
0.8750
0.7500
0.6250
0.5000
0.3750
0.2500
0.1250
0.0000
Flow (Middle) (ft³/s)
12.000
10.000
8.000
6.000
4.000
2.000
0.000
-2.000
-4.000
-6.000
0.000
1.000
2.000
3.000
4.000
5.000
6.000
7.000
8.000
9.000
Time (hours)
PO-9630-004 - Ex RJA - SCS - 20yr 6hr - Hydraulic Grade
PO-9630-004 - Ex RJA - SCS - 20yr 6hr - Volume
PO-9630-004 - RJA Final - 20yr 6hr - Hydraulic Grade
PO-9630-004 - RJA Final - 20yr 6hr - Volume
EX72-CO-16 - Ex RJA - SCS - 20yr 6hr - Flow (Middle)
EX72-CO-16 - RJA Final - 20yr 6hr - Flow (Middle)

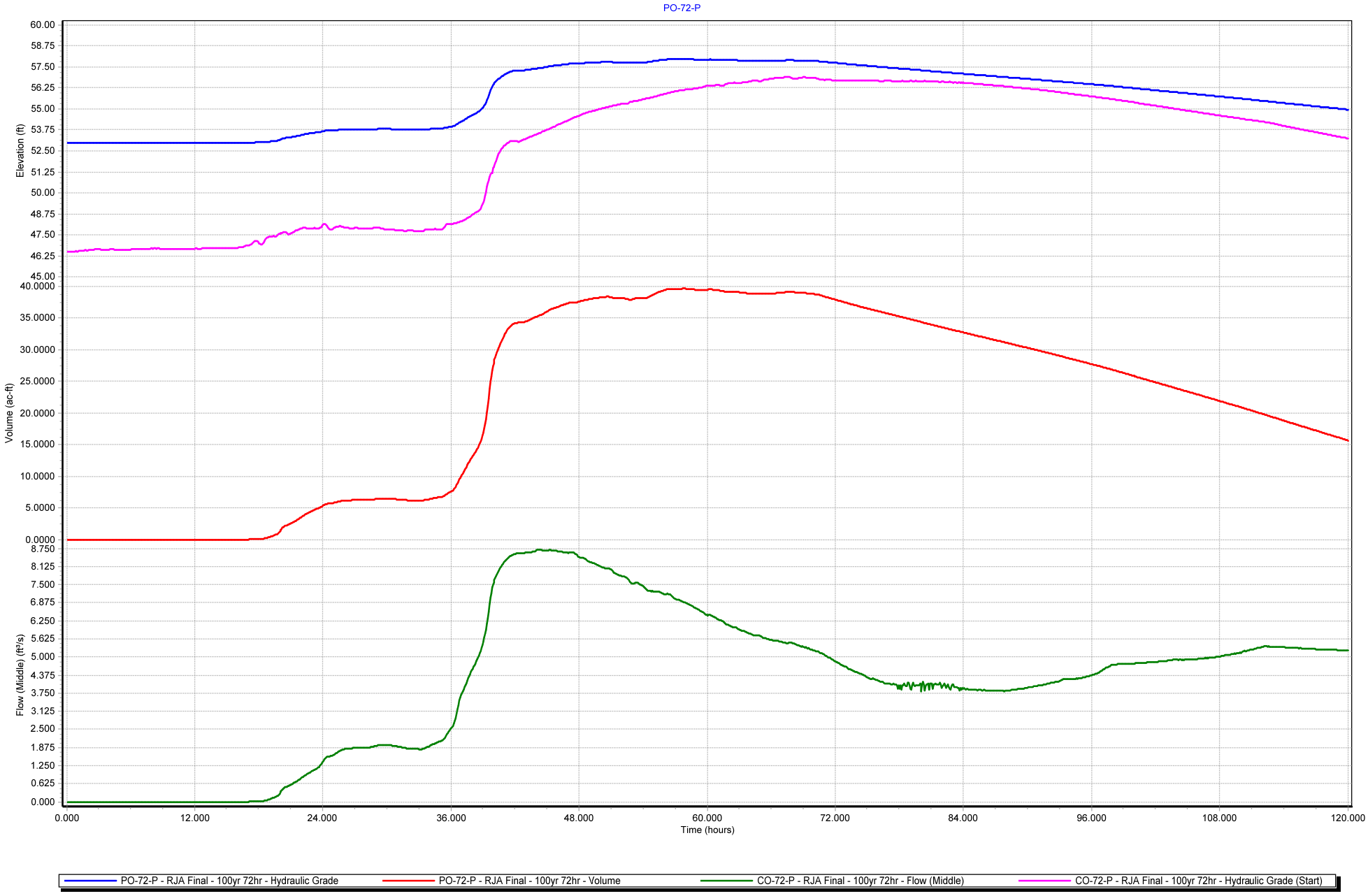
APPENDIX D


CO-72-A1
50.000
45.000
40.000
35.000
30.000
25.000
20.000
15.000
10.000
5.000
0.000
-5.000
-10.000
Flow (Middle) (ft³/s)
0.000
12.000
24.000
36.000
48.000
60.000
72.000
84.000
96.000
108.000
120.000
Time (hours)


PO-72-S
Elevation (ft)
60.00
58.75
57.50
56.25
55.00
53.75
52.50
51.25
50.00
48.75
47.50
46.25
45.00
Volume (ac-ft)
15.0000
13.7500
12.5000
11.2500
10.0000
8.7500
7.5000
6.2500
5.0000
3.7500
2.5000
1.2500
0.0000
Flow (Middle) (ft³/s)
8.750
8.125
7.500
6.875
6.250
5.625
5.000
4.375
3.750
3.125
2.500
1.875
1.250
0.625
0.000
0.000
12.000
24.000
36.000
48.000
60.000
72.000
84.000
96.000
108.000
120.000
Time (hours)
PO-72-S - RJA Final - 100yr 72hr - Hydraulic Grade
PO-72-S - RJA Final - 100yr 72hr - Volume
CO-72-S - RJA Final - 100yr 72hr - Flow (Middle)
CO-72-S - RJA Final - 100yr 72hr - Hydraulic Grade (Start)


PO-48-S1
Elevation (ft)
62.00
61.00
60.00
59.00
58.00
57.00
56.00
55.00
54.00
53.00
52.00
Volume (ac-ft)
0.7500
0.6875
0.6250
0.5625
0.5000
0.4375
0.3750
0.3125
0.2500
0.1875
0.1250
0.0625
0.0000
Flow (Middle) (ft³/s)
0.875
0.813
0.750
0.688
0.625
0.563
0.500
0.438
0.375
0.313
0.250
0.188
0.125
0.063
0.000
0.000
12.000
24.000
36.000
48.000
60.000
72.000
84.000
96.000
108.000
120.000
Time (hours)
PO-48-S1 - RJA Final - 100yr 72hr - Hydraulic Grade
PO-48-S1 - RJA Final - 100yr 72hr - Volume
CO-48-S1 - RJA Final - 100yr 72hr - Flow (Middle)
CO-48-S1 - RJA Final - 100yr 72hr - Hydraulic Grade (Start)


PO-48-S2
Elevation (ft)
65.00
64.00
63.00
62.00
61.00
60.00
59.00
58.00
57.00
56.00
55.00
Volume (ac-ft)
0.6250
0.5625
0.5000
0.4375
0.3750
0.3125
0.2500
0.1875
0.1250
0.0625
0.0000
Flow (Middle) (ft³/s)
0.400
0.350
0.300
0.250
0.200
0.150
0.100
0.050
0.000
0.000
12.000
24.000
36.000
48.000
60.000
72.000
84.000
96.000
108.000
120.000
Time (hours)
PO-48-S2 - RJA Final - 100yr 72hr - Hydraulic Grade
PO-48-S2 - RJA Final - 100yr 72hr - Volume
CO-48-S2 - RJA Final - 100yr 72hr - Flow (Middle)
CO-48-S2 - RJA Final - 100yr 72hr - Hydraulic Grade (Start)


PO-72-P
Elevation (ft)
60.00
58.75
57.50
56.25
55.00
53.75
52.50
51.25
50.00
48.75
47.50
46.25
45.00
Volume (ac-ft)
40.0000
35.0000
30.0000
25.0000
20.0000
15.0000
10.0000
5.0000
0.0000
Flow (Middle) (ft³/s)
8.750
8.125
7.500
6.875
6.250
5.625
5.000
4.375
3.750
3.125
2.500
1.875
1.250
0.625
0.000
0.000
12.000
24.000
36.000
48.000
60.000
72.000
84.000
96.000
108.000
120.000
Time (hours)
PO-72-P - RJA Final - 100yr 72hr - Hydraulic Grade
PO-72-P - RJA Final - 100yr 72hr - Volume
CO-72-P - RJA Final - 100yr 72hr - Flow (Middle)
CO-72-P - RJA Final - 100yr 72hr - Hydraulic Grade (Start)

APPENDIX E

Catchment Hydrologic Parameters
The Salinas Ag-Industrial Center
Existing City Storm Drain System Drainage Areas

Hydrologic Parameters

						SCS Loss Parameters					
	Total		Hydrologic Soil Group Info			AMC II *(24 & 6 hour Analysis)*			AMC I.5 *(72 hour Analysis)*		
ID	Area (Acres)	Area Description	Soil Group	Area (Acres)	Percent Imperv	Pervious CN	Composite CN	Ia (in)	Pervious CN	Composite CN	Ia (in)
RD-9600-016	21.4	Existing Industrial Comlex	D	21.4	86	70	-	0.857	60.5	-	1.306
RD-9600-024	9.3	Existing Industrial Comlex	D	9.3	86	70	-	0.857	60.5	-	1.306
RD-9600-032	2.7	Existing Industrial Comlex	D	2.7	94	70	-	0.857	60.5	-	1.306
RD-9600-036	18.9	Existing Industrial Comlex	C	18.9	96	65	-	1.077	55	-	1.636
RD-9610-020	41.8	Existing Industrial Comlex	C	41.8	81	65	-	1.077	55	-	1.636
RD-9620-008	21.8	Existing Industrial Comlex	D	21.8	86	70	-	0.857	60.5	-	1.306
RD-9620-032	54.7	Existing Industrial Comlex	C/D	54.7	82	67	-	0.985	57	-	1.509
RD-9630-004	20.9	Existing Industrial Comlex	D	20.9	84	70	-	0.857	60.5	-	1.306
EX48-CM-1	22.4	Existing Industrial Comlex	D	22.4	54	70	-	0.857	60.5	-	1.306
EX48-CM-2	19.4	Existing Industrial Comlex	C	19.4	88	65	-	1.077	55	-	1.636

Time of Concentration Calculations

	Sheet Flow					Shallow Concentrated Flow				
ID	L (ft)	S (ft/ft)	N	P_2 (in)	T_{sheet} (hr)	L (ft)	S (ft/ft)	k	V (ft/s)	$T_{shallow}$ (hr)
RD-9600-016					0.00	1740	0.002	0.619	0.91	0.53
RD-9600-024					0.00	1360	0.003	0.619	1.11	0.34
RD-9600-032					0.00	70	0.001	0.619	0.64	0.03
RD-9600-036					0.00	1040	0.004	0.619	1.28	0.22
RD-9610-020					0.00	1110	0.002	0.619	0.91	0.34
RD-9620-008					0.00	550	0.002	0.619	0.91	0.17
RD-9620-032					0.00	780	0.001	0.619	0.64	0.34
RD-9630-004					0.00	700	0.001	0.619	0.64	0.30
EX48-CM-1	240	0.02	0.15	1.6	0.47	150	0.005	0.619	1.44	0.03
EX48-CM-2	300	0.004	0.013	1.6	0.15	250	0.003	0.619	1.11	0.06

Sheet Flow - Kinematic Wave Equation

$$t_{sheet} = 0.007*(N*L)^{0.8}/(P_2^{0.5}*S^{0.4})$$

where,
N = *roughness coefficient*
L = *flow length*
P_2 = *2-yr, 24-hr rainfall depth*
S = *effective slope*

Shallow Concentrated Flow - Average Velocity

$$t_{shallow} = L/V \qquad V = 3.28*k*S^{0.5}$$

where,
k = *intercept coefficient*
S = *effective slope*
L = *flow length*
V = *velocity*

	Pipe Flow							Total	
ID	Dia (in)	S (ft/ft)	L (ft)	n	R (ft)	V (ft/s)	T_{pipe} (hr)	TC (hr)	T_{lag} (hr)
RD-9600-016					0	0.00	0.00	0.53	0.32
RD-9600-024					0	0.00	0.00	0.34	0.20
RD-9600-032					0	0.00	0.00	0.03	0.02
RD-9600-036					0	0.00	0.00	0.22	0.13
RD-9610-020					0	0.00	0.00	0.34	0.20
RD-9620-008					0	0.00	0.00	0.17	0.10
RD-9620-032					0	0.00	0.00	0.34	0.20
RD-9630-004					0	0.00	0.00	0.30	0.18
EX48-CM-1	24	0.0016	900	0.013	0.5	2.89	0.09	0.58	0.35
EX48-CM-2	24	0.0016	820	0.013	0.5	2.89	0.08	0.29	0.17

Pipe Flow - Mannings Equation

$$t_{pipe} = L/V \qquad V = (1.49/n)*R^{2/3}*S^{1/2}$$

where,
dia = *pipe diameter*
S = *effective slope*
L = *flow length*
n = *Manning's roughness coefficient*
R = *hydraulic radius*
V = *full/half flow velocity*

Lag Time Conversion

$$T_{Lag} = 0.6*TC$$

Catchment Hydrologic Parameters
The Salinas Ag-Industrial Center
Existing On-Site and Off-Site Agricultural Drainage Areas

Hydrologic Parameters

						SCS Loss Parameters					
	Total		Hydrologic Soil Group Info			AMC II *(24 & 6 hour Analysis)*			AMC I.5 *(72 hour Analysis)*		
ID	Area (Acres)	Area Description	Soil Group	Area (Acres)	Percent Imperv	Pervious CN	Composite CN	Ia (in)	Pervious CN	Composite CN	Ia (in)
On-Site	263.4	Truck Crops, Straight Row	C	45	0.7	82	82.1	0.436	74	74.2	0.697
		Good Condition	D	218.4	1.7	84	84.2	0.374	76	76.4	0.619
						Total:	83.9	0.385	Total:	76.0	0.632
Off-Site	78.0	Truck Crops, Straight Row	C	34	1.3	82	82.2	0.433	74	74.3	0.691
		Good Condition	D	44	0.0	84	84.0	0.381	76	76.0	0.632
						Total:	83.2	0.403	Total:	75.3	0.657

Time of Concentration Calculations

	Sheet Flow					Shallow Concentrated Flow					Total	
ID	L (ft)	S (ft/ft)	N	P_2 (in)	T_{sheet} (hr)	L (ft)	S (ft/ft)	k	V (ft/s)	$T_{shallow}$ (hr)	TC (hr)	T_{lag} (hr)
On-Site	100	0.02	0.15	1.6	0.23	3800	0.002	0.274	0.40	2.63	2.86	1.71
Off-Site	100	0.02	0.15	1.6	0.23	5300	0.002	0.274	0.40	3.66	3.89	2.34

Sheet Flow - Kinematic Wave Equation

$T_{sheet} = 0.007*(N*L)^{0.8}/(P_2^{0.5}*S^{0.4})$

where, N = *roughness coefficient*
L = *flow length*
P_2 = *2-yr, 24-hr rainfall depth*
S = *effective slope*

Shallow Concentrated Flow - Average Velocity

$T_{shallow} = L/V$

$V = 3.28*k*S^{0.5}$

where, k = *intercept coefficient*
S = *effective slope*
L = *flow length*
V = *velocity*

Lag Time Conversion

$T_{Lag} = 0.6*TC$

Catchment Hydrologic Parameters
The Salinas Ag-Industrial Center
Existing City Storm Drain System Drainage Areas

Hydrologic Parameters

						SCS Loss Parameters					
	Total		Hydrologic Soil Group Info			AMC II *(24 & 6 hour Analysis)*			AMC I.5 *(72 hour Analysis)*		
ID	Area (Acres)	Area Description	Soil Group	Area (Acres)	Percent Imperv	Pervious CN	Composite CN	Ia (in)	Pervious CN	Composite CN	Ia (in)
A	23.9	Parecl A - Ag-Industrial Lot	D	23.9	90	70	95.2	0.101	60.5	94.3	0.122
B	14.0	Parecl B - Ag-Industrial Lot	D	14.0	90	70	95.2	0.101	60.5	94.3	0.122
C	30.1	Parecl C - Ag-Industrial Lot	C	13.7	90	65	94.7	0.112	55	93.7	0.134
			D	16.4	90	70	95.2	0.101	60.5	94.3	0.122
						Total:	95.0	0.106	Total:	94.0	0.128
D	57.8	Parecl D - Ag-Industrial Lot	D	57.8	90	70	95.2	0.101	60.5	94.3	0.122
E	46.6	Parecl E - Ag-Industrial Lot	C	22.3	90	65	94.7	0.112	55	93.7	0.134
			D	24.3	90	70	95.2	0.101	60.5	94.3	0.122
						Total:	95.0	0.106	Total:	94.0	0.128
Total Parcel	**172.4**	**Total remainder parcel area**		**172.4**	**0**	**Total:**	**95.1**	**0.103**	**Total:**	**94.1**	**0.125**
SW-72-1	83.5	Swale along public streets	C	6.7	83	65	92.4	0.165	55	90.7	0.205
			D	76.8	83	70	93.2	0.145	60.5	91.6	0.183
						Total:	93.2	0.147	Total:	91.5	0.185
SW-48-1	3.90	Swale along public streets	D	3.9	83	70	93.2	0.145	60.5	91.6	0.183
SW-48-2	3.60	Swale along public streets	C	3.1	83	65	92.4	0.165	55	90.7	0.205
			D	0.5	83	70	93.2	0.145	60.5	91.6	0.183
						Total:	92.5	0.162	Total:	90.8	0.202
Total Swale	**91.0**	**Total swale area**		**91.0**	**0.0**	**Total:**	**93.1**	**0.147**	**Total:**	**91.5**	**0.185**
Off-Site	78.0	Truck Crops, Straight Row	C	34.0	1.3	82	82.2	0.433	74	74.3	0.691
		Good Condition	D	44.0	0.0	84	84.0	0.381	76	76.0	0.632
						Total:	83.2	0.403	Total:	75.3	0.657

Time of Concentration Calculations

	Initial						Shallow Concentrated Flow				
ID	Roof Time (hr)	L (ft)	S (ft/ft)	N	P_2 (in)	T_{sheet} (hr)	L (ft)	S (ft/ft)	k	V (ft/s)	$T_{shallow}$ (hr)
Swales	0.17	100	0.005	0.013	1.6	0.06	125	0.004	0.213	0.44	0.08
Parcels	0.17	100	0.005	0.013	1.6	0.06	Assume additional 10 min lag for parcel LID me				0.17
Off-Site		100	0.02	0.15	1.6	0.23	2200	0.0014	0.274	0.34	1.82

Sheet Flow - Kinematic Wave Equation

$t_{sheet} = 0.007*(N*L)^{0.8}/(P_2^{0.5}*S^{0.4})$

where, N = *roughness coefficient*
L = *flow length*
P_2 = *2-yr, 24-hr rainfall depth*
S = *effective slope*

Shallow Concentrated Flow - Average Velocity

$t_{shallow} = L/V$ $V = 3.28*k*S^{0.5}$

where, k = *intercept coefficient*
S = *effective slope*
L = *flow length*
V = *velocity*

	Pipe Flow							Total	
ID	Dia (in)	S (ft/ft)	L (ft)	n	R (ft)	V (ft/s)	T_{pipe} (hr)	TC (hr)	T_{lag} (hr)
Swales					0	0.00	0.00	0.30	0.18
Parcels	24	0.002	300	0.013	0.5	3.23	0.03	0.42	0.25
Off-Site					0	0.00	0.00	2.05	1.23

Pipe Flow - Mannings Equation

$t_{pipe} = L/V$ $V = (1.49/n)*R^{2/3}*S^{1/2}$

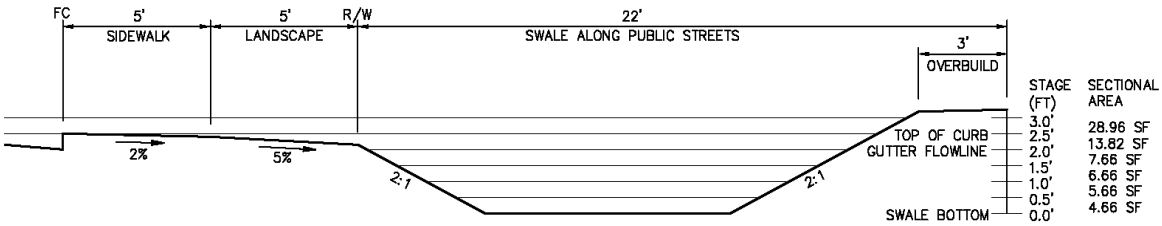
where, dia = *pipe diameter*
S = *effective slope*
L = *flow length*
n = *Manning's roughness coefficient*
R = *hydraulic radius*
V = *full/half flow velocity*

Lag Time Conversion

$T_{Lag} = 0.6*TC$

APPENDIX F

Swale Volume Calculation
The Salinas Ag-Industrial Center
June 4 2009



TYPICAL SWALE SECTION FOR 250' LONG SEGMENT

Assumptions:

1. Swale follows the street slope.
2. Street high point to high point = 250'.
3. Street high point to low point = 125'.
4. Street/Swale slope = 0.004 ft/ft.
5. Swale volume will be reduced by 10% to acount for construction inconsistancies, future parcel driveways, and street slope.
6. One outlet structure every 250'.

Swale Volume Calculations per 250' Long Segement:

Stage (ft)	Stage Area (ft^2)	Stage Volume (ft^3)	Total Volume (ft^3)	10% Reduced Volume (ft^3)
0.0	0	0	0	0
0.5	4.66	583	583	524
1.0	5.66	1290	1873	1685
1.5	6.66	1540	3413	3071
2.0	7.66	1790	5203	4682
2.5	13.82	2685	7888	7099
3.0	28.96	5348	13235	11912

Swale Volume Calculations per Model Drainage Area:

ID	Swale Length (ft)	# of Outlets	Stage (ft)	Swale Volume (ft^3)	Elevation (ft)	Swale Volume (Acre-ft)
PO-72-S	21,560	86	0.0	0	55.0	0.000
			0.5	45211	55.5	1.038
			1.0	145336	56.0	3.336
			1.5	264865	56.5	6.080
			2.0	403797	57.0	9.270
			2.5	612196	57.5	14.054
			3.0	1027248	58.0	23.582
PO-48-S1	920	4	0.0	0	59.0	0.000
			0.5	1929	59.5	0.044
			1.0	6202	60.0	0.142
			1.5	11302	60.5	0.259
			2.0	17231	61.0	0.396
			2.5	26123	61.5	0.600
			3.0	43834	62.0	1.006
PO-48-S2	980	4	0.0	0	62.0	0.000
			0.5	2055	62.5	0.047
			1.0	6606	63.0	0.152
			1.5	12039	63.5	0.276
			2.0	18354	64.0	0.421
			2.5	27827	64.5	0.639
			3.0	46693	65.0	1.072
Total	23,460	94	0.0	0	-	0.000
			0.5	49196	-	1.129
			1.0	158144	-	3.630
			1.5	288206	-	6.616
			2.0	439382	-	10.087
			2.5	666147	-	15.293
			3.0	1117775	-	25.661

Swale Discharge Calculations
The Salinas Ag-Industrial Center
June 4 2009

Swale ID: PO-72-S

Number of Structures = 86

Orifice Equation $Q=C*A*Sqrt(2*g*H)$		**Orifice Equation** $Q=C*A*Sqrt(2*g*H)$		**Rectangular Weir Equation** $Q=C*L*H^{3/2}$		**Facility Infiltration**		**Total Discharge**	
Orifice 1		Orifice 2		Weir 1					
C =	0.6	C =	0.6	C =	3.33	w =	10		
Ø =	1 in	Ø =	1 in	L =	3.14 ft	L =	21560 ft		
A =	0.0055 ft^2	A =	0.0055 ft^2	H_0=	2.5 ft	A =	215600 ft^2		
g =	32.2 ft/s^2	g =	32.2 ft/s^2	#	1	I =	0.060 in/hr		
H_0=	0.81 ft	H_0=	1.54 ft			Q =	0.299 cfs		
#	2	#	1						
H (ft)	Q (cfs)	H (ft)	Q (cfs)	H (ft)	Q (cfs)	H (ft)	Q (cfs)	H (ft)	Q (cfs)
0.0	0.000	0.0	0.000	0.0	0.000	0.0	0.299	0.0	0.299
0.5	0.000	0.5	0.000	0.5	0.000	0.5	0.299	0.5	0.299
1.0	1.969	1.0	0.000	1.0	0.000	1.0	0.299	1.0	2.268
1.5	3.752	1.5	0.000	1.5	0.000	1.5	0.299	1.5	4.052
2.0	4.927	2.0	1.532	2.0	0.000	2.0	0.299	2.0	6.759
2.5	5.872	2.5	2.213	2.5	0.000	2.5	0.299	2.5	8.384
3.0	6.685	3.0	2.729	3.0	317.927	3.0	0.299	3.0	327.640

Swale ID: PO-48-S2

Number of Structures = 4

Orifice Equation $Q=C*A*Sqrt(2*g*H)$		**Orifice Equation** $Q=C*A*Sqrt(2*g*H)$		**Rectangular Weir Equation** $Q=C*L*H^{3/2}$		**Facility Infiltration**		**Total Discharge**	
Orifice 1		Orifice 2		Weir 1					
C =	0.6	C =	0.6	C =	3.33	w =	10		
Ø =	1 in	Ø =	1 in	L =	3.14 ft	L =	920 ft		
A =	0.0055 ft^2	A =	0.0055 ft^2	H_0=	2.5 ft	A =	9200 ft^2		
g =	32.2 ft/s^2	g =	32.2 ft/s^2	#	1	I =	0.060 in/hr		
H_0=	0.79 ft	H_0=	1.54 ft			Q =	0.013 cfs		
#	2	#	1						
H (ft)	Q (cfs)	H (ft)	Q (cfs)	H (ft)	Q (cfs)	H (ft)	Q (cfs)	H (ft)	Q (cfs)
0.0	0.000	0.0	0.000	0.0	0.000	0.0	0.013	0.0	0.013
0.5	0.000	0.5	0.000	0.5	0.000	0.5	0.013	0.5	0.013
1.0	0.096	1.0	0.000	1.0	0.000	1.0	0.013	1.0	0.109
1.5	0.177	1.5	0.000	1.5	0.000	1.5	0.013	1.5	0.190
2.0	0.231	2.0	0.071	2.0	0.000	2.0	0.013	2.0	0.315
2.5	0.275	2.5	0.103	2.5	0.000	2.5	0.013	2.5	0.390
3.0	0.312	3.0	0.127	3.0	14.787	3.0	0.013	3.0	15.239

Swale ID: PO-48-S2

Number of Structures = 4

Orifice Equation $Q=C*A*Sqrt(2*g*H)$		**Orifice Equation** $Q=C*A*Sqrt(2*g*H)$		**Rectangular Weir Equation** $Q=C*L*H^{3/2}$		**Facility Infiltration**		**Total Discharge**	
Orifice 1		Orifice 2		Weir 1					
C =	0.6	C =	0.6	C =	3.33	w =	10		
Ø =	1 in	Ø =	1 in	L =	3.14 ft	L =	980 ft		
A =	0.0055 ft^2	A =	0.0055 ft^2	H_0=	2.5 ft	A =	9800 ft^2		
g =	32.2 ft/s^2	g =	32.2 ft/s^2	#	1	I =	0.060 in/hr		
H_0=	0.79 ft	H_0=	1.54 ft			Q =	0.014 cfs		
#	2	#	1						
H (ft)	Q (cfs)	H (ft)	Q (cfs)	H (ft)	Q (cfs)	H (ft)	Q (cfs)	H (ft)	Q (cfs)
0.0	0.000	0.0	0.000	0.0	0.000	0.0	0.014	0.0	0.014
0.5	0.000	0.5	0.000	0.5	0.000	0.5	0.014	0.5	0.014
1.0	0.096	1.0	0.000	1.0	0.000	1.0	0.014	1.0	0.110
1.5	0.177	1.5	0.000	1.5	0.000	1.5	0.014	1.5	0.191
2.0	0.231	2.0	0.071	2.0	0.000	2.0	0.014	2.0	0.316
2.5	0.275	2.5	0.103	2.5	0.000	2.5	0.014	2.5	0.391
3.0	0.312	3.0	0.127	3.0	14.787	3.0	0.014	3.0	15.240

Remainder Parcel Detention Volume and Discharge Calculations
The Salinas Ag-Industrial Center
June 4 2009

Assumptions:

1. Future developers will provide a total of 40 acre-ft of detention storage.
2. Detention facilities will include previous landscaped treatment areas, parking lot surface storage, open bottom underground chambers, and/or underground pipes.
3. Future developers will design facilities to take advantage of infiltration to the maximum extent practicable.
4. Peak discharge from the facilities shall not exceed the pre-development rate for the 10 year, 24 hour design storm event.

Parcel Detention Volume Distribution used for Modeling Purposes:

ID	Drainage Area (Acres)	Stage (ft)	Stage Volume %	Stage Volume (Acre-ft)	Elevation (ft)	Volume (Acre-ft)
PO-72-P	172.4	0.0	0%	0.0	53.0	0.000
		1.0	20%	8.0	54.0	8.000
		2.0	20%	8.0	55.0	16.000
		3.0	20%	8.0	56.0	24.000
		4.0	20%	8.0	57.0	32.000
		5.0	20%	8.0	58.0	40.000
		5.5	25%	10.0	58.5	50.000

Total Volume: 40.0 Acre-ft

Volume per acre of remainder parcel development area: 0.232 Acre-ft/Acre

Parcel Detention Facility Discharge used for Modeling Purposes:

Orifice Equation Q=C*A*Sqrt(2*g*H)		Stage (ft)	Flow (cfs)
		0.0	0.000
C =	0.6	1.0	4.472
Ø =	13.0 in	2.0	6.325
A =	0.9288 ft^2	3.0	7.746
g =	32.2 ft/s^2	4.0	8.945
H_0=	0 ft	5.0	10.000
#	1	5.5	10.489

Total Flow: 10.0 cfs

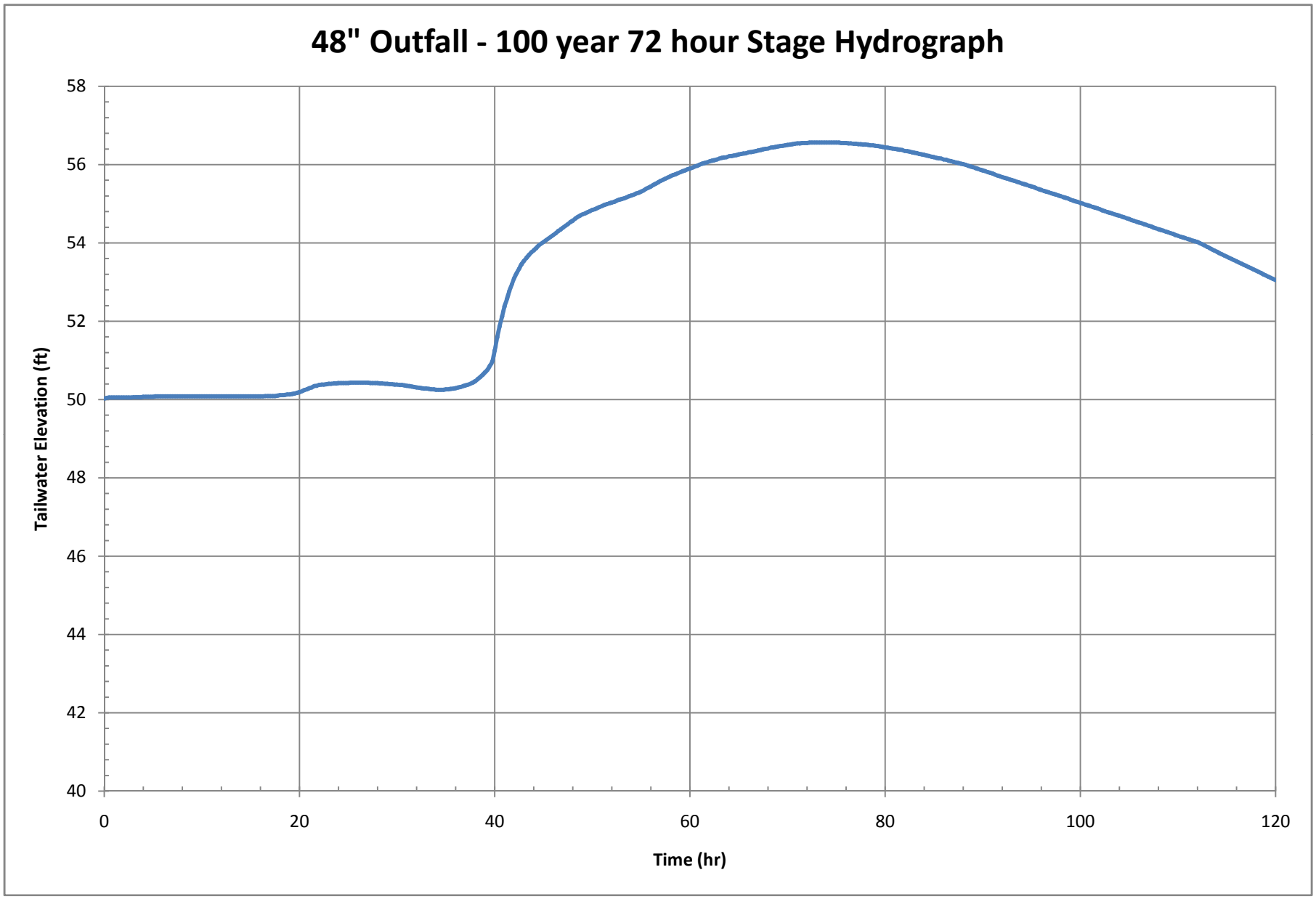
Flow per acre of remainder parcel development area: 0.058 cfs/Acre

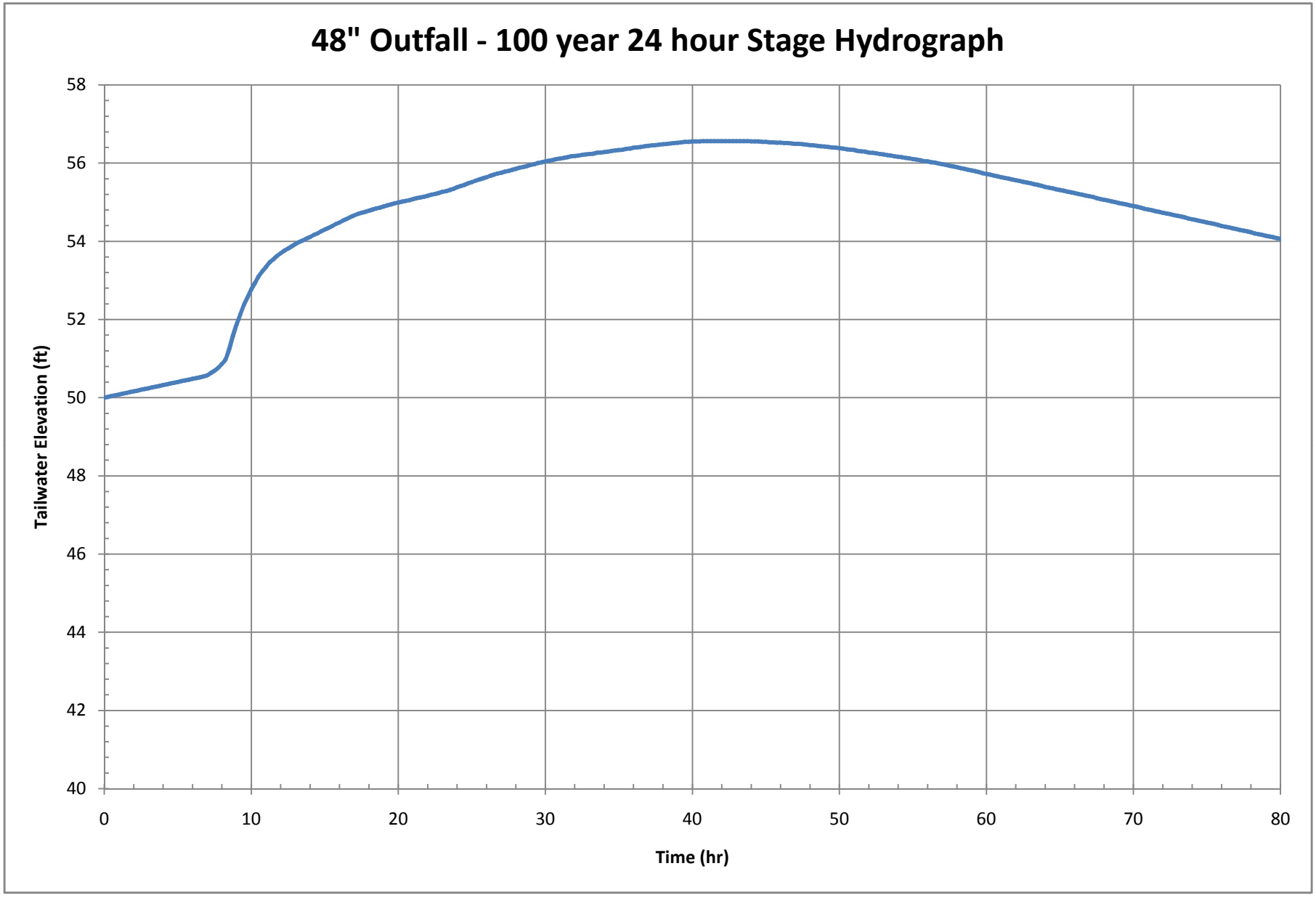
Parcel Detention Facility Infiltration:

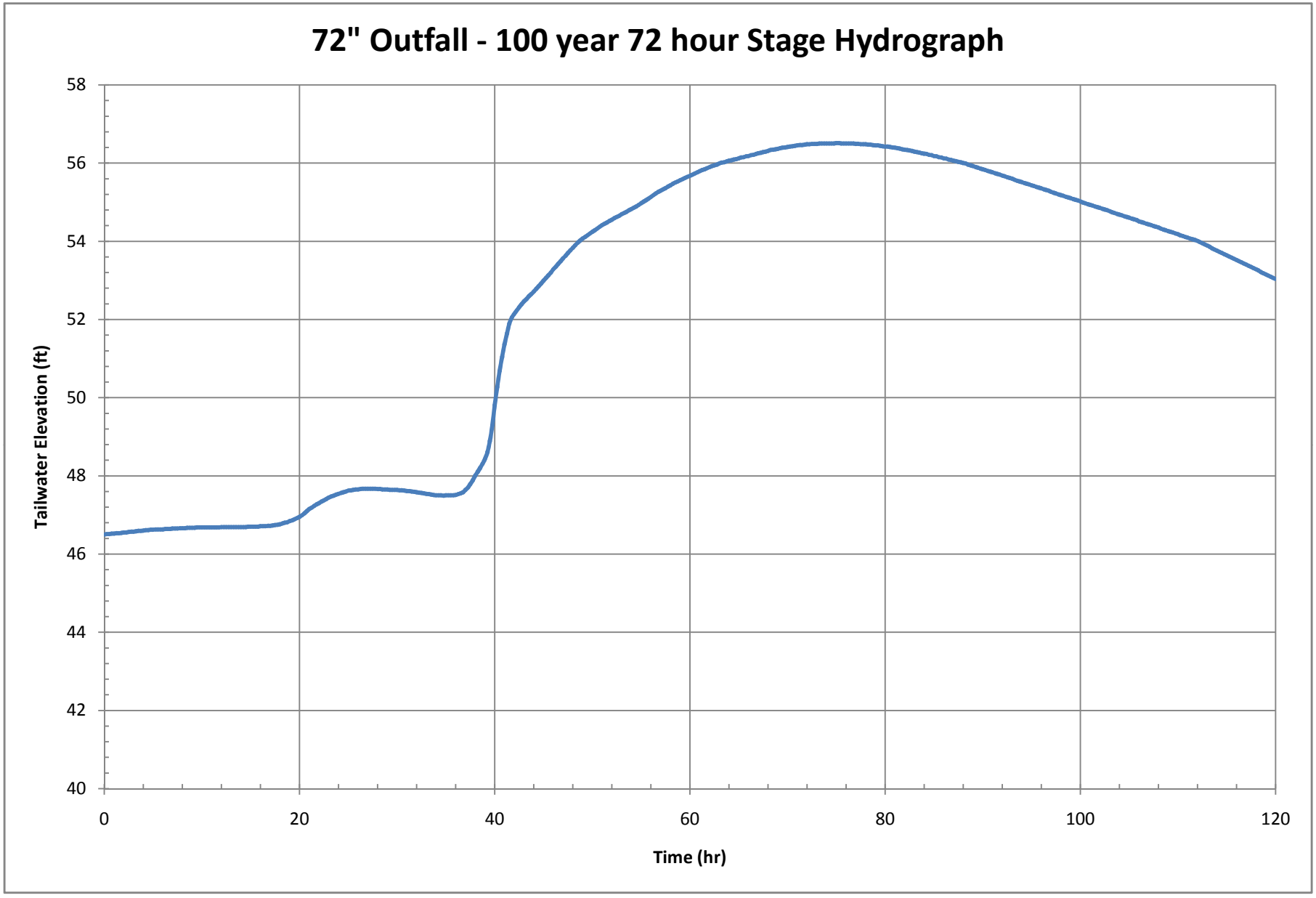
Assumed infiltration surface area: 10% of remainder parcel area

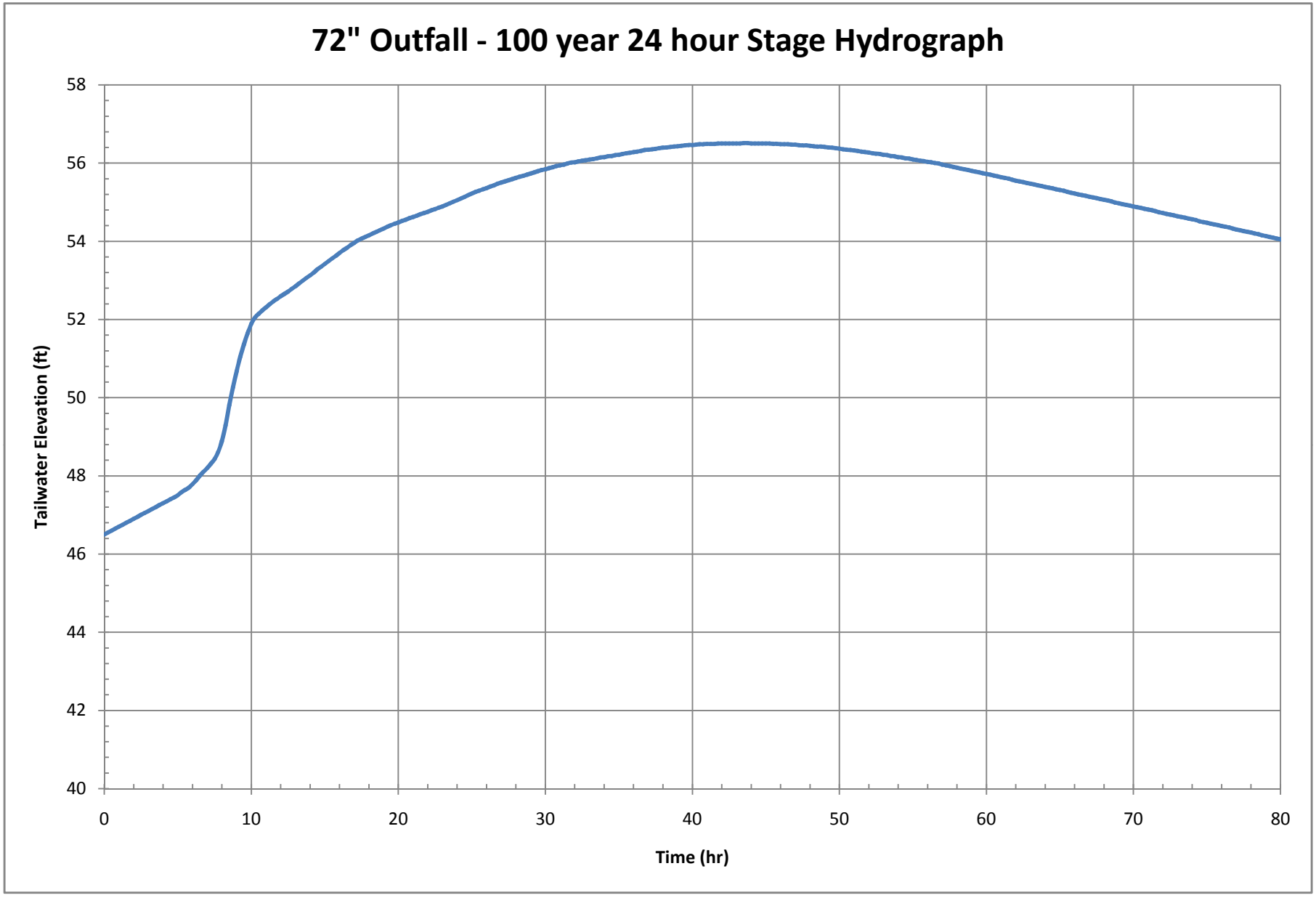
Area = 17.2 Acres
I = 0.060 in/hr
Q = 1.043 cfs

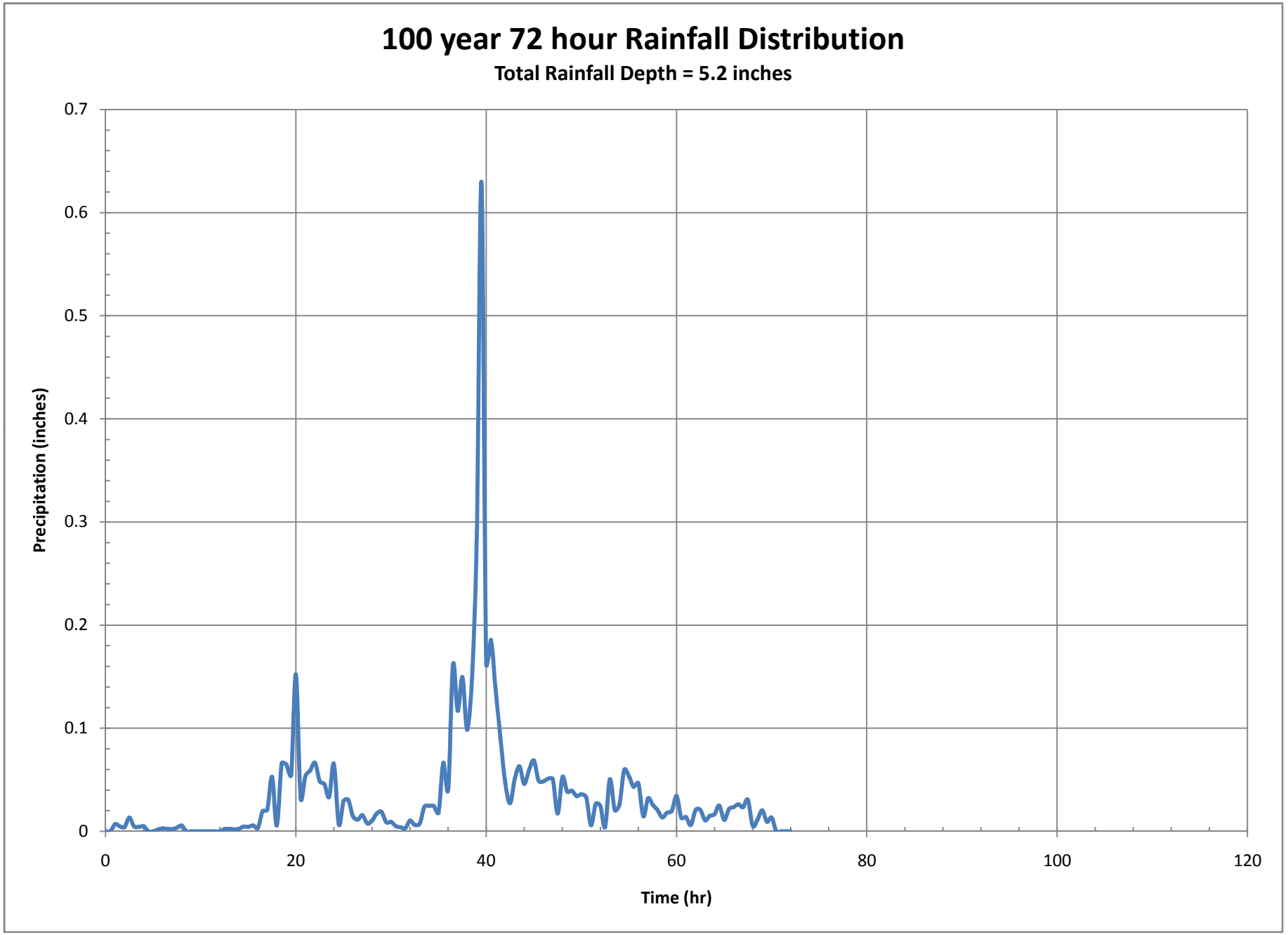
APPENDIX G


48" Outfall - 100 year 72 hour Stage Hydrograph
Tailwater Elevation (ft)
58
56
54
52
50
48
46
44
42
40
0
20
40
60
80
100
120
Time (hr)


48" Outfall - 100 year 24 hour Stage Hydrograph
Tailwater Elevation (ft)
58
56
54
52
50
48
46
44
42
40
0
10
20
30
40
50
60
70
80
Time (hr)


72" Outfall - 100 year 72 hour Stage Hydrograph
Tailwater Elevation (ft)
58
56
54
52
50
48
46
44
42
40
0
20
40
60
80
100
120
Time (hr)


72" Outfall - 100 year 24 hour Stage Hydrograph
Tailwater Elevation (ft)
58
56
54
52
50
48
46
44
42
40
0
10
20
30
40
50
60
70
80
Time (hr)


100 year 72 hour Rainfall Distribution
Total Rainfall Depth = 5.2 inches
Precipitation (inches)
0.7
0.6
0.5
0.4
0.3
0.2
0.1
0
0
20
40
60
80
100
120
Time (hr)

APPENDIX D

LandSet Engineers, Inc. Preliminary Soil Engineering Investigation and Asphalt Pavement Design (April 2008) and Results of Percolation Testing (February 2009)

LANDSET ENGINEERS, INC.

ENGINEERING - LAND PLANNING
SURVEYING - ENVIRONMENTAL CONSULTING

PRELIMINARY SOIL ENGINEERING INVESTIGATION AND ASPHALT PAVEMENT DESIGN FOR SALINAS AG-INDUSTRIAL BUSINESS PARK MONTEREY COUNTY, CALIFORNIA

PROJECT LSS-0620-01

Prepared for

THE UNI-KOOL PARTNERS
C/O RUGGERI-JENSEN-AZAR
8055 CAMINO ARROYO
GILROY, CALIFORNIA 95020

Prepared by

LANDSET ENGINEERS, INC.
520B CRAZY HORSE CANYON ROAD
SALINAS, CALIFORNIA 93907
(831) 443-6970

APRIL 2008

LANDSET
ENGINEERS, INC.
ENGINEERING - LAND PLANNING
SURVEYING - ENVIRONMENTAL CONSULTING

April 30, 2008 File No.: LSS-0620-01

Mr. Steve Kovacich
The Uni-Kool Partners
c/o Ruggeri-Jensen-Azar
8055 Camino Arroyo
Gilroy, California 95020

Attention: Mr. Ross Doyle

Subject: **PRELIMINARY SOIL ENGINEERING INVESTIGATION AND ASPHALT PAVEMENT DESIGN**
Salinas Ag-Industrial Business Park
Abbott Street between Harkins and Harris Roads
Salinas Area of Monterey County, California

Dear Mr. Kovacich:

In accordance with your authorization, Landset Engineers, Inc. has completed a preliminary soil engineering investigation and asphalt pavement design for a proposed 250-acre regional agricultural business park located on the southwest side of Abbott Street in the Salinas area of Monterey County, California. This report presents the results of our field investigation, laboratory testing, along with our preliminary conclusions and recommendations for site development.

It is our opinion that the proposed development is feasible from a soil-engineering standpoint. However, the site has a *high potential for liquefaction susceptibility*. Therefore as required by the State of California Seismic Hazards Mapping Act (1990) and Section 1802.2.7 of the 2007 California Building Code, we recommend that an additional site-specific supplemental liquefaction study be performed. The supplemental study should be performed in accordance with the latest standards for liquefaction analysis and within the guidelines of the California Division of Mines & Geology, Special Publication 117.

The recommendations included in this report are preliminary and contingent upon the findings of the recommended supplemental liquefaction study. We also recommend that additional design level soil engineering investigation update(s) should be performed on a lot-by-lot basis once preliminary building plans have been completed and proposed building & improvement locations and anticipated loads are known.

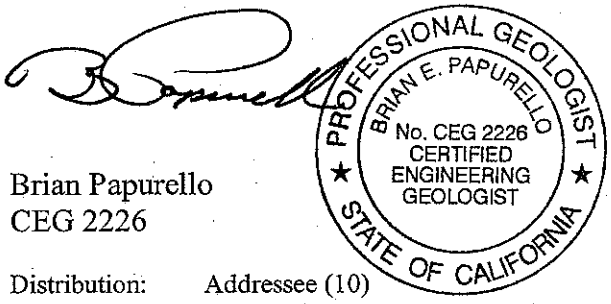
520-B Crazy Horse Canyon Road, Salinas, CA 93907 • (831) 443-6970 • Fax (831) 443-3801

The conclusions and recommendations included herein are preliminary and are based upon applicable standards at the time this report was prepared.

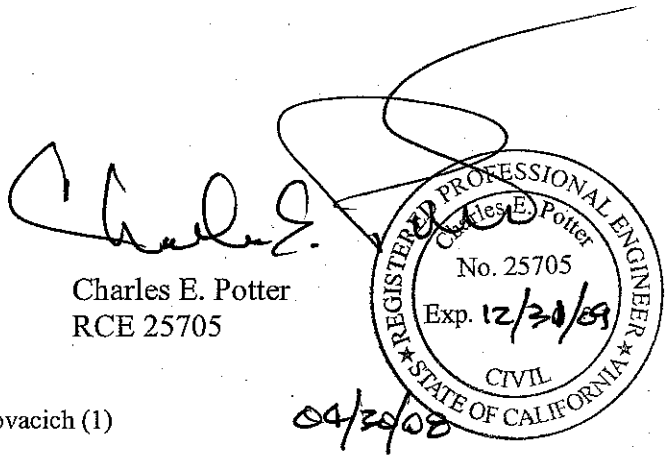
It has been a pleasure to be of service to you on this project. If you have any questions regarding the attached report, please contact the undersigned at (831) 443-6970

Respectfully submitted,

LandSet Engineers, Inc.



Brian Papurello
CEG 2226



Charles E. Potter
RCE 25705

Distribution: Addressee (10)
Uni-Kool Partners, Attn. Mr. Steve Kovacich (1)

Doc. No.: 0804-132.SER

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INTRODUCTION

This report summarizes the findings, conclusions and recommendations for our preliminary soil engineering investigation and asphalt pavement design for an approximate 250-acre regional agricultural business park located on the southwest side of Abbott Street, norththwest of Harris Road in the Salinas area of Monterey County, California (Vicinity Map, Figure 1).

PURPOSE AND SCOPE OF SERVICES

This preliminary soil engineering investigation and asphalt pavement design has been prepared to explore surface and subsurface soil and groundwater conditions at the site, and provide preliminary design level soil-engineering criteria for construction of infrastructure improvements for the project.

Specific design criteria for future building development was beyond the scope of services for this investigation and should be addressed by site specific update investigation(s) on a lot-by-lot basis once anticipated building types, locations and foundation loads are known.

The conclusions and recommendations of this report are intended to comply with Sections 1802.2 trough 1802.6 of the California Building Code (CBC) 2007 edition as modified by standard soil engineering practice in this area. Our scope of services included:

1. A visual site reconnaissance.
2. Review of available soil engineering data in our files pertinent to the site.
3. Exploration, sampling and classification of the surface and subsurface soils by means of drilling 50 exploratory borings to depths ranging from 10.0 to 50.0 feet below the ground surface.
4. Laboratory testing of selected soil samples collected from the exploratory borings and surface locations to determine their pertinent engineering and index properties.
5. Engineering analysis of the information collected based on the results of the field exploration; laboratory testing program and review of published and unpublished studies in the general area of the site.
6. Preparation of this report summarizing our findings and preliminary soil engineering conclusions and recommendations for site preparation, grading and compaction, foundations, utility trenches, slabs-on-grade, asphalt pavement design, soil corrosion potential, general site drainage, and erosion control.

SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The approximate center of the site is located at 36.646° N latitude, -121.620° W longitude in the southwest quarter and southeast quarter of the Natividad and Salinas 7.5' minute quadrangles respectively. The site is located in the Salinas River Valley within an unincorporated area of Monterey County adjacent to the city limits of the City of Salinas, California. The site is unsectionalized, remaining part of the Llano De Buena Vista Rancho, Mexican Land Grant. Access to the site is gained from Harris Road along the southern property boundary. Surrounding land uses are commercial/industrial and agricultural (Figure 1, Vicinity Map).

The site consists of a quasi-rectangular shaped undeveloped property of about 250-acres. The site is fairly flat, sloping very gently in a northerly direction. Overall topographic relief is about 7 feet. The site is currently utilized for row crop agriculture.

Based on our review of a preliminary site plan, we understand the following. Proposed development will consist of the construction a of regional agricultural/industrial business park with proposed parcels ranging in size from 21.4-acres to 50.0-acres. Additional improvements will consist of new roadway & vehicle drives and associated underground utility and drainage improvements.

FIELD EXPLORATION

50 exploratory borings were drilled during the period of March 24, 2008 through March 28, 2008 at the approximate locations shown on the Exploratory Boring Location Map, Sheet 1, located in the map pocket at the back of this report. The borings were drilled using a truck mounted drill rig equipped with an 8-inch outside diameter hollow stem auger. The exploratory borings were drilled to depths ranging from 10.0 to 50.0 feet below the ground surface. Bulk soil samples were collected at depth intervals ranging from 0 to 2.0 feet and 0 to5.0 feet below the ground surface. A Certified Engineering Geologist and/or an engineering technician working under the supervision of a Certified Engineering Geologist from our office logged the borings in the field.

Upon completion of drilling, the borings that encountered groundwater were backfilled with neat cement grout. Exploratory borings that did not encounter were backfilled with native soil cuttings.

Soils encountered in each exploratory boring were visually classified in the field and a continuous log was recorded. Visual classifications were made in general accordance with the Unified Soil Classification System and ASTM D2488. Logs of the borings from this field investigation can be found in Appendix A (Figures A4 to A53). Appendix A also contains a Key to the Unified Soil Classification System, Key to Log of Borings and soil terminology (Figures A1 to A3). The approximate exploratory boring locations are shown on the Exploratory Boring Location Map, Sheet 1, located in the map pocket at the back of this report.

Soil samples were obtained by drilling to the desired depth and then driving a 3-inch OD Modified California Sampler or a 2-inch OD Standard Penetration Test sampler. The samplers were driven into the ground using force generated by a 140-pound hammer dropping freely through a distance of 30-inches. The number of blows required to drive the last 12-inches of an 18-inch sampler were recorded as penetration resistance (blows/foot) on the exploratory boring logs. The penetration resistance values were used to describe the consistency/density of the subsurface materials. In addition to the collection of driven samples, three bulk soil samples were obtained from the site.

LABORATORY TESTING

Laboratory tests were performed to determine some of the physical and engineering characteristics on selected soil samples of the various soil materials encountered in the exploratory borings considered pertinent to the design of the project. The tests performed were selected on the basis of the probable design requirements as correlated to the site subsurface profile. A summary of the laboratory test results is presented in Appendix B. A brief generalized description of the tests performed is presented below.

- Moisture-Density Determinations: This test was conducted on brass liner samples to measure their in-situ moisture contents and dry unit weights. The test results are used to assess the distribution of subsurface pressures and to calculate degrees of in-situ relative compaction.

- Atterberg Limits: This test was performed on bulk and insitu samples, to determine the liquid limit and plastic limit index values. This test provides water content values for the sample's liquid and plastic phases. This test aids in determining the expansive potential and other engineering characteristics of the soil.

- Grain Size Distribution (Gradation) Analysis: Grain size distribution analysis were performed on a selected soil samples. The distribution of particle sizes larger than 0.075 mm is determined by sieving, while the distribution of particle sizes smaller than 0.075 mm is determined by a sedimentation process using a hydrometer. The grain size distribution is used to determine the classification of the site soils. This information is used for liquefaction and foundation design analysis.

- Unconfined Compressive Strength of Lime Treated Soil: This test was performed on a several disturbed bulk soil samples. This purpose is to determine the unconfined compressive strength of laboratory compacted lime treated soils. The unconfined compressive strength data is utilized to determine the percent lime to be added to the subgrade soils for lime treated asphalt pavement design sections.

- Corrosion Testing: Resistivity, Chloride & Sulfate Content, pH and Redox testing was performed on four bulk soil samples from the site. This testing was performed to address the risk of corrosion of construction materials from potential soil-induced chemical reaction.

SUBSURFACE CONDITIONS

Subsurface constituents were similar to the depths explored in each of the 50 exploratory borings. The site is underlain by Holocene age floodplain and basinal sediments deposited by the Salinas River. The soil materials encountered typically consist of several feet of expansive fat clay topsoil underlain by a laterally discontinuous interbedded heterogeneous sequence of fat & lean clay, silt, elastic silt, silty sand, poorly graded sand and well graded sand. These unconsolidated sediments have highly variable consistencies and are typically very moist to saturated to the total depth explored of 50.0 feet below the ground surface (Appendix A, Figures A-4 to A-53)

GROUNDWATER

Free perched groundwater was encountered in 15 of the 50 exploratory borings drilled on site. Depths to ground water are presented in the table below.

Ground Water Depth

Exploratory Boring	Depth to Ground Water (ft)	Exploratory Boring	Depth to Ground Water (ft)
B-1	14.0	B-32	18.0
B-2	13.0	B-36	23.0
B-3	15.0	B-38	18.0
B-4	19.0	B-40	18.0
B-5	40.0	B-42	18.0
B-8	23.0	B-43	21.0
B-9	23.5	B-45	18.0
B-15	18.0		

Local groundwater levels can fluctuate over time depending on but not limited to factors such as irrigation, seasonal rainfall, site elevation, groundwater withdrawal, and construction activities at neighboring sites. The influence of these time dependent factors could not be assessed at the time of our investigation.

SUMMARIZED CONCLUSIONS

The following conclusions are drawn from the data acquired and evaluated during this preliminary investigation for the proposed project. Soil and groundwater conditions can deviate from the conditions encountered at the boring locations if significant variations in the subsurface conditions are encountered during construction, it may be necessary for Landset Engineers, Inc. to review the recommendations presented herein, and recommend adjustments as necessary.

Site Suitability: While the site susceptibility for liquefaction to occur is high, site development appears to be feasible from a soil-engineering standpoint for the proposed commercial/industrial development, provided that the recommendations contained herein are confirmed and/or modified based on the findings of a supplemental liquefaction study. The following preliminary recommendations are presented as guidelines to be used by project planners and designers for the soil engineering aspects of the project design and construction.

Soil Expansion: Atterberg limits test performed on 15 samples of clay topsoil on the site resulted in plasticity index values of 21 to 47 (LL=80 to 43). These values indicate that the near surface soil (upper 4 to 6-feet) has a high to very expansion potential. Expansive soils experience volumetric changes with changes in moisture content, swelling with increases in moisture content and shrinking with decreasing moisture content. These volumetric changes that the soil undergoes in this cyclic pattern can cause distress resulting in damage to concrete slabs and foundations. The potential causal effects of expansive soils can be mitigated if precautionary measures are incorporated into the construction procedures and methods. Placement of non-expansive material or chemical treatment of the native soil under concrete slab and foundation areas is recommended to reduce the effects of soil expansion for concrete slabs-on-grade.

Grading: As the soils that will be supporting the foundations have a high to very high expansion potential and have been disturbed by past intensive agricultural use, ***deep remedial grading and subexcavation is considered necessary to improve the soils for future building foundation support***. Therefore, it is recommended that the top 2 to 4-feet of native soil be removed and replaced. Depending on foundation types, the subexcavated soils may be replaced with imported select structural fill, compacted native soil, DQM chemically treated native soil or some combination thereof. The actual depth of subexcavation should be determined by additional design level soil engineering investigation update(s) performed on a lot-by-lot basis once preliminary building plans have been completed and proposed building & improvement locations and anticipated loads are known.

Liquefaction Potential:. Liquefaction is the transformation of soil from a solid to a liquid state as a consequence of increased pore-water pressures in response to strong ground shaking generated during an earthquake. Liquefaction is most commonly associated with Holocene age deposits where the groundwater is less than 30 feet below the surface and the anticipated peak ground acceleration (PGA) having a 10% probability of being exceeded in 50 years is greater than 0.2g. Liquefaction most often occurs in loose saturated silts, and saturated poorly graded fine-grained sands. However, some cohesive clay soils can be subject to strength loss even under relatively minor strains.

Review of published maps and reports indicates that substantial structural damage and historical liquefaction occurred in the nearby area as a result of San Francisco Earthquake of April 18, 1906. Review of the Relative Liquefaction Susceptibility Map contained in the County of Monterey Draft General Plan shows that the site is predominantly located in an area of moderate to high susceptibility for liquefaction.

Review of published geologic maps and the findings of our investigation indicate the following. The site is underlain by soft unconsolidated Holocene age sediments, the depth to ground water is less than 30 feet, and the site peak ground acceleration having a 10% probability of being exceeded in 50 years is significantly greater than 0.2g. Based on these natural physical

conditions, and past documented historical accounts, it is our opinion that the potential for liquefaction to effect the site is **High**.

We therefore recommend that an additional site-specific supplemental liquefaction study be performed. The supplemental liquefaction study should be performed in accordance with the guidelines contained within the California Division of Mines & Geology Special Publication 117, as adopted by the State Mining and Geology Board in accordance with the State of California Seismic Hazards Mapping Act of 1990. It is recommended that the supplemental liquefaction study should include additional cone penetrometer test (CPT) borings in order to more accurately characterize the site subsurface conditions, determine liquefaction factors of safety, and estimate potential ground settlements as a result of liquefaction. These conclusions and recommendations have been prepared assuming that Landset Engineers, Inc. will be commissioned to perform the recommended supplemental liquefaction study, provide updated recommendations, review the proposed grading, improvements, and foundation plans before construction, and to observe, test and advise during earthwork and foundation construction.

Seismic Design Parameters: For seismic design using the 2007 CBC, we recommend the following design values be used. The parameters were calculated using the U.S. Geological Survey Ground Motion Parameters computer program (Version 5.0.8) and were based on the approximate center of the site located at 36.646° N. latitude and –121.620° W. longitude.

2007 CBC Seismic Design Parameters

Design Parameter	***Site Design Value***	**Reference**
Site Class	**E – Soft Soil**	Table 1613.5.2
Spectral Acceleration Short Period	**(S_s) = 1.372g**	Fig. 22-3, ASCE 7-05
Spectral Acceleration 1 Second Period	**(S_1) = 0.623g**	Fig. 22-4. ASCE 7-05
Short Period Site Coefficient	**(F_a) = 0.9**	Table 1613.5.3(1)
1 Second Period Site Coefficient	**(F_v) = 2.40**	Table 1613.5.3(2)
MCE Spectral Response Acceleration Short Period	**(S_{MS}) = 1.235g**	Section 1613.5.3
MCE Spectral Response Acceleration 1-Second Period	**(S_{M1}) = 1.496g**	Section 1613.5.3
5% Damped Spectral Response Acceleration Short Period	**(S_{DS}) = 0.823g**	Section 1613.5.4
5% Damped Spectral Response Acceleration 1-Second Period	**(S_{D1}) = 0.997g**	Section 1613.5.4

Corrosion Protection: Corrosion is a naturally occurring process where the surface of buried construction materials are attacked by either oxidation, reduction or other soil induced chemical reactions. The corrosion potential of a soil depends on resistivity, pH, and redox potential. In order to evaluate the potential for corrosion of metallic objects in contact with site soils, corrosion testing was performed as part of this investigation.

Based on criteria developed by the National Association of Corrosion Engineers and the test results presented in Appendix B, the surficial site soils exhibit very corrosive to corrosive corrosion potential for buried metallic objects. It is recommended that that the project civil designer, contractor or material suppliers determine if proposed construction materials are compatible with the potential soil corrosion conditions. If an adequate determination cannot be made, it will be necessary to consult with a corrosion-engineering specialist to provide design parameters.

Sulfate Content: Soils with a soluble sulfate content above 0.2% dry weight is considered to constitute an adverse sulfate condition to concrete structures that are in contact with the soil. The results of our laboratory testing were compared to the requirements for concrete exposed to sulfate containing solutions in accordance with ACI 318, 4.3. Test results from the samples indicates negligible sulfate corrosion potential. Therefore, Type II Cement is considered adequate for use in concrete in contact with the on-site soils.

RECOMMENDATIONS

Site Preparation and Grading

1. The soil engineer should be notified **at least ten (10) working days prior to any site clearing or grading** so that the work in the field can be coordinated with the grading contractor, and arrangements for testing and observation services can be made. The preliminary recommendations contained in this report are based on the assumption that Landset Engineers, Inc. will perform the required testing and observation services during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.

2. Prior to grading, construction areas should be cleared of obstructions, buried structures & utilities, and other deleterious materials. Site clearing should be observed by a field representative of Landset Engineers, Inc. Voids created by removal of as described above should be called to the attention of the soil engineer. No fill should be placed unless a representative of this firm has observed the underlying soil.

3. Following site clearing, the upper 2 to 4-feet of soft native expansive clay soil should be overexcavated from the building areas. The actual depth of subexcavation should be determined by additional design level soil engineering investigation update(s) performed on a lot-by-lot basis once preliminary building plans have been completed and proposed building & improvement locations and anticipated loads are known. Building areas are defined as the soils within and extending a minimum of 5 feet beyond the foundation perimeters and structural fill areas.

4. The soils exposed by overexcavation should be scarified 12 inches; moisture conditioned to a level of 3% to 5% above optimum moisture content, and compacted to at least 90% of maximum dry density. Where referenced in this report, percent relative compaction and optimum moisture content shall be based on ASTM test D1557. Areas to receive

structural fill outside the building pad should be scarified and recompacted in a similar manner.

5. Select Structural Fill is defined herein as a non-expansive import fill which, when properly compacted, will support foundations, pavements, and other fills without detrimental settlement or expansion. Select Structural Fill is specified as follows:

Select Structural Fill

- Clean import material with a Plasticity Index of less than 12.
- Have a minimum R-Value of 30.
- Be free of debris, vegetation, and other deleterious material.
- Have a maximum particle size of 3-inches in diameter.
- Contain no more than 15% by weight of rocks larger than 21/2-inches in diameter.
- Have sufficient binder to allow footing and unshored excavation without caving.
- Prior to delivery to the site, a representative sample of proposed import material should be provided to Landset Engineers, Inc. for laboratory evaluation.

6. As an alternative to removal and replacement of the soils underlying the building pads with imported select fill, the soils may be chemically treated with dolomitic quick lime (DQM). The minimum thickness of chemically treated soils should be determined by additional design level soil engineering investigation update(s) performed on a lot-by-lot basis once preliminary building plans have been completed and proposed building & improvement locations and anticipated loads are known. Chemical treatment should consist of the addition of 4% DQM by the dry weight of the soil.

Foundations - General

7. Future buildings may be supported by conventional continuous and spread (pad) footings or by post-tensioned/mat slab foundations. Actual foundation designs should be determined by additional site specific design level soil engineering investigation update(s) performed on a lot-by-lot basis once the proposed building locations and anticipated loads are known.

8. Post construction total settlement of foundations is expected to be about ½ to 1½-inch from static loading. Post construction differential settlement of foundations is expected to be about 1-inch from static loading. Estimated foundation movements due to seismically induced settlement should be determined by performing an additional site-specific supplemental liquefaction study prepared in accordance with the latest standards for liquefaction analysis and within the guidelines of the California Division of Mines & Geology, Special Publication 117.

Conventional Footings

9. The buildings may be supported by conventional continuous and spread (pad) footings supported on recompacted soil. Footings should have minimum depths of 12-inches below lowest adjacent grade for single story structures, and 18-inches below lowest adjacent grade for two story structures, and 24-inches below lowest adjacent grade for three story structures. For the above conditions, the footings for a proposed structure may be designed for an allowable bearing pressure range of 1,000 to 2,000-ft^2 for dead plus live loads. Footings should be reinforced as directed by the architect/structural engineer.

10. Conventional continuous and spread (pad) footings should be underlain by a layer of engineered select structural fill or recompacted native soil. The depth of replacement/recompaction of soils underlying the footing bottoms should be determined by additional site specific design level soil engineering investigation update(s) performed on a lot-by-lot basis once the proposed foundation loads are known.

11. Footing excavations should be observed by a representative of this firm prior to placement of formwork or reinforcement. Concrete should be placed only in foundation excavations that have been kept moist, and contain no loose or soft soil debris.

12. Footings located adjacent to other footings or utility trenches should have their bearing surfaces founded below an imaginary 1:1 (horizontal to vertical) plane projected upward from the bottom edge of the adjacent footings or utility trenches.

Post-Tensioned/Mat Slab Foundations

13. Post-tensioned/mat slabs may be utilized to resist soil expansion and static & seismic differential settlement of the native earth materials. Post-tensioned/mat slabs should be designed in accordance with the latest editions of the California Building Code and the design recommendations by the Post-Tensioning Institute utilizing the following design criteria:

14. For the above conditions, the post-tensioned/mat slabs should have a minimum thickness of 12 full inches and may be designed for an allowable bearing pressure range of 1,000 to 2,000 pounds per square foot for dead plus live loads. A qualified structural engineer should design post-tensioned/mat slabs.

15. A minimum of 4 inches of clean sand should be provided beneath the slabs. The building pad subgrade should be pre-moistened to a level at or slightly above optimum moisture content prior to the placement of the clean sand cushion. Clean sand is defined as a sand (ASTM D 2488) of which less than 3 percent passes the No. 200 sieve.

16. To minimize floor dampness, such as where moisture sensitive floorings will be present, a membrane vapor barrier should be placed at the midsection of the clean sand cushion. The membrane vapor barrier should be a minimum 10 mil in thickness, and care should be taken to properly lap and seal the vapor barrier, particularly around utilities.

17. To limit the potential for subsurface moisture to enter the underlying sand cushion, the perimeters of the post-tensioned slabs should be thickened to penetrate below the bottom of the sand cushion layer.

18. Post-tensioned/mat slabs should be constructed and maintained in accordance with the latest procedures as specified by the Post-Tensioning Institute. Plumbing through the slabs, utility connections, exterior flatwork, and drainage systems should be sleeved and designed to accommodate the specified differential settlement conditions as determined by additional design level investigations.

Slabs-on-Grade and Exterior Flatwork

19. Conventional interior slabs-on-grade should have minimum thickness of 4 to 6 full inches and be underlain by a layer of imported select structural fill, compacted native soil, or DQM chemically treated soil as determined by additional design level soil engineering investigation update(s) once the proposed building locations are known. It should be noted that the project structural engineer might require thicker slab sections to provide the necessary support for the anticipated structural loads. Concrete slabs-on-grade should be reinforced with steel as specified by the structural engineer.

20. To minimize floor dampness, such as where moisture sensitive floorings will be present, a section of capillary break material at least 4-inches thick covered with a membrane vapor barrier should be placed between the floor slab and the compacted soil subgrade. The capillary break should consist of a clean, free draining material such as ½ to ¾-inch drainrock with not more than 10 percent of the material passing a No. 4 sieve. The drainrock should be free of sharp edges that might damage the membrane vapor barrier. The membrane vapor barrier should be a minimum 10 mil in thickness, and care should be taken to properly lap and seal the vapor barrier, particularly around utilities. To protect the vapor barrier from damage during concrete placement, it should be covered with a minimum of 2 inches of clean sand. Clean sand is defined as a sand (ASTM D 2488) of

which less than 3 percent passes the No. 200 sieve. The sand cushion should be lightly moistened immediately prior to concrete placement.

21. Exterior concrete flatwork such as driveways, patios and sidewalks should be designed to act independently of building foundations. Exterior flatwork should be constructed on soil subgrade compacted to 90% and be moisture conditioned to at least 5% over optimum moisture content to a depth of 18-inches below lowest adjacent grade. Exterior concrete slab-on-grade soils should be overlain by at least 12-inches select structural fill.

22. Due to the expansive nature of the site soils, exterior concrete slabs and flatwork can expect to suffer some cracking and movement. To reduce the potential for cracking and movement, exterior concrete slabs and flatwork should be reinforced with steel and contraction joints should be installed. Reinforcement and joint spacing should be at the direction of the architect/structural engineer.

Utility Trenches

23. On-site soils should be properly shored, braced or sloped during construction to prevent sloughing and caving of trench sidewalls. The contractor should comply with the Cal/OSHA and local safety requirements and codes dealing with excavations and trenches.

24. A select imported non-corrosive, granular, material should be used as bedding and shading immediately around all underground utility pipes and conduits. Select imported granular material should also be used as intermediate backfill material for trenches less than five (5) feet in depth.

25. For trenches deeper than five (5) feet, native soil materials may be utilized as intermediate backfill. Native soil materials classified as fat CLAY (CH), SILT (ML) or elastic SILT (MH) are not recommended to be utilized as intermediate backfill material

within three (3) feet of proposed finish subgrade elevations. Subsurface locations and classification of the soil materials encountered on-site, along with Unified Soil Classification System descriptions can be found in the exploratory boring logs (Appendix A, Figures A4 to A53).

26. Trench backfill in landscaped or unimproved areas should be compacted to a minimum of 85 percent of maximum dry density. Trench backfill beneath asphalt and concrete pavements should be compacted to a minimum of 95 percent of maximum dry density. Trench backfill in all other areas should be compacted to a minimum of 90 percent of maximum dry density. Jetting of utility trench backfill should not be allowed.

27. The bottoms of utility trenches that are parallel to foundations should not extend below an imaginary plane sloping downward at a 1:1 (horizontal to vertical) angle from the bottom outside edges of foundations.

Asphalt Pavement Design

28. In general, we find that the natural quality of the site subgrade soil to be very poor. The asphalt concrete (A.C.) sections were designed in accordance with the California Department of Transportation (Caltrans) Highway Design Method. Traffic Indices (T.I.'s) of 7.0 to 11.0 were assumed for design. The structural sections presented below are considered to be consistent with a design period equal to about 20 years, assuming a T.I. of 11 or less. Truck traffic and equivalent axle loads that exceed a T.I. of 11 could be destructive to pavements, resulting in an accelerated rate of deterioration. The project civil designer should determine the appropriate T.I.'s for the areas to be paved. The calculated Class 2 A.B. and A.C. thickness are for material after mechanical compaction.

Pavement Sections – Native Subgrade Conditions

R-Value	Traffic Index	A.C.	Class 2 A.B.
5	7.0	0.35'	1.25'*
5	8.0	0.40'	1.48'*
5	9.0	'0.45	1.72'*
5	10.0	0.50'	1.95'*
5	11.0	0.60'	2.10'*

* - ***Cement Treated Base or Lean Concrete Base Recommended***

29. As an alternative the native soil subgrade may be chemically treated with DQM. A composite bulk soil sample with 4% DQM added yielded unconfined compression results of 269 psi. Chemical treatment of the subgrade soils will reduce the overall pavement section thickness. A reduction in the pavement section can result a reduced quantity of subgrade export (cut), in addition to reducing the quantity of import Class 2 A.B. The chemical treatment should consist of mixing at least 4% of DQM by the dry weight of the soil plus the addition of 2% Portland cement. The addition of Portland cement will provide additional strength for factors of safety in design. The LTS treated material

density, be firm & unyielding when proof-rolled by heavy rubber-tired equipment and be a full 18-inches in thickness prior to placement of Class 2 AB.

Preliminary Pavement Sections – 4% DQM +2% PC

R-Value	Traffic Index	A.C.	A.B. (R= 78)	LTSPC S.B. (R=60 min.)
5	7.0	0.35'	0.35'	1.00'
5	8.0	0.40'	0.40'	1.50'
5	9.0	0.45'	0.45'	1.50'
5	10.0	0.50'	0.55'	1.50'
5	11.0	0.60'	0.75'	1.50'

Note: Preliminary pavement sections will be confirmed and/or modified based on additional testing currently being performed to determine R-value of treated subbase.

30. Class 2 A.B. should be compacted to 95% of maximum dry density and comply with Section 26 of Caltrans Standard Specifications, latest edition. The Class 2 A.B. should be firm and unyielding when proof-rolled by heavy rubber-tired equipment prior to A.C. paving.

31. Asphalt concrete should conform and comply with Section 39 of Caltrans Standard Specifications, latest edition. Finished A.C. surfaces should slope toward drainage facilities at 2% grade where possible. Under no circumstances should water be allowed to pond.

Site Drainage

32. A drainage plan and storm water prevention plan is essential to the project. Fluctuations of moisture contents are a major consideration, both before and after construction. Site runoff will be substantially increased due to the proposed large paved and roofed areas.

34. Roof gutters should be utilized around the building eaves. Roof gutters should be connected to downspouts, which in turn should be connected to pipes leading to the site storm drain system. Site runoff should discharge in a non-erosive manner away in accordance with the requirements of the governing agencies.

QUALITY CONTROL

The conclusions and recommendations contained in this investigation are preliminary in nature. We recommend that Landset Engineers, Inc. be retained to review preliminary site improvement plans once they are available. Additional recommendations will be provided if necessary based on our review, to interpret this report during infrastructure construction, and to provide construction testing and observation services. These services are beyond the scope of this investigation.

Additionally, we should provide the recommended supplemental liquefaction study and perform additional site specific design level investigation update(s) on a lot-by-lot basis once the proposed site usage, construction type, locations and anticipated loads are known. These services are beyond the scope of this preliminary soil engineering investigation.

The following items should be performed, reviewed, tested, or observed by this firm:

- Supplemental liquefaction study
- Infrastructure grading & improvement plans
- Lot specific design level soil engineering investigation update(s)
- Lot specific grading and foundation plans
- Site stripping and clearing
- Overexcavation
- Scarification and recompaction
- Fill placement and compaction
- Non-expansive Select Structural Fill
- Lime Treatment of building pads and pavement subgrade (if utilized)
- Foundation excavations
- Underground utility backfill and compaction.
- Compaction of subgrade and Class 2 A.B. in areas to be paved.

If Landset Engineers, Inc. is not retained to provide the recommended supplemental and design level soil engineering services, or construction observation and compaction testing, we shall not be responsible for the interpretation of the information by others or any consequences arising therefrom.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

The preliminary recommendations contained in this report are based, in part, on certain plans, information, and data that has been provided to us. Any changes in those plans, information, and data will render our recommendations invalid unless we are commissioned to review the changes and to make any necessary modifications and/or additions to our recommendations. The criteria in this report are considered preliminary until such time as they are modified or verified by the soil engineer in the field during construction. No representation, warranty, or guarantee is either expressed or implied. This report is intended for the exclusive use by the client and the client's architect/engineer. Application beyond the stated intent is strictly at the user's risk.

The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings. If any variations or undesirable conditions are encountered during construction, Landset Engineers, Inc. should be notified so that supplemental recommendations can be given.

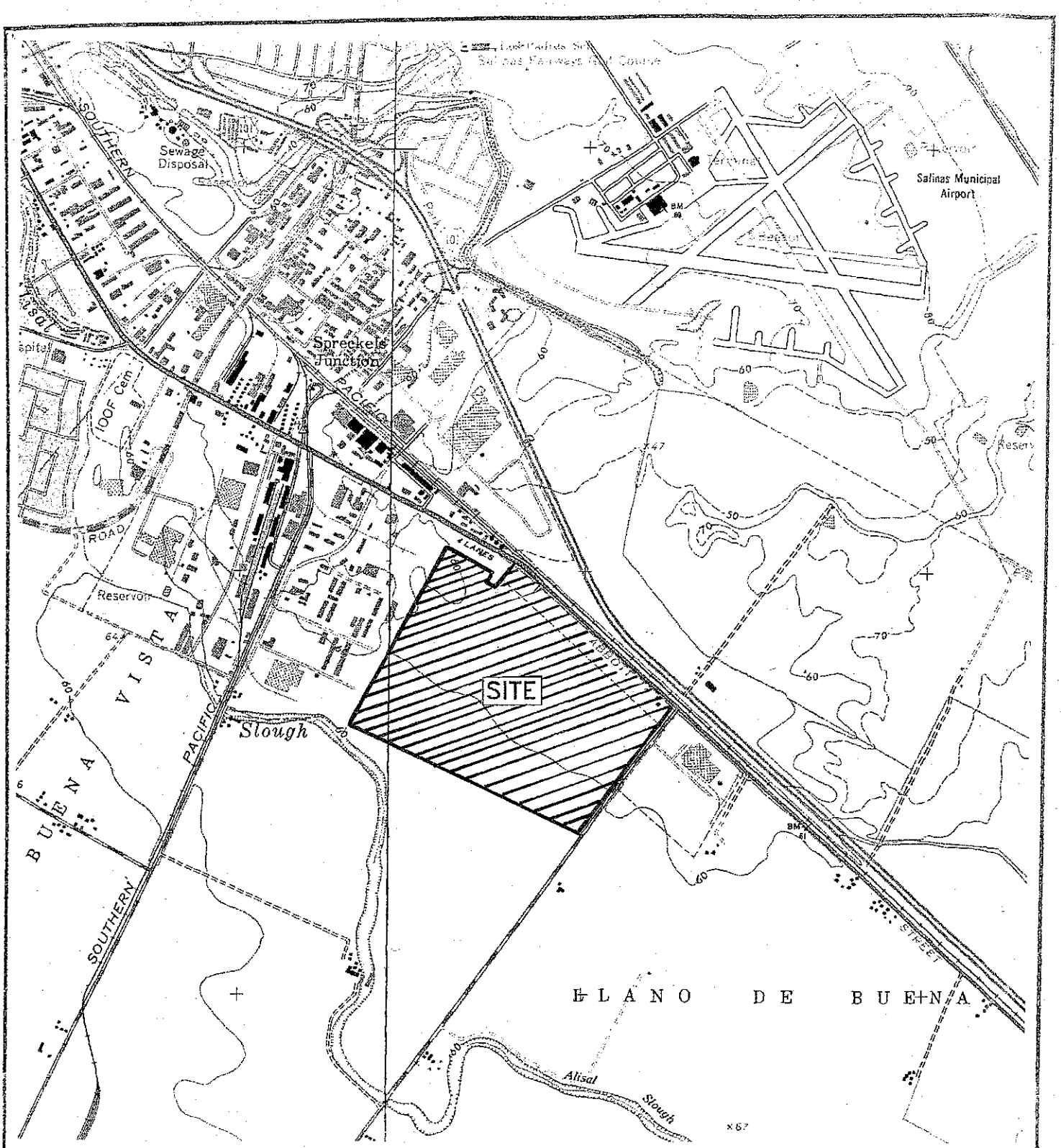
This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information and recommendations contained herein are called to the attention of the Architects and Engineers for the project and incorporated into the plans, and that the necessary steps are taken to ensure that the Contractor and Subcontractors carry out such recommendations. The conclusions and recommendations contained herein are professional opinions derived in accordance with current and local standards of professional practice.

The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether due to natural processes or to the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or in part, by changes outside of our control. Therefore, this report should not be relied upon after a period of three years, without being reviewed by Landset Engineers, Inc. from the date of issuance of this report.

This report does not address issues in the domain of the contractor such as, but not limited to, loss of volume due to stripping of the site, shrinkage of fill soils during compaction, excavatability, and construction methods. The scope of our services did not include any determination or evaluation of site geology, environmental assessment of wetlands, radioisotopes, hydrocarbons, hazardous or toxic materials, or other chemical properties hazardous to human health in the soil, surface water, groundwater or air, on or below or around the site.

FIGURES

Figure 1, Vicinity Map



BASE MAPS: Salinas & Natividad, California
U.S.G.S. 7.5' Topographic
Quadrangle Maps

Scale: 1"=2000'

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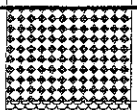
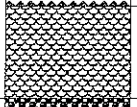
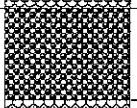
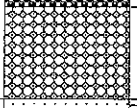
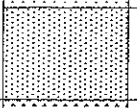
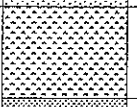
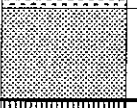
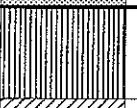
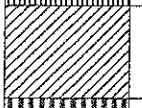
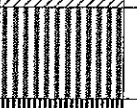
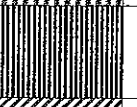
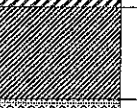
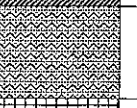
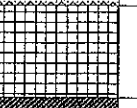
Vicinity Map
Salinas Ag-Industrial Business Park
Abbott Street Between Harkins & Harris Roads
Salinas, California

FIGURE
1
PROJECT
LSS-0620-01

APPENDIX A

Unified Soil Classification Systems
Key to Log of Borings
Soil Terminology
Exploratory Boring Logs B-1 through B-50

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GRAPHIC SYMBOL	LETTER SYMBOL	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS More than 50 % of material is larger than No. 200 sieve size.	GRAVEL AND GRAVELLY SOILS More than 50 % of coarse fraction retained on No. 4 sieve.	CLEAN GRAVELS		GW	Well-graded gravels, gravel-sand mixtures, little or no fines.
				GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines.
		GRAVELS WITH FINES		GM	Silty gravel, gravel-sand-silt mistures.
				GC	Clayey gravels, gravel-sand-clay mixtures.
	SAND AND SANDY SOILS More than 50 % of coarse fraction passing No. 4 sieve.	CLEAN SAND (Little or no fines)		SW	Well-graded sands, gravelly sands, little or no fines.
				SP	Poorly-graded sands, gravelly sands, little or no fines.
		SAND WITH FINES (Appreciable amount of fines)		SM	Silty sands, sand-silt mixtures.
				SC	Clayey sands, sand-clay mixtures.
FINE GRAINED SOILS More than 50 % of material is smaller than No. 200 sieve size.	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts with slight plasticity.
				CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
				OL	Organic silts and organic silty clay of low plasticity.
		LIQUID LIMIT GREATER THAN 50		MH	Inorganic silty, micaceous or diatomaceous fine sand or silty soils.
				CH	Inorganic clays of high plasticity, fat clays.
				OH	Organic clays of medium to high plasticity, organic silts.
HIGHLY ORGANIC SOILS				PT	Peat, humus, swamp soils with high organic contents.
VARIOUS SOILS AND MAN MADE MATERIALS					Fill materials.
MAN MADE MATERIALS					Asphalt and concrete.

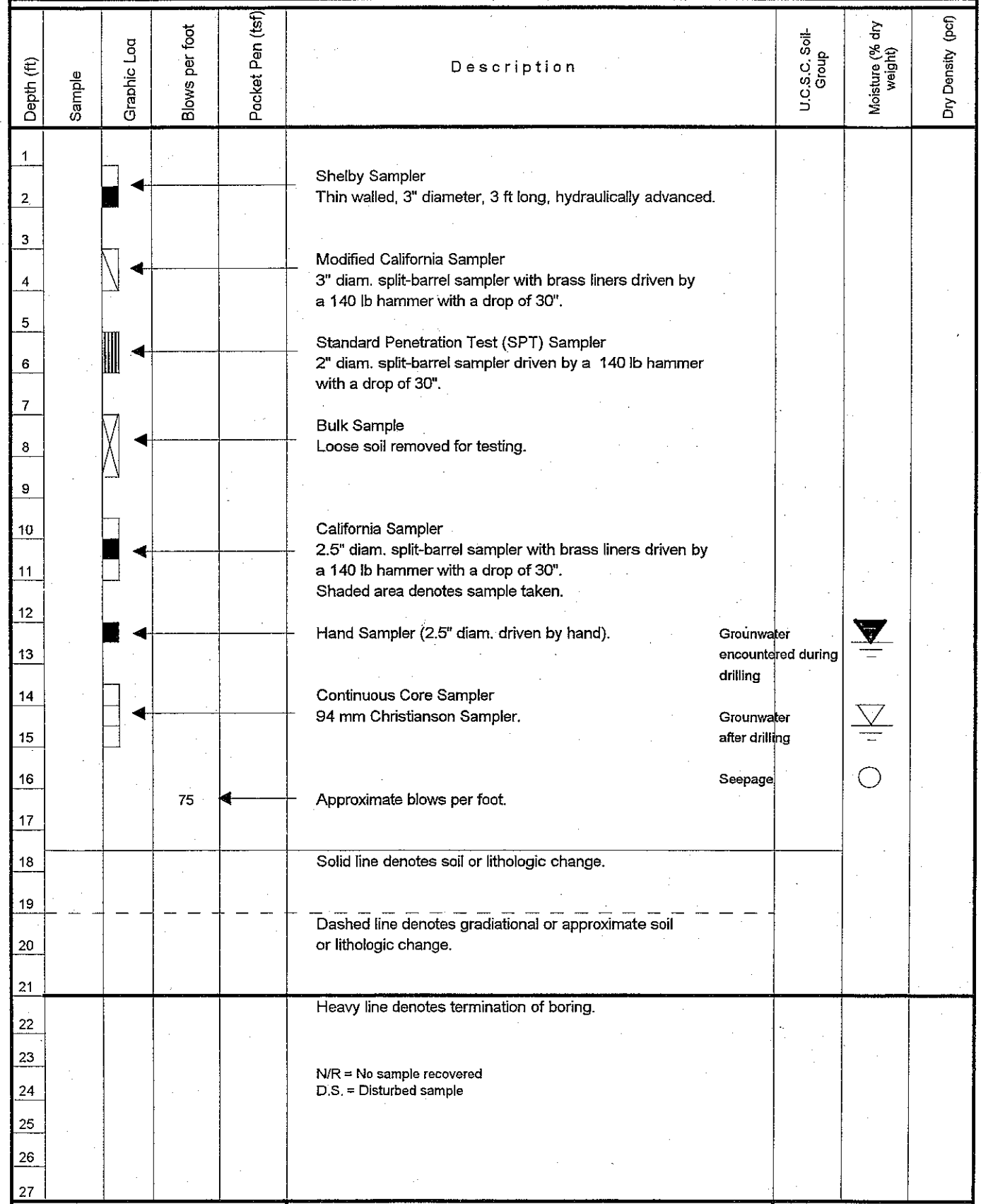
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Figure A1

KEY TO LOG OF BORINGS



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Figure A2

SOIL TERMINOLOGY

SOIL TYPES (Ref. 1)

Boulders:	Particles of rock that will not pass a 12 inch screen.
Cobbles:	Particles of rock that will pass a 12 inch screen, but not a 3 inch sieve.
Gravel:	Particles of rock that will pass a 3 inch sieve, but not a No.4 sieve.
Sand:	Particles that will pass a No. 4 sieve, but not a No. 200 sieve.
Silt:	Soil that will pass a No. 200 sieve, that is non-plastic or very slightly plastic, and that exhibits little or no strength when dry.
Clay:	Soil that will pass a No. 200 sieve, that can be made to exhibit plasticity (putty-like properties) within a range of water contents, and that exhibits considerable strength when dry.

MOISTURE AND DENSITY

Moisture Condition:	An observational term; dry, slightly moist, moist, very moist, saturated.
Moisture Content:	The weight of water in a sample divided by the weight of dry soil in the soil sample, expressed as a percentage.
Dry Density:	The pounds of dry soil in a cubic foot of soil.

DESCRIPTORS OF CONSISTENCY (Ref. 3)

Liquid Limit:	The water content at which a No. 40 soil is on the boundary between exhibiting liquid and plastic characteristics. The consistency feels like soft butter.
Plastic Limit:	The water content at which a No. 40 soil is on the boundary between exhibiting plastic and semi-solid characteristics. The consistency feels like stiff putty.
Plasticity Index:	The difference between the liquid limit and the plastic limit, i.e. the range in water contents over which the soil is in a plastic state.

MEASURES OF CONSISTENCY OF COHESIVE SOILS (CLAYS) (Ref's. 2 & 3)

Very soft	N=0-1 *	C=0-250 psf	Squeezes between fingers
Soft	N=2-4	C=250-500 psf	Easily molded by finger pressure
Medium Stiff	N=5-8	C=500-1000 psf	Molded by strong finger pressure
Stiff	N=9-15	C=1000-2000 psf	Dented by strong finger pressure
Very Stiff	N=16-30	C=2000-4000 psf	Dented slightly by finger pressure
Hard	N>30	C>4000 psf	Dented slightly by a pencil point

* N = Blows per foot in the Standard Penetration Test. In cohesive soils, with the 3" diameter sampler, 140 pound weight, divide the blow count by 1.2 to get N (Ref. 4).

MEASURES OF RELATIVE DENSITY OF GRANULAR SOILS (GRAVELS, SANDS AND SILTS) (Ref's. 2 & 3)

Very Loose	N=0-4 **	RD=0-30	Easily push a 1/2" reinforcing rod by hand
Loose	N=5-10	RD=30-50	Push a 1/2" reinforcing rod by hand
Medium Dense	N=11-30	RD=50-70	Easily drive a 1/2" reinforcing rod
Dense	N=31-50	RD=70-90	Drive a 1/2" reinforcing rod 1 foot
Very Dense	N>50	RD=90-100	Drive a 1/2" reinforcing rod a few inches

** N = Blows per foot in the Standard Penetration Test. In granular soils, with the 3" diameter sampler, 140 pound weight, divide the blow count by 2 to get N (Ref. 4). RD = Relative Density

Ref. 1: ASTM Designation: D 2487-93, Standard Classification of Soils for Engineering Purposes (Unified Soils Classification System).

Ref. 2: Terzaghi, Karl, and Peck, Ralph B., Soil Mechanics in Engineering Practice, John Wiley & Sons, New York, 2nd Ed., 1967, pp. 30, 341, 347.

Ref. 3: Sowers, George F., Introductory Soil Mechanics and Foundations: Geotechnical Engineering, Macmillan Publishing Company, New York, 4th Ed., 1979, pp. 80,81 and 312.

Ref. 4: Lowe, John III, and Zaccheo, Phillip F., Subsurface Explorations and Sampling Chapter 1 in "Foundation Engineering Handbook," Hsai-Yang Fang, Editor, Van Nostrand Reinhold Company, New York, 2nd Ed., 1991, p. 39.

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Figure A3

EXPLORATORY BORING LOG

No. B-1

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	24-Mar-08
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53
BORING DIAMETER:	8" HS	**BORING DEPTH:**	50.0'

FILE No. LSS-0620-01
LOGGED BY: BP
GROUNDWATER DEPTH: 14.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dark brown fat CLAY, medium stiff, very moist	CH		
2								
3								
4	1-1		28	3.25	Yellowish brown silty SAND, medium dense, moist, very fine grained, 10-15% fines	SM	8.4	96.7
5								
6								
7	1-2		32	1.50			12.4	89.0
8								
9								
10	1-3		35	2.00	Dark brown lean CLAY with dark yellowish brown mottles, hard, very moist	CL	20.7	96.7
11								
12								
13								
14					Dark yellowish brown (10YR4/2) silty SAND, medium dense, saturated, very fine grained, 40-45% fines	SM		
15	1-4		14				29.8	
16								
17								
18					Color change to light olive gray (5Y5/2) dense, saturated, 15-25% fines			
19								
20	1-5		36				28.0	
21								
22								
23					Color change to dark greenish gray (5GY4/1) medium dense to dense, very fine grained, 5' of 2" rod added			
24								
25	1-6		31				30.7	
26								
27								

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Figure A-4

EXPLORATORY BORING LOG

No. B-1 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED:	24-Mar-08
DRILLER:	Exploration Geoservices	DRILLING METHOD:	B-53
BORING DIAMETER:	8" HS	BORING DEPTH:	50.0'

FILE No. LSS-0620-01
LOGGED BY: BP
GROUNDWATER DEPTH: 14.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Dark greenish gray (5GY4/1) silty SAND, dense, very fine grained saturated, 20-25% fines	SM		
29								
30	1-7		33				29.6	
31								
32								
33								
34								
35								
36	1-8		43		20' of 2" Rod added		23.6	
37								
38								
39					Medium dark gray (N4) fat CLAY with silt, hard, very moist, trace very fine sand	CH		
40	1-9		33				44.2	
41								
42								
43								
44								
45	1-10		20		Very stiff common silt and sandy silt interbeds		52.7	
46								
47								
48								
49								
50	1-11		22				34.5	
51					**TD @ 50.0'** **GROUNDWATER ENCOUNTERED @ 14.0'**			

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Figure A-4

EXPLORATORY BORING LOG

No. B-2

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	24-Mar-08
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53
BORING DIAMETER:	8" HS	**BORING DEPTH:**	50.0'

FILE No. LSS-0620-01
LOGGED BY: BP
GROUNDWATER DEPTH: 13.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY medium stiff, moist	CH		
2								
3	2-1		17	2.50	Color change to dark yellowish brown (10YR4/2) very stiff, very moist		30.4	75.9
4								
5								
6	2-2		27	1.75			24.1	87.6
7								
8					Dark yellowish brown (10YR4/2) poorly graded SAND, medium dense, moist very fine grained	SP		
9								
10	2-3		12	2.00	Dark yellowish brown (10YR4/2) fat CLAY, stiff, moist	CH	35.7	81.9
11								
12								
13					Light olive gray (5Y5/2) SILT, stiff very moist, trace clay, 10-15% very fine sand, trace fine gravel	ML		
14								
15	2-4		10				31.6	
16								
17					Light olive gray (5Y5/2) silty SAND, medium dense, moist, very fine grained 25-30% fines	SM		
18								
19								
20	2-5		22		Common silty interbeds		27.9	
21								
22					Dark yellowish poorly graded silty SAND brown (10YR4/2) medium dense to dense, very moist very fine grained, 10-15% fines, 5' of 2" Rod added	SP		
23								
24								
25	2-6		30				27.9	
26								
27								

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Figure A-5

EXPLORATORY BORING LOG

No. B-2 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 24-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: BP
BORING DIAMETER:	8"HS	BORING DEPTH: 50.0'	GROUNDWATER DEPTH: 13.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Color change to olive gray (5Y4/1) loose, saturated, 20' of 2" rod added	SP		
29								
30	2-7		12				28.4	
31								
32								
33								
34								
35	2-8		24		Medium dense		25.1	
36								
37								
38					Dark gray (N3) silty SAND, medium dense, saturated, 30-35% fines, very fine grained	SM		
39								
40	2-9		21				24.7	
41								
42								
43								
44								
45	2-10		24		Very fine grained 40-45% fines		31.6	
46								
47								
48								
49								
50	2-11		38		30' of 2" Rod added		33.5	
51					**TD @50.0'** **GROUNDWATER ENCOUNTERED @ 13.0'**			

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Figure A-5

EXPLORATORY BORING LOG

No. B-3

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	24-Mar-08
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53
BORING DIAMETER:	8" HS	**BORING DEPTH:**	50.0'

FILE No. LSS-0620-01
LOGGED BY: BP
GROUNDWATER DEPTH: 15.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY medium stiff, very moist	CH		
2								
3					Color change to dark yellowish brown (10YR4/2)			
4	3-1		13	1.25	Dark yellowish brown silty SAND, loose, very moist, very fine grained, 20-25% fines	SM	17.9	92.6
5								
6					Dark yellowish brown (10YR4/2) poorly graded SAND, medium dense, moist, very fine to fine grained 5-10% fines	SP		
7	3-2		19	3.00			10.2	89.0
8								
9								
10	3-3		19	2.25			15.8	90.6
11								
12								
13					Dark yellowish brown (10YR4/2) lean CLAY, stiff, very moist	CL		
14								
15	3-4		10		Occasional thin silt interbeds		28.7	
16					Light olive gray (5Y5/2) silty SAND, medium dense, saturated, very fine grained, 40-45% fines	SM		
17								
18								
19								
20	3-5		29				30.5	
21								
22								
23								
24								
25	3-6		25		5.0' of 2" rod added		27.6	
26								
27								

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Figure A-6

EXPLORATORY BORING LOG

No. B-3 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED:	24-Mar-08
DRILLER:	Exploration Geoservices	DRILLING METHOD:	B-53
BORING DIAMETER:	8" HS	BORING DEPTH:	50.0'

FILE No. LSS-0620-01
LOGGED BY: BP
GROUNDWATER DEPTH: 15.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Light olive gray (5Y5/2) silty SAND, dense, saturated, very fine grained 45% fines, 20' of 2" rod added	SM		
29								
30	3-7		34				24.0	
31								
32								
33								
34								
35	3-8		17		Color change to dark gray (N3) medium dense, very fine grained, 45-50% fines		29.6	
36								
37								
38								
39					Dark gray (N3) fat CLAY, stiff, very moist	CH		
40	3-9		11				47.5	
41								
42								
43								
44								
45	3-10		17		Very stiff, moist		40.2	
46								
47								
48								
49								
50	3-11		23				39.3	
51					TD @ 50.0'			
25					GROUNDWATER ENCOUNTERED @ 15.0'			
26								
27								

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Figure A-6

EXPLORATORY BORING LOG

No. B-4

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	24-Mar-08
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53
BORING DIAMETER:	8" HS	**BORING DEPTH:**	50.0'

FILE No. LSS-0620-01
LOGGED BY: BP
GROUNDWATER DEPTH: 19.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown fat CLAY, medium stiff, very moist	CH		
2								
3	4-1		16	2.50	Color change to dark yellowish brown, stiff		25.6	85.5
4								
5					Dark yellowish brown SILT, stiff to very stiff, moist, 5-10% very fine sand	ML		
6								
7	4-2		18	1.75			25.8	86.3
8								
9								
10	4-3		9	1.00	Medium stiff to stiff, 20-30% very fine sand		25.4	86.5
11								
12					Color change to olive gray sandy SILT medium dense, moist, 40-45% very fine sand fraction			
13								
14								
15	4-4		13				17.5	
16								
17								
18								
19							▼	
20	4-5		19		Saturated		21.0	
21								
22					Light olive gray poorly graded SAND, dense, saturated	SP		
23								
24								
25	4-6		31				31.2	
26								
27								

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Figure A-7

EXPLORATORY BORING LOG

No. B-4 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED:	24-Mar-08	FILE No.	LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD:	B-53	LOGGED BY:	BP
BORING DIAMETER:	8" HS	BORING DEPTH:	50.0'	GROUNDWATER DEPTH:	19.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Light olive gray poorly graded SAND, medium dense, saturated very fine to fine grained	SP		
29								
30	4-7		22				27.4	
31								
32								
33								
34								
35	4-8		15		Grayish olive (10Y4/2) fat CLAY stiff to very stiff, very moist	CH	55.7	
36								
37					Common saturated silt and silty sand interbeds			
38								
39								
40	4-9		16				36.0	
41								
42								
43								
44								
45	4-10		9				35.8	
46								
47								
48								
49								
50	4-11		23				24.8	
51					TD @ 50.0' GROUNDWATER ENCOUNTERED @ 19.0'			

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Figure A-7

EXPLORATORY BORING LOG

No. B-5

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 25-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** BP
BORING DIAMETER:	8" HS	**BORING DEPTH:** 50.0'	**GROUNDWATER DEPTH:** 40.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown fat CLAY very moist, medium stiff very fine	CH		
2								
3					Moderate yellowish brown, (10YR5/4) silty SAND, loose moist, 10-20% fines, very fine to fine grained	SM		
4	5-1		12	1.75			14.1	89.1
5					Dark yellowish orange (10YR6/6) poorly graded SAND, very stiff, moist very fine to fine grained, 5-10% fines			
6	5-2		25	0.50			12.9	95.3
7					Dark yellowish orange (10YR6/6) poorly graded SAND, medium dense moist, very fine to fine grain, 5-10% fines	SP		
8								
9								
10	5-3		20				6.1	87.2
11								
12								
13								
14					Dark yellowish orange poorly grade silty SAND with trace clay loose, moist very fine to fine grained, 15-20% fines	SM		
15	5-4		9				9.9	
16								
17								
18					Color change to medium yellowish brown (10YR5/4) medium dense, trace clay, 15-25% fines			
19								
20	5-5		12				12.9	
21								
22								
23					Color change to dark yellowish orange silty SAND, loose very moist, very fine grained, 40-45% fines			
24								
25	5-6		9		Occasional olive gray (5Y4/1) clay interbeds		26.8	
26								
27								

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Figure A-8

EXPLORATORY BORING LOG

No. B-5 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED:	25-Mar-08
DRILLER:	Exploration Geoservices	DRILLING METHOD:	B-53
BORING DIAMETER:	8" HS	BORING DEPTH:	50.0'

FILE No. LSS-0620-01

LOGGED BY: BP

GROUNDWATER DEPTH: 40.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Moderate yellowish brown silty SAND with clay, medium dense, very moist very fine grained, 35-45% fines	SM		
29								
30	5-7		17				24.9	
31								
32								
33					Moderate yellowish brown (10YR5/4) well graded SAND medium dense, moist, 5-10% fines with occasional poorly graded sand interbeds	SW		
34								
35	5-8		23				6.7	
36								
37								
38								
39								
40	5-9		36		Dense, saturated		14.2	
41								
42								
43					Dark yellowish brown (10YR4/2) fat CLAY with stiff very moist	CH		
44								
45	5-10		24				30.6	
46								
47								
48								
49								
50	5-11		23				33.7	
51					TD @ 50.0' GROUNDWATER ENCOUNTERED @ 40.0'			

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Figure A-8

EXPLORATORY BORING LOG

No. B-6

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 25-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** BP
BORING DIAMETER:	8" HS	**BORING DEPTH:** 50.0'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown fat CLAY, medium stiff, moist	CH		
2								
3	6-1		22	3.25	Color change to moderate yellowish brown (10YR5/14) very stiff		21.8	104.8
4								
5								
6	6-2		34	4.50			22.6	95.2
7								
8					Moderate yellowish brown silty SAND, loose to medium dense, moist, very fine grained, 30-35% fines	SM		
9								
10	6-3		15	3.00			15.2	89.8
11								
12								
13								
14					Moderate yellowish brown SILT, very stiff, moist, 25-30% very fine sand	ML		
15	6-4		23				29.4	
16								
17					Occasional clay interbeds			
18								
19								
20	6-5		23				27.2	
21								
22								
23								
24					Moderate yellowish brown poorly graded SAND, dense, moist, very fine grained, 5-10% fines	SP		
25	6-6		36				8.9	
26								
27								

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Figure
A-9

EXPLORATORY BORING LOG

No. B-6 Cont.

PROJECT: Salinas Ag/Industrial Park | DATE DRILLED: 25-Mar-08 | FILE No. LSS-0620-01

DRILLER: Exploration Geoservices | DRILLING METHOD: B-53 | LOGGED BY: BP

BORING DIAMETER: 8"HS | BORING DEPTH: 50.0' | GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Pale yellowish brown (10YR6/2) poorly graded SAND, dense, moist, very fine grained, 10-15% fines	SP		
29								
30	6-7		33				7.8	
31								
32								
33								
34								
35	6-8		21		Medium dense, difficult drilling		7.6	
36								
37								
38					Pale yellowish brown well graded SAND, very dense, slightly moist to moist, trace very fine gravel, <5% fines	SW		
39								
40	6-9		53				4.3	
41								
42								
43					Pale yellowish brown poorly graded sand, dense, moist, very fine to fine grained	SP		
44								
45	6-10		43				5.1	
46								
47								
48					Pale yellowish brown (10YR6/2) clayey SAND, medium dense, very moist, well graded, 5% fine gravel, 15-20% fines	SC		
49								
50	6-11		28				24.3	
51					TD @ 50.0' NO GROUNDWATER ENCOUNTERED			
25								
26								
27								

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Figure A-9

EXPLORATORY BORING LOG

No. B-7

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	25-Mar-08
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53
BORING DIAMETER:	8" HS	**BORING DEPTH:**	50.0'

FILE No. LSS-0620-01
LOGGED BY: TL
GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, very moist, soft	CH		
2								
3	7-1		13	1.75	Dark yellowish brown sandy SILT, moist, stiff, 30-40% very fine grained sand fraction	ML	20.4	91.5
4								
5								
6	7-2		10	2.00	Medium yellowish brown silty SAND, loose, moist, very fine grained, 20-30% fines	SM	14.6	87.5
7								
8								
9								
10	7-3		15	2.25	Very moist, 35-45% fines		19.1	86.6
11								
12								
13					Grayish olive (10YR4/2) fat CLAY, very moist, very stiff, 10% very fine grained sand fraction	CH		
14								
15	7-4		16				35.9	
16								
17								
18								
19					Color change to medium yellowish brown, stiff			
20	7-5		12				32.3	
21								
22								
23								
24								
25	7-6		20		Very stiff, moist		30.6	
26								
27								

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Figure A-10

EXPLORATORY BORING LOG

No. B-7 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 25-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 50.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Dark yellowish orange lean CLAY with caliche, very stiff, moist 10% very fine to fine grained	CL		
29								
30	7-7		24				22.5	
31								
32								
33								
34					Medium yellowish brown SILT, very stiff, very moist, 10 % very fine grained sand fraction	ML		
35	7-8		22				28.6	
36								
37								
38								
39					Medium yellowish brown fat CLAY, very stiff, very moist, 10-15% very fine to fine grained	CH		
40	7-9		23				29.4	
41								
42								
43								
44								
45	7-10		24		Occasional silty interbeds		22.2	
46								
47								
48								
49								
50	7-11		25				23.5	
51					**TD @ 50.0'** **NO GROUNDWATER ENCOUNTERED**			

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Figure
A-10

EXPLORATORY BORING LOG

No. B-8

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	25-Mar-08
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53
BORING DIAMETER:	8" HS	**BORING DEPTH:**	50.0'
FILE No.	LSS-0620-01		
LOGGED BY:	TL		
GROUNDWATER DEPTH:	23.0'		

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, medium stiff moist	CH		
2								
3	8-1		19	4.50	Color change to medium yellowish brown very stiff moist to very moist		24.3	82.6
4								
5					Medium yellowish brown SILT very stiff moist to very moist 20% very fine grained sand fraction	ML		
6								
7	8-2		25	1.25			24.9	91.9
8								
9					Pale yellowish brown (10YR6/2) silty SAND, moist, loose to medium dense, 20-30% fines	SM		
10	8-3		15				12.6	66.2
11								
12								
13								
14					Medium yellowish brown SILT, medium stiff, very moist 10-15% very fine grained sand fraction common clay intebeds and occasional silty sand interbeds	ML		
15	8-4		6				34.5	
16								
17								
18								
19								
20	8-4		10		Stiff		31.2	
21								
22								
23							▼	
24								
25	8-5		8		Saturated, medium stiff, <5% very fine sand		31.1	
26								
27								

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Figure A-11

EXPLORATORY BORING LOG

No. B-8 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 25-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 50.0'	GROUNDWATER DEPTH: 23.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Medium yellowish brown SILT, stiff, saturated, 10% very fine grained sand fraction	ML		
29								
30	8-7		13				37.8	
31								
32					Color change to dark gray (N3) 5% very fine grained sand			
33								
34								
35	8-8		17				33.7	
36								
37								
38								
39								
40	8-9		17		25-30% very fine sand		37.5	
41								
42								
43								
44					Dark gray fat CLAY (N3) stiff, saturated, 5% very fine grained sand fraction	CH		
45	8-10		13				56.4	
46								
47								
48								
49					Dark gray (N3) SILT with organics very stiff, 5% very fine grained sand fraction	ML		
50	8-11		19				44.8	
51					**TD @ 50.0'** **GROUNDWATER ENCOUNTERED @ 23.0'**			

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Figure A-11

EXPLORATORY BORING LOG

No. B-9

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	25-Mar-08
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53
BORING DIAMETER:	8" HS	**BORING DEPTH:**	50.0'

FILE No. LSS-0620-01
LOGGED BY: TL
GROUNDWATER DEPTH: 23.5'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dark yellowish brown fat CLAY, stiff moist to very moist 5% fine grained sand fraction	CH		
2								
3								
4	9-1		17	2.50	Very stiff, very moist, very fine to medium grained sand fraction		33.4	80.0
5								
6					Medium yellowish brown (10YR5/4) SILT, very stiff moist 5% very fine grained sand fraction	ML		
7	9-2		22	2.75			15.6	87.1
8								
9					Color change to dark yellowish orange (10YR6/6) stiff very moist			
10	9-3		16	2.25			20.1	84.4
11								
12								
13					Dark yellowish brown (10YR4/2) fat CLAY very moist medium stiff, 5% very fine to medium grained sand fraction	CH		
14								
15	9-4		8				43.4	
16								
17								
18								
19								
20	9-5		10		Stiff, 5% very fine to coarse grain sand fraction		41.7	
21								
22								
23								
24					Dark yellowish brown (10YR4/2) lean CLAY very stiff, saturated <5% very fine grained sand	CL	▼	
25	9-6		20				41.5	
26								
27								

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Figure A-12

EXPLORATORY BORING LOG

No. B-9 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 25-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 50.0'	GROUNDWATER DEPTH: 23.5'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Dark yellowish (10YR4/2) lean CLAY, very stiff, saturated, <5% very fine grained sand fraction	CL		
29					Light olive gray (5Y5/2) SILT, stiff, saturated, <5% very fine grained sand fraction	ML		
30	9-7		13				38.7	
31								
32								
33								
34					Color change to dark gray (N3) very stiff			
35	9-8		29				29.0	
36								
37								
38								
39					Dark gray (N3) fat CLAY very stiff, saturated 2-5% very fine grained sand fraction	CH		
40	9-9		17				46.1	
41								
42								
43								
44								
45	9-10		16				40.6	
46								
47								
48								
49					Dusky brown (5YR2/2) elastic SILT with grayish black (N2) clay very stiff saturated	MH		
50	9-11		16				70.0	
51					**TD @ 50.0'** **GROUNDWATER ENCOUNTERED @ 23.5'**			

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Figure A-12

EXPLORATORY BORING LOG

No. B-10

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 25-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 20.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dark yellowish brown fat CLAY, moist to very moist stiff	CL		
2								
3					Medium yellowish brown SILT, stiff, very moist, 10% very fine grained sand fraction	ML		
4	10-1		18	1.75			24.7	88.5
5					Pale yellowish brown poorly graded SAND, medium dense, moist, 5-20% fines, very fine grained	SM		
6								
7	10-2		33	2.25			11.8	92.0
8								
9								
10	10-3		19	1.75			12.0	91.4
11								
12								
13					Dark yellowish brown fat CLAY, stiff very moist, very fine to fine grained sand fraction	CH		
14								
15	10-4		13				41.8	
16								
17								
18								
19								
20	10-5		18		Very stiff		39.0	
21					**TD @20.0'**			
22					**NO GROUNDWATER ENCOUNTERED**			
23								
24								
25								
26								
27								

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Figure A-13

EXPLORATORY BORING LOG

No. B-11

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	26-Mar-08	**FILE No.**	LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53	**LOGGED BY:**	TL
BORING DIAMETER:	8" HS	**BORING DEPTH:**	20.0'	**GROUNDWATER DEPTH:**	N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown fat CLAY, stiff, mist	CH		
2								
3								
4	11-1		30	2.50	Very stiff, very moist		28.5	85.4
5								
6					Dark yellowish brown sand lean CLAY very stiff, very moist 30-35% very fine to fine grained sand	CL		
7	11-2		30	2.50			27.1	87.3
8								
9								
10	11-3		18		Medium yellowish brown silty SAND, medium dense, very moist, 25-35% fines	SM	22.7	85.6
11								
12								
13								
14					Dark yellowish brown lean CLAY, very stiff, very moist, 5% very fine grained sand fraction	CL		
15	11-4		17				21.6	
16								
17								
18								
19					Pale yellowish brown SILT, stiff, very moist, 20-30% very fine grained sand fraction	ML		
20	11-5		10				24.3	
21					**TD @ 20.0'** **NO GROUNDWATER ENCOUNTERED**			
22								
23								
24								
25								
26								
27								

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Figure A-14

EXPLORATORY BORING LOG

No. B-12

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	26-Mar-08
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53
BORING DIAMETER:	8" HS	**BORING DEPTH:**	30.0'

FILE No. LSS-0620-01
LOGGED BY: TL
GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dark yellowish brown (10YR4/2) fat CLAY, moist very stiff, 5% very fine grained sand	CH		
2								
3	12-1		26	4.50			24.9	88.0
4					Pale yellowish brown (10YR6/2) silty SAND medium dense, very moist, very fine to fine grained sand, 20-25% fines	SM		
5	12-2		16	2.50			18.4	96.5
6								
7								
8								
9								
10	12-3		22	2.25			15.6	97.4
11								
12								
13					Dark yellowish orange (10YR6/6) sandy lean CLAY stiff, very moist, 35-45% well graded sand fraction	CL		
14								
15	12-4		13				28.8	
16								
17								
18								
19					Medium brown (5YR4/4) well graded sand, medium dense, moist 10-15% fines, <5% very fine gravel	SW		
20	12-5		13				8.9	
21								
22								
23								
24								
25	12-6		32				6.9	
26								
27								

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Figure A-15

EXPLORATORY BORING LOG

No. B-12 Cont.

PROJECT: Salinas Ag/Industrial Park | DATE DRILLED: 26-Mar-08 | FILE No. LSS-0620-01

DRILLER: Exploration Geoservices | DRILLING METHOD: B-53 | LOGGED BY: TL

BORING DIAMETER: 8" HS | BORING DEPTH: 30.0' | GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Medium brown (5YR4/4) well graded SAND, medium dense, moist, 10% fines, 20% fine gravel	SW		
29								
30	12-7		29				8.1	
31					**TD @30.0'** **NO GROUNDWATER ENCOUNTERED**			

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Figure A-15

EXPLORATORY BORING LOG

No. B-13

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	26-Mar-08
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53
BORING DIAMETER:	8" HS	**BORING DEPTH:**	10.0'

FILE No. LSS-0620-01
LOGGED BY: TL
GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1	13-1		19	2.75	Dark yellowish brown fat CLAY, moist, stiff 5% very fine grained sand	CH	30.3	78.6
2								
3								
4					Very stiff, very moist			
5								
6	13-2		17	1.50	Medium yellowish brown (10YR5/4) silty SAND, medium dense, moist, 15-25%	SM	18.7	95.2
7								
8								
9	13-3		23	2.00	Dark yellowish brown (10YR4/2) lean CLAY, very stiff, very moist, 5% very fine grained sand fraction	CL	27.2	90.4
10								
11					**TD @ 10.0'**			
12					**NO GROUNDWATER ENCOUNTERED**			
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure
A-16

EXPLORATORY BORING LOG

No. B-14

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED:	26-Mar-08
DRILLER:	Exploration Geoservices	DRILLING METHOD:	B-53
BORING DIAMETER:	8" HS	BORING DEPTH:	20.0'
FILE No.	LSS-0620-01		
LOGGED BY:	TL		
GROUNDWATER DEPTH:	N/A		

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist	CH		
2								
3	14-1		18	1.50			29.7	83.7
4					Color change to dark yellowish brown (10YR4/2) very stiff, very moist, common interbeds of elastic silt			
5	14-2		20	1.50			31.3	79.0
6								
7								
8								
9					Dark yellowish orange (10YR6/6) silty SAND medium dense, very moist, very fine to fine grained sand, 20-25% fines	SP		
10	14-3		13	2.00			14.1	89.9
11								
12								
13								
14					Dark yellowish brown (10YR4/2) fat CLAY, very stiff moist, very fine grained sand fraction	CH		
15	14-4		18				27.4	
16								
17								
18					Color change to medium yellowish brown (10YR5/4) stiff			
19								
20	14-5		14				30.2	
21					**TD @ 20.0"**			
22					**NO GROUNDWATER ENCOUNTERED**			
23								
24								
25								
26								
27								

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Figure A-17

EXPLORATORY BORING LOG

No. B-15

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	26-Mar-08
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53
BORING DIAMETER:	8" HS	**BORING DEPTH:**	30.0'

FILE No. LSS-0620-01
LOGGED BY: TL
GROUNDWATER DEPTH: 18.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist	CH		
2								
3	15-1		15	1.00	Color change to medium yellowish brown (10YR5/4), very moist		34.9	78.4
4								
5								
6					Medium yellowish brown (10YR5/4) silty SAND, medium dense, moist, very fine to fine grained, 15-30% fines	SM		
7	15-2		21	4.50			10.3	97.9
8								
9								
10	15-3		24	0.75			11.0	83.7
11								
12								
13								
14					Olive gray (5Y4/1) lean CLAY, stiff, moist, 5% very fine grained sand fraction	CL		
15	15-4		11				16.4	
16								
17								
18							▼	
19					Color change to medium yellowish brown (10YR5/4), very moist, very stiff, 5% very fine grained sand			
20	15-5		19				33.9	
21								
22								
23								
24	15-6		9		Medium yellowish brown (10YR5/4) SILT, stiff, saturated, 5% very fine to fine grained sand fraction	ML		
25							35.0	
26								
27								

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Figure A-18

EXPLORATORY BORING LOG

No. B-15 Cont.

PROJECT: Salinas Ag/Industrial Park | DATE DRILLED: 26-Mar-08 | FILE No. LSS-0620-01

DRILLER: Exploration Geoservices | DRILLING METHOD: B-53 | LOGGED BY: TL

BORING DIAMETER: 8" HS | BORING DEPTH: 30.0' | GROUNDWATER DEPTH: 18.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Medium yellowish brown (10YR5/4) SILT, hard saturated	ML		
29								
30	15-7		31				30.0	
31					TD @ 30.0'			
					GROUNDWATER ENCOUNTERED @ 18.0'			

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Figure
A-18

EXPLORATORY BORING LOG

No. B-16

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	26-Mar-08
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53
BORING DIAMETER:	8" HS	**BORING DEPTH:**	10.0'

FILE No. LSS-0620-01
LOGGED BY: TL
GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist to very moist, 5% very fine grained sand	CH		
2								
3	16-1		16	2.00			38.1	77.6
4								
5	16-2		26	2.75	Very stiff		32.4	84.1
6								
7								
8								
9					Color change to medium yellowish brown (10YR5/4)			
10	16-3		20	1.25			35.7	73.7
11					**TD @ 10.0'**			
12					**NO GROUNDWATER ENCOUNTERED**			
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-19

EXPLORATORY BORING LOG

No. B-17

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 26-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 10.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, moist, medium stiff	CH		
2								
3					Stiff, very moist			
4	17-1		17	2.00			32.7	80.1
5								
6					Color change to dark yellowish brown (10YR4/2) very stiff, very moist, 5% very fine to medium sand			
7	17-2		25	2.00			31.4	77.5
8								
9					Color change to medium yellowish brown (10YR5/4)			
10	17-3		30	1.75			32.1	84.9
11					**TD @10.0'**			
12					**NO GROUNDWATER ENCOUNTERED**			
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-20

EXPLORATORY BORING LOG

No. B-18

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 26-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 20.0'	GROUNDWATER DEPTH:

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1	18-1		19	2.00	Dusky yellowish brown (10YR2/2) lean CLAY, stiff, moist	CL	24.1	90.4
2								
3					Very stiff, very moist			
4								
5								
6	18-2		35	3.00	Color change to medium yellowish brown (10YR5/4) slightly moist to moist 10% very fine grained sand		34.2	74.1
7								
8								
9	18-3		26	4.50	Medium yellowish brown (10YR5/4) SILT, moist	ML	22.1	76.7
10								
11								
12								
13								
14								
15	18-4		13		Medium yellowish brown (10YR5/4) fat CLAY, stiff, very moist, 3% very fine grained sand	CH	37.1	
16								
17								
18								
19	18-5		14		Color change to dark yellowish orange (10YR6/6) with pale yellowish brown (10YR6/2) mottles		34.7	
20								
21					**TD @ 20.0'**			
22					**NO GROUNDWATER ENCOUNTERED**			
23								
24								
25								
26								
27								

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Figure A-21

EXPLORATORY BORING LOG

No. B-19

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 26-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** TL
BORING DIAMETER:	8" HS	**BORING DEPTH:** 15.0'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist to very moist	CH		
2								
3	19-1		32	1.00	Very stiff, very moist		34.3	76.9
4					Color change to medium yellowish brown (10YR5/4), very stiff to hard			
5	19-2		36	2.25			34.7	66.7
6								
7								
8					Color change to dark yellowish brown (10YR4/2) 5% very fine to fine grained sand, very stiff			
9								
10	19-3		2	4.50			35.6	77.4
11								
12								
13								
14								
15	19-4		8		Color change to medium yellowish brown, medium stiff, 5% very fine grained sand		37.0	
16					**TD @ 15.0'**			
17					**NO GROUNDWATER ENCOUNTERED**			
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure
A-22

EXPLORATORY BORING LOG

No. B-20

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 26-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** TL
BORING DIAMETER:	8" HS	**BORING DEPTH:** 15.0'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, medium stiff moist	CH		
2								
3					Color change to dark yellowish brown (10YR4/2) very moist, stiff			
4	20-1		15	1.00			39.5	72.0
5								
6								
7	20-2		32	3.25	Very stiff, 3% very fine grained sand		36.9	71.0
8								
9								
10	20-3		30	4.50			35.0	77.6
11								
12								
13								
14								
15	20-4		15				37.2	
16					**TD @ 15.0'** **NO GROUNDWATER ENCOUNTERED**			
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-23

EXPLORATORY BORING LOG

No. B-21

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 26-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** TL
BORING DIAMETER:	8" HS	**BORING DEPTH:** 20.0'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff very moist			
2								
3								
4	21-1		21	2.50	Very stiff, moist		26.4	92.9
5								
6					Color change to medium yellowish brown (10YR5/4) very stiff, moist			
7	21-2		27	2.00			26.8	93.5
8								
9								
10	21-3		36	3.75	Common silty clay and silt interbeds		33.0	82.9
11								
12								
13								
14								
15	21-4		22		Very stiff, slightly moist, 20-25% very fine grained sand fraction		34.2	
16								
17								
18								
19								
20	21-5		18		Very stiff 20-25% well graded sand fraction, trace fine gravel		37.1	
21					**TD @ 20.0'**			
22					**NO GROUNDWATER ENCOUNTERED**			
23								
24								
25								
26								
27								

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Figure A-24

EXPLORATORY BORING LOG

No. B-22

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	26-Mar-08
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53
BORING DIAMETER:	8" HS	**BORING DEPTH:**	30.0'

FILE No. LSS-0620-01
LOGGED BY: BP
GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown silty fat CLAY, slightly moist, stiff	CH		
2								
3	22-1		29	4.50	Color change to medium yellowish brown (10YR5/4), very stiff, moist, 3% very fine grained sand		22.3	90.1
4					Moderate yellowish brown (10YR5/4) elastic SILT, very stiff, moist	MH		
5	22-2		28	4.50			22.2	92.3
6								
7								
8								
9					Color change to yellowish orange (10YR6/6)			
10	22-3		24	2.00	Very stiff		29.0	89.1
11								
12								
13								
14					Dark yellowish orange (10YR6/6) silty fat CLAY, very stiff, very moist	CH		
15	22-4		22				35.1	
16								
17								
18								
19								
20	22-5		22				35.0	
21								
22								
23								
24								
25	22-6		18				38.3	
26								
27								

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Figure
A-25

EXPLORATORY BORING LOG

No. B-22 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED:	26-Mar-08
FILE No.	LSS-0620-01		
DRILLER:	Exploration Geoservices	DRILLING METHOD:	B-53
LOGGED BY:	TL		
BORING DIAMETER:	8" HS	BORING DEPTH:	30.0'
GROUNDWATER DEPTH:	N/A		

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Dark yellowish orange (10YR6/6) silty fat CLAY stiff, very moist, 3% very fine grained sand fraction	CH		
29								
30	22-7		12				39.4	
31					**TD @30.0'** **NO GROUNDWATER ENCOUNTERED**			

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Figure
A-25

EXPLORATORY BORING LOG

No. B-23

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	26-Mar-08	**FILE No.**	LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53	**LOGGED BY:**	TL
BORING DIAMETER:	8" HS	**BORING DEPTH:**	30.0'	**GROUNDWATER DEPTH:**	30.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) lean CLAY, stiff moist	CL		
2	23-1		21	2.25	Moderate yellowish brown (10YR5/4) elastic SILT, very stiff moist, 5% well graded sand fraction, common caliche veins	MH	24.7	91.8
3								
4					Moderate yellowish brown (10YR5/4) silty lean CLAY, very stiff, moist	CL		
5	23-2		27	4.50			24.4	90.1
6								
7								
8								
9					Moderate yellowish brown fat CLAY, very stiff, very moist	CH		
10	23-3		33	3.75			31.6	81.6
11								
12								
13					Color change to dark yellowish orange (10YR6/6)			
14								
15	23-4		18				37.0	
16								
17								
18								
19								
20	23-5		18				35.6	
21								
22								
23								
24								
25	23-6		19				36.1	
26								
27								

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Figure A-26

EXPLORATORY BORING LOG

No. B-23 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 26-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 30.0'	GROUNDWATER DEPTH: 30.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Dark yellowish orange (10YR4/6) fat CLAY very stiff, very moist	CL		
29								
30	23-7		23		Saturated		39.5	
31					**TD @ 30.0'**			
32					**GROUNDWATER ENCOUNTERED @ 30.0'**			

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Figure
A-26

EXPLORATORY BORING LOG

No. B-24

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	26-Mar-08	**FILE No.**	LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53	**LOGGED BY:**	TL
BORING DIAMETER:	8" HS	**BORING DEPTH:**	15.0'	**GROUNDWATER DEPTH:**	N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff moist	CH		
2								
3	24-1		17	3.00	Color change to dark yellowish orange (10YR 6/6) 5% very fine grained to medium grained sand		26.6	81.2
4								
5								
6					Moderate yellowish brown (10YR5/4) elastic SILT, very stiff very moist,	MH		
7	24-2		29	4.25			31.5	85.4
8								
9					Moderate yellowish brown (10YR5/4) fat CLAY, very stiff to hard, moist, very fine grained sand	CH		
10	24-3		36	2.50			37.3	80.0
11								
12								
13								
14								
15	24-4		21		Very stiff		37.7	
16					**TD @ 15.0'**			
17					**NO GROUNDWATER ENCOUNTERED**			
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure
A-27

EXPLORATORY BORING LOG

No. B-25

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	27-Mar-08	**FILE No.**	LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53	**LOGGED BY:**	TL
BORING DIAMETER:	8" HS	**BORING DEPTH:**	30.0'	**GROUNDWATER DEPTH:**	N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) lean CLAY, stiff, moist	CL		
2								
3					Color change to moderate yellowish brown (10YR5/4), very stiff very fine to coarse grained sand fraction			
4	25-1		24	4.50			19.5	97.5
5								
6								
7	25-2		30	3.25	Very fine to fine grained sand		26.7	91.2
8								
9								
10	25-3		34	4.50	Very moist		32.0	79.7
11								
12								
13					Color change to light olive gray (5Y5/2), common Caliche			
14								
15	25-4		20				31.5	
16								
17								
18								
19					Dark yellowish orange fat CLAY (10YR6/6), moist	CH		
20	25-5		20				33.8	
21								
22								
23								
24					Moderate yellowish brown (10YR5/4) elastic SILT, stiff, very moist	MH		
25	25-6		13				34.1	
26					Occasional clay interbeds			
27								

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Figure A-28

EXPLORATORY BORING LOG

No. B-25 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 27-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 30.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Moderate yellowish brown (10YR5/4) elastic SILT, stiff, very moist	MH		
29					Moderate yellowish brown (10YR5/4) fat CLAY, very stiff very moist, 2% very fine grained sand with occasional silt interbeds	CH		
30	25-7		22				33.9	
31					**TD @ 30.0'** **NO GROUNDWATER ENCOUNTERED**			

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Figure
A-28

EXPLORATORY BORING LOG

No. B-26

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 27-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** TL
BORING DIAMETER:	8" HS	**BORING DEPTH:** 30.0'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) lean CLAY, stiff, moist	CL		
2	26-1		13	4.50	Color change to dusky yellowish brown (10YR2/2) with medium yellowish brown (10YR5/4) mottles, moist		22.1	82.2
3								
4					Moderate yellowish brown (10YR5/4) SILT, medium stiff. very moist, 5% very fine grained sand fraction	ML		
5	26-2		8				25.2	73.1
6								
7								
8								
9					Moderate yellowish brown (10YR05/4) silty SAND, medium dense, very moist 45% fines, very fine to fine grained	SM		
10	26-3		23	2.00			18.8	96.2
11								
12								
13								
14					Moderate yellowish brown (10YR5/7) fat CLAY very stiff, moist, abundant caliche veins	CH		
15	26-4		27				31.3	
16								
17								
18								
19								
20	26-5		22		Color change to dark yellowish orange (10YR6/6) mottling, very moist		38.3	
21								
22								
23								
24					Moderate yellowish brown (10YR5/4) elastic SILT, very stiff, very moist, 3% very fine grained sand fraction	MH		
25	26-6		26				28.6	
26								
27								

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Figure
A-29

EXPLORATORY BORING LOG

No. B-26Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED:	27-Mar-08
FILE No.	LSS-0620-01		
DRILLER:	Exploration Geoservices	DRILLING METHOD:	B-53
LOGGED BY:	TL		
BORING DIAMETER:	8" HS	BORING DEPTH:	30.0'
GROUNDWATER DEPTH:	N/A		

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Moderate yellowish brown (10YR5/4) fat CLAY, hard, moist very fine grained sand 2%	CH		
29								
30	26-7		32		Moderate yellowish brown SILT, hard saturated	ML	32.6	
31					**TD @ 30.0'** **NO GROUNDWATER ENCOUNTERED**			

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Figure A-29

EXPLORATORY BORING LOG

No. B-27

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 27-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** BP
BORING DIAMETER:	8" HS	**BORING DEPTH:** 15.0'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) lean CLAY, stiff, slightly moist	CL		
2					Moist			
3	27-1		8	4.50	Moderate yellowish brown (10YR5/4) SILT, medium stiff, very moist, 10% very fine to fine grained sand fraction	ML	20.4	84.2
4								
5								
6	27-2		13	1.75	Moist stiff, 25-30% very fine grained sand fraction		14.9	89.2
7								
8								
9					Moderate yellowish brown (10YR5/4) silty SAND, medium dense, very moist, very fine to fine grained, 20-25% fines very moist	SM		
10	27-3		23	0.75			17.0	94.7
11								
12								
13								
14								
15	27-4		22		Dusky yellowish brown (10YR4/2) lean CLAY, very stiff moist, 5% very fine to medium grained sand fraction	CL	19.9	
16					**TD @15.0'** **NO GROUNDWATER ENCOUNTERED**			
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-30

EXPLORATORY BORING LOG

No. B-28

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 27-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** TL
BORING DIAMETER:	8" HS	**BORING DEPTH:** 30.0'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist, 5% very fine to fine grained sand fraction	CL		
2								
3	28-1		10	4.50	Moderate yellowish brown (10YR 5/4) silty SAND, loose, moist	SM	17.9	93.3
4								
5								
6	28-2		11	2.00	Dark yellowish brown (10YR4/2) SILT, stiff, moist, 5% very fine to fine grained sand	ML	19.6	91.1
7								
8								
9								
10	28-3		20	1.25	Very stiff, very moist		34.1	81.3
11								
12								
13								
14								
15	28-4		12		Stiff, occasional clay interbeds		25.9	
16								
17								
18								
19	28-5		11		Dark yellowish orange (10YR6/6) poorly graded SAND medium sand dense, moist, very fine to fine grained	SP	8.4	
20								
21								
22								
23								
24	28-6		17		Dark yellowish brown (10YR4/2) elastic SILT, very stiff, very moist, 3% very fine to fine grained sand fraction	MH	34.3	
25								
26					Occasional clay interbeds			
27								

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Figure A-31

EXPLORATORY BORING LOG

No. B-28 Cont.

PROJECT: Salinas Ag/Industrial Park | DATE DRILLED: 27-Mar-08 | FILE No. LSS-0620-01

DRILLER: Exploration Geoservices | DRILLING METHOD: B-53 | LOGGED BY: TL

BORING DIAMETER: 8" HS | BORING DEPTH: 30.0' | GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Dark yellowish brown (10YR4/2) elastic SILT very stiff, very moist	MH		
29					Dark yellowish brown (10YR4/2) sandy lean CLAY, very stiff, moist, 20% well graded sand fraction	CL		
30	28-7		24				20.0	
31					**TD @ 30.0'** **NO GROUNDWATER ENCOUNTERED**			

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Figure A-31

EXPLORATORY BORING LOG

No. B-29

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 27-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** TL
BORING DIAMETER:	8" HS	**BORING DEPTH:** 15.0'	**GROUNDWATER DEPTH:** N/

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown, (10YR2/2) fat CLAY, stiff slightly moist to moist	CH		
2								
3								
4	29-1		15	4.50	Moderate yellowish brown (10YR5/4) SILT, very moist to stiff, 5%	ML	28.2	83.8
5								
6								
7	29-2		12	4.50	Moist		20.9	99.3
8								
9								
10	29-3		36	1.25	Dusky yellowish brown (10YR2/2) lean CLAY, very stiff to hard, moist	CL	23.3	93.3
11								
12								
13								
14					Dark yellowish orange (10YR6/6) well graded SAND, slightly moist, medium dense, 5% fines	SW		
15	29-4		22				4.5	
16					**TD @ 15.0'**			
17					**NO GROUNDWATER ENCOUNTERED**			
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure
A-32

EXPLORATORY BORING LOG

No. B-30

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 27-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** TL
BORING DIAMETER:	8" HS	**BORING DEPTH:** 10.0'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1	30-1		19	3.75	Dusky yellowish brown (10YR2/2) fat CLAY, stiff, slightly moist	CH	31.1	77.3
2								
3					Moist, very stiff			
4	30-2		13	2.75	Moderate yellowish brown (10YR5/4) elastic SILT, moist, stiff, 5% fine to fine grained	MH	30.1	79.0
5								
6								
7								
8								
9	30-3		29	4.00	Dusky yellowish brown (10YR2/2) lean CLAY with medium yellowish brown (10YR5/4) mottles very stiff, moist, 1% very fine grained	CL	20.0	103.9
10								
11					**TD @ 10.0'**			
12					**NO GROUNDWATER ENCOUNTERED**			
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure
A-33

EXPLORATORY BORING LOG

No. B-31

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 27-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** TL
BORING DIAMETER:	8" HS	**BORING DEPTH:** 15.0'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY moist, stiff	CH		
2								
3	31-1		13	4.00	Very moist		32.3	82.4
4								
5								
6	31-2		25	2.00	Very stiff		27.7	86.0
7								
8					Color change to moderate yellowish brown (10YR5/4)			
9								
10	31-3		30	1.25			35.4	74.2
11								
12								
13								
14								
15	31-4		18		Common caliche veins		31.2	
16					**TD @ 15.0'**			
17					**NO GROUNDWATER ENCOUNTERED**			
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-34

EXPLORATORY BORING LOG

No. B-32

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 27-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** BP
BORING DIAMETER:	8" HS	**BORING DEPTH:** 30.0'	**GROUNDWATER DEPTH:** 18.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, moist, stiff	CH		
2	32-1		22	2.75	Very stiff		32.3	78.9
3								
4					Color change to moderate yellowish brown (10YR5/4) slightly moist to moist			
5	32-2		19	3.00			31.6	76.0
6								
7								
8								
9					Moderate yellowish brown (10YR5/4) SILT, moist very stiff, 40% very fine sand fraction	ML		
10	32-3		22	0.50			18.6	87.3
11								
12								
13								
14					Color change to dark yellowish brown (10YR4/2), stiff moist to very moist, 2% very fine grained sand			
15	32-4		14				30.4	
16								
17								
18							▼	
19					Dark yellowish orange (10YR6/6) silty SAND, saturated, medium dense, very fine to fine grained sand, 30-35% fines	SM		
20	32-5		17				32.3	
21								
22								
23								
24					Color change to moderate yellowish brown (10YR5/4) 10-15% fines			
25	32-6		19				30.7	
26								
27								

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Figure A-35

EXPLORATORY BORING LOG

No. B-32 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED:	27-Mar-08
DRILLER:	Exploration Geoservices	DRILLING METHOD:	B-53
BORING DIAMETER:	8" HS	BORING DEPTH:	30.0'

FILE No. LSS-0620-01
LOGGED BY: TL
GROUNDWATER DEPTH: 18.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Moderate yellowish brown (10YR5/4) silty SAND, medium dense, saturated, 10-15% fines, very fine grained	SM		
29								
30	32-7		26				31.2	
31					**TD @ 30.0'** **GROUNDWATER ENCOUNTERED @ 18.0'**			

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Figure
A-35

EXPLORATORY BORING LOG

No. B-33

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 27-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** TL
BORING DIAMETER:	8" HS	**BORING DEPTH:** 10.0'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) lean CLAY, stiff, moist	CL		
2								
3	33-1		18	4.50	Moderate yellowish brown (10YR5/4) silty SAND, medium dense, moist, 30-40% fines, very fine to fine grained sand	SM	12.4	101.5
4								
5								
6					Moderate yellowish brown (10YR5/4) SILT, very stiff, moist, 5% very fine to fine grained sand	ML		
7	33-2		21	2.00			25.9	83.3
8								
9					Moderate yellowish brown (10YR5/4) silty SAND, medium dense, moist, 15-20% fines very fine to fine grained sand	SP		
10	33-3		23	0.50			9.8	90.5
11					**TD @ 10.0'** **NO GROUNDWATER ENCOUNTERED**			
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure
A-36

EXPLORATORY BORING LOG

No. B-34

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 27-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 15.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1	34-1		22	1.50	Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist	CH	33.9	81.9
2								
3					Very stiff, very moist			
4	34-2		20	1.50	Moderate yellowish brown (10YR5/4) elastic SILT moist to very moist, very stiff, 3% very fine grained	MH	33.1	76.3
5								
6					Occasional clay interbeds			
7								
8								
9	34-3		22	1.00	Moderate yellowish brown (10YR5/4) well graded SAND, medium dense, very moist, 10% fines	SW	11.9	83.6
10								
11								
12								
13								
14	34-4		9		Olive gray (5Y4/1) fat CLAY, stiff very moist	CH	39.5	
15								
16					**TD @15.0'**			
17					**NO GROUNDWATER ENCOUNTERED**			
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-37

EXPLORATORY BORING LOG

No. B-35

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 27-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** TL
BORING DIAMETER:	8" HS	**BORING DEPTH:** 15.0'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) lean CLAY, stiff	CL		
2								
3	35-1		18	1.00	Moderate yellowish brown (10YR5/4) SILT, stiff, very moist, 5% very fine grained sand fraction	ML	28.3	77.7
4								
5								
6	35-2		11	1.25			22.8	109.9
7								
8								
9					Dark yellowish brown (10YR4/2) lean CLAY, stiff, moist, 2% very fine grained and fraction	CL		
10	35-3		13	2.25			29.8	89.4
11								
12								
13								
14					Moderate yellowish brown (10YR5/4) silty SAND, medium dense, very moist, very fine grained, 40% fines	SM		
15	35-4		16				16.4	
16					**TD @ 15.0'** **NO GROUNDWATER ENCOUNTERED**			
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-38

EXPLORATORY BORING LOG

No. B-36

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 27-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** TL
BORING DIAMETER:	8" HS	**BORING DEPTH:** 30.0'	**GROUNDWATER DEPTH:** 23.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) lean CLAY, soft, slightly moist	CL		
2	36-1		16	0.50	Moderate yellowish brown (10YR5/4) silty SAND, medium dense, moist, 25% fines, very fine to fine grained sand	SM	8.4	93.5
3								
4								
5	36-2		14	3.25	Loose, very moist		12.6	95.1
6								
7								
8								
9					Dark yellowish brown (10YR4/2) lean CLAY, very moist very stiff, 1% very fine grained sand	CL		
10	36-3		22	2.25			27.1	92.4
11								
12								
13								
14					Moderated yellowish brown (10YR5/4) silty SAND, loose, very moist, 35-40% fines, very fine to fine grained sand	SM		
15	36-4		9				24.4	
16								
17								
18								
19								
20	36-5		21		Medium dense, moist, 15-25% fines		13.2	
21								
22								
23								
24					Light olive gray (5Y5/2) poorly graded SAND, medium dense, saturated, 5-10% fines, very fine grained	SP		
25	36-6		19				31.4	
26								
27								

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Figure A-39

EXPLORATORY BORING LOG

No. B-36 Cont.

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	27-Mar-08
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53
BORING DIAMETER:	8" HS	**BORING DEPTH:**	30.0'

FILE No. LSS-0620-01
LOGGED BY: TL
GROUNDWATER DEPTH: 23.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Light olive gray (5YR5/2) poorly graded SAND very moist, dense, 5-10% fines, very fine grained	SP		
29								
30	36-7		31				32.6	
31					**TD @ 30.0'** **GROUNDWATER ENCOUNTERED @ 23.0'**			

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EXPLORATORY BORING LOG

No. B-37

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 27-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** TL
BORING DIAMETER:	8" HS	**BORING DEPTH:** 10.0'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist	CH		
2								
3	37-1		17	1.50	Very moist		31.7	78.7
4								
5								
6	37-2		19	3.00	Very stiff, moist		27.4	84.8
7								
8								
9					Color change to dark yellowish brown (10YR4/2)			
10	37-3		21	1.75			31.3	88.1
11					**TD @10.0'**			
12					**NO GROUNDWATER ENCOUNTERED**			
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-40

EXPLORATORY BORING LOG

No. B-38

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 27-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: BP
BORING DIAMETER:	8" HS	BORING DEPTH: 20.0'	GROUNDWATER DEPTH: 18.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown lean CLAY, medium stiff, very moist	CL		
2								
3								
4	38-1		14	4.50	Dark yellowish brown silty SAND, loose, very moist, 30-40% fines very fine grained	SM	11.7	102.4
5								
6					Color change to yellowish brown, medium dense, moist, 15-25% fines			
7	38-2		24	3.25			18.5	95.3
8								
9								
10	38-3		12	0.50			15.8	78.6
11								
12								
13								
14					Dark yellowish brown fat CLAY, stiff, very moist	CH		
15	38-4		9				30.3	
16								
17								
18					Common silty and saturated silty sand interbeds		▼	
19								
20	38-5		16				32.7	
21					**TD @ 20.0'** **GROUNDWATER ENCOUNTERED @ 18.0'**			
22								
23								
24								
25								
26								
27								

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Figure A-41

EXPLORATORY BORING LOG

No. B-39

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	27-Mar-08
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53
BORING DIAMETER:	8" HS	**BORING DEPTH:**	10.0'

FILE No. LSS-0620-01
LOGGED BY: BP
GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown lean CLAY, medium stiff, very moist	CL		
2								
3	39-1		13	4.50	Dark yellowish brown sandy SILT, medium stiff, moist, 30-35% very fine sand	ML	19.0	96.8
4								
5	39-2		13	1.00			26.2	88.3
6					Dark yellowish brown silty SAND, loose to medium dense, moist, very fine grained, 30-35% fines	SM		
7								
8								
9								
10	39-3		16	0.50			10.4	88.6
11					**TD @ 10.0'**			
12					**NO GROUNDWATER ENCOUNTERED**			
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure
A-42

EXPLORATORY BORING LOG

No. B-40

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	27-Mar-08
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53
BORING DIAMETER:	8" HS	**BORING DEPTH:**	30.0'

FILE No. LSS-0620-01
LOGGED BY: BP
GROUNDWATER DEPTH: 18.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown lean CLAY, medium stiff, very moist	CL		
2								
3					Dark yellowish brown silty SAND, loose to medium dense moist to very moist, very fine grained 30-40% fines	SM		
4	40-1		14	1.75			17.1	87.5
5								
6								
7	40-2		18	0.50			10.4	86.8
8								
9								
10	40-3		14	0.50	Dusk yellowish brown lean CLAY, medium still, very moist	CL	24.5	91.6
11								
12					Common interbedded silt and silty sands			
13								
14						SM		
15	40-4		8				23.4	
16								
17								
18							▼	
19								
20	40-5		6		Saturated			
21								
22								
23								
24								
25	40-6		24		Medium dense		29.9	
26								
27								

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Figure A-43

EXPLORATORY BORING LOG

No. B-40 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED:	27-Mar-08
FILE No.	LSS-0620-01		
DRILLER:	Exploration Geoservices	DRILLING METHOD:	B-53
LOGGED BY:	BP		
BORING DIAMETER:	8" HS	BORING DEPTH:	30.0'
GROUNDWATER DEPTH:	18.0'		

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Dark yellowish brown, silty SAND, medium dense, saturated, 25-30 % fines, very fine grained, common silt interbeds	SM		
29								
30	40-7		26				30.1	
31					**TD @ 30.0'** **GROUNDWATER ENCOUNTERED @ 18.0'**			

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Figure
A-43

EXPLORATORY BORING LOG

No. B-41

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 27-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** BP
BORING DIAMETER:	8" HS	**BORING DEPTH:** 10.0'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown lean CLAY, medium stiff, moist	CL		
2								
3			15	3.25	Yellowish brown silty SAND, loose, very fine grained, 25-35% fines	SM	11.2	96.4
4								
5			13		Yellowish brown poorly graded SAND, medium dense, moist very fine grained	SP	6.8	86.2
6								
7								
8								
9					Dark yellowish brown lean CLAY, very stiff, very moist	CL		
10	41-3		21	2.25			23.1	93.3
11					**TD @ 10.0'**			
12					**NO GROUNDWATER ENCOUNTERED**			
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure
A-44

EXPLORATORY BORING LOG

No. B-42

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 28-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** TL
BORING DIAMETER:	8" HS	**BORING DEPTH:** 20.0'	**GROUNDWATER DEPTH:** 18.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) lean CLAY, stiff, moist	CL		
2								
3	42-1		26	1.25	Moderate yellowish brown (10YR5/4) silty SAND medium dense, very moist, very fine grained, 35-40% fines	SM	21.0	94.5
4								
5								
6	42-2		19	0.25	Moist, 20-25% fines		13.0	75.4
7								
8								
9					Dark yellowish brown (10YR4/2) lean CLAY, stiff, very moist, stiff, 1% very fine grained sand	CL		
10	42-3		14	0.75			29.8	87.8
11					Occasional silt interbeds			
12								
13								
14					Moderate yellowish brown (10YR5/4) silty SAND medium dense, very moist, 35-40% fines, very fine grained	SM		
15	42-4		13				26.4	
16								
17								
18								
19								
20	42-5		15		Saturated		32.8	
21					**TD @ 20.0'**			
22					**GROUNDWATER ENCOUNTERED @ 18.0'**			
23								
24								
25								
26								
27								

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Figure A-45

EXPLORATORY BORING LOG

No. B-43

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 28-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** TL
BORING DIAMETER:	8" HS	**BORING DEPTH:** 30.0'	**GROUNDWATER DEPTH:** 21.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) lean CLAY, slightly moist to moist, stiff	CL		
2								
3					Moderate yellowish brown (10YR5/4) silty SAND, poorly graded, medium dense, moist	SM		
4	43-1		19	2.75			11.3	94.8
5								
6								
7	43-2		12	1.50			12.5	98.9
8								
9								
10	43-3		10		Dusky yellowish brown (10YR2/2) lean CLAY, medium stiff, very moist	CL	29.2	86.3
11								
12								
13								
14					Moderate yellowish brown (10YR5/4) sandy SILT	ML		
15	43-4		8		medium stiff, very moist, 20-25% very fine grained sand fraction		29.1	
16								
17								
18								
19								
20	43-5		10		Stiff		30.3	
21								
22					Saturated			
23								
24								
25	43-6		14				36.1	
26								
27								

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Figure A-46

EXPLORATORY BORING LOG

No. B-43 Cont.

PROJECT: Salinas Ag/Industrial Park | DATE DRILLED: 28-Mar-08 | FILE No. LSS-0620-01

DRILLER: Exploration Geoservices | DRILLING METHOD: B-53 | LOGGED BY: TL

BORING DIAMETER: 8" HS | BORING DEPTH: 30.0' | GROUNDWATER DEPTH: 21.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Moderate yellowish brown sandy SILT, stiff, saturated	ML		
29					20-25% very fine grained sand fraction			
30	43-7		15				33.6	
31					**TD @ 30.0'**			
					GROUNDWATER ENCOUNTERED @ 21.0'			

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Figure
A-46

EXPLORATORY BORING LOG

No. B-44

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	28-Mar-08
FILE No.	LSS-0620-01		
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53
LOGGED BY:	TL		
BORING DIAMETER:	8" HS	**BORING DEPTH:**	15.0'
GROUNDWATER DEPTH:	N/A		

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) lean CLAY, stiff, slightly moist	CL		
2								
3					Moderate yellowish brown (10YR5/4) poorly graded SAND loose, moist, 5-10% fines, very fine grained	SP		
4	44-1		10	1.25			6.0	91.5
5								
6					Moderate yellowish brown silty SAND, medium dense, very moist, 25-30% fines, very fine grained	SM		
7	44-2		16	1.25			20.3	95.7
8								
9								
10	44-3		6	0.50	Fine grained, 40-45% fines		26.0	83.3
11								
12								
13					Common silt interbeds			
14								
15	44-4		9		Moderate yellowish brown (10YR5/4) SILT, stiff, very moist, 5-10% very fine grained sand fraction	ML	29.2	
16					**TD @ 15.0'**			
17					**NO GROUNDWATER ENCOUNTERED**			
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-47

EXPLORATORY BORING LOG

No. B-45

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 28-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** TL
BORING DIAMETER:	8" HS	**BORING DEPTH:** 20.0'	**GROUNDWATER DEPTH:** 18.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) lean CLAY, stiff, moist	CL		
2	45-1		20	0.50	Dusky yellowish brown (10YR2/2) sandy SILT very stiff, very moist, 20-25% very fine grained sand fraction	ML	26.9	85.7
3								
4								
5	45-2		16	0.50	Moderate yellowish brown (10YR5/4) silty SAND, medium dense, very moist, very fine grained sand	SM	15.9	85.6
6								
7								
8								
9								
10	45-3		6	0.50	Dusky yellowish brown (10YR2/2) fat CLAY, medium stiff, very moist 3% very fine grained sand	CH	30.1	82.3
11								
12								
13								
14					Moderate yellowish brown (10YR5/4) silty SAND medium dense, very moist, 30-35% fines, very fine grained	SM		
15	45-4		11				20.3	
16								
17								
18								
19					Moderate yellowish brown (10YR5/4) SILT, medium stiff, saturated	ML		
20	45-5		7				32.2	
21					**TD @ 20.0'** **GROUNDWATER ENCOUNTERED @ 18.0'**			
22								
23								
24								
25								
26								
27								

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Figure A-48

EXPLORATORY BORING LOG

No. B-46

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 28-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** TL
BORING DIAMETER:	8" HS	**BORING DEPTH:** 10.0'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR5/4) lean CLAY stiff, moist	CL		
2								
3	46-1		18	0.50	Moderate yellowish brown (10YR5/4) silty SAND, medium dense, moist, 20-35% fines, very fine grained	SM	10.8	91.2
4								
5								
6	46-2		10	0.50	Moderate yellowish brown (10YR5/4) elastic SILT, medium stiff, very moist	MH	37.1	74.0
7								
8								
9								
10	46-3		19	1.25	Dusky yellowish brown (10YR2/2) lean CLAY, very stiff, very moist	CL	28.6	92.5
11					**TD @ 10.0'**			
12					**NO GROUNDWATER ENCOUNTERED**			
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-49

EXPLORATORY BORING LOG

No. B-47

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	28-Mar-08
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53
BORING DIAMETER:	8" HS	**BORING DEPTH:**	20.0'

FILE No. LSS-0620-01
LOGGED BY: TL
GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, slightly moist	CH		
2								
3	47-1		17	2.75	Moist		23.9	88.0
4					Moderate yellowish brown (10YR5/4) silty SAND, loose, moist 30% fines, very fine to fine grained	SM		
5								
6	47-2		8	0.25			11.5	86.5
7								
8								
9								
10	47-3		19	1.50			9.2	95.1
11								
12								
13								
14					Moderate yellowish brown (10YR5/4) SILT medium stiff, very moist	ML		
15	47-4		8				28.4	
16								
17								
18								
19					Moderate yellowish brown (10YR5/4) silty SAND, loose, very moist, 25-30% fines very fine to fine grained	SM		
20	47-5		10				17.6	
21					**TD @20.0'**			
22					**NO GROUNDWATER ENCOUNTERED**			
23								
24								
25								
26								
27								

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Figure
A-50

EXPLORATORY BORING LOG

No. B-48

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	28-Mar-08	**FILE No.**	LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53	**LOGGED BY:**	TL
BORING DIAMETER:	8" HS	**BORING DEPTH:**	30.0'	**GROUNDWATER DEPTH:**	N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR5/4) fat CLAY, stiff, moist	CH		
2								
3	48-1		14	2.25	Moderate yellowish brown (10YR5/4) silty SAND, loose, very moist, 30-35% fines, very fine to fine grained	SM	18.1	97.5
4								
5								
6					Moderate yellowish brown (10YR5/4) SILT, stiff, very moist	ML		
7	48-2		12	1.25			29.2	83.3
8								
9								
10	48-3		19	0.25	Very stiff		25.8	88.2
11								
12								
13								
14					Moderate yellowish brown (10YR5/4) silty SAND, medium dense, very moist 25-30% fines, very fine grained	SM		
15	48-4		13				21.3	
16								
17								
18								
19								
20	48-5		11		Occasional silt interbeds, saturated silt interbeds, 35-40% fines		35.2	
21								
22								
23								
24					Dusky yellowish brown (10YR2/2) well graded SAND, medium dense, very moist, 15% fines, trace fine gravel	SW		
25	48-6		14		Color change to medium yellowish brown, (10YR5/4)		13.6	
26								
27								

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Figure A-51

EXPLORATORY BORING LOG

No. B-48 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 28-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 30.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Moderate yellowish brown (10YR5/4) well graded SAND, moist, medium dense, 15% fines	SW		
29								
30	48-7		15				6.2	
31					**TD @ 30.0'** **NO GROUNDWATER ENCOUNTERED**			

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Figure A-51

EXPLORATORY BORING LOG

No. B-49

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	28-Mar-08
DRILLER:	Exploration Geoservices	**DRILLING METHOD:**	B-53
BORING DIAMETER:	8" HS	**BORING DEPTH:**	10.0'

FILE No. LSS-0620-01
LOGGED BY: TL
GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR5/4) lean CLAY stiff, moist	CL		
2								
3	49-1		12	0.25	Moderate yellowish brown (10YR5/4) silty SAND, loose, moist, 40-45% fines	SM	15.2	89.3
4								
5	49-2		16	4.50	Medium dense, 30-35% fines		13.1	97.2
6								
7								
8								
9					Moderate yellowish brown (10YR5/4) sandy SILT stiff, very moist, 15-25% very fine sand fraction	ML		
10	49-3		13	1.00			31.8	75.0
11					**TD @ 10.0'**			
12					**NO GROUNDWATER ENCOUNTERED**			
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure
A-52

EXPLORATORY BORING LOG

No. B-50

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 28-Mar-08	**FILE No.** LSS-0620-01
DRILLER:	Exploration Geoservices	**DRILLING METHOD:** B-53	**LOGGED BY:** TL
BORING DIAMETER:	8" HS	**BORING DEPTH:** 20.0'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, moist, medium stiff	CL		
2								
3	50-1		11	2.00	Moderate yellowish brown (10YR5/4) SILT, stiff moist , 10% very fine grained sand	ML	20.2	95.8
4								
5								
6	50-2		10	0.25	Medium stiff very moist, 5% fine grained sand		32.9	76.9
7								
8								
9					Dusky yellowish brown (10YR2/2) lean CLAY, stiff, moist 10% very fine grained sand	CL		
10	50-3		17	0.25			22.9	94.1
11					Occasional silt interbeds			
12								
13								
14					Moderate yellowish brown (10YR5/4) silty SAND, medium dense, very moist, 45% fines, very fine grained sand.	SM		
15	50-4		11				28.4	
16								
17					Occasional silt interbeds			
18								
19					Light brown (5YR5/6) well graded SAND, medium dense, moist, 5-10% fines, fine to coarse gravels	SW		
20	50-5		19				10.3	
21					**TD @ 20.0'**			
22					**NO GROUNDWATER ENCOUNTERED**			
23								
24								
25								
26								
27								

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Figure A-53

APPENDIX B

Laboratory Test Results

Table B-1
Summary of Laboratory Test Results

Sample No.	Depth (ft.)	Dry Density (pcf)	Water Content (%)	Pocket Pen (tsf)	Swell Index (A)	Swell (%)	Moisture Increase (%B)	Angle of Internal Friction	Unit Cohesion (psf)
1-1	3.0-3.5	96.7	8.4	3.25					
1-2	6.0-6.5	89.0	12.4	1.50					
1-3	9.5-10.0	96.7	20.7	2.00					
1-4	13.5-15.0	--	29.8	--					
1-5	18.5-20.0	--	28.0	--					
1-6	23.5-25.0	--	30.7	--					
1-7	28.5-30.0	--	29.6	--					
1-8	33.5-35.0	--	23.6	--					
1-9	38.5-40.0	--	44.2	--					
1-10	43.5-45.0	--	52.7	--					
1-11	48.5-50.0	--	34.5	--					
2-1	3.0-3.5	75.9	30.4	2.50					
2-2	6.0-6.5	87.6	24.1	1.75					
2-3	9.5-10.0	81.9	35.7	2.00					
2-4	13.5-15.0	--	31.6	--					
2-5	18.5-20.0	--	27.9	--					
2-6	23.5-25.0	--	27.9	--					
2-7	28.5-30.0	--	28.4	--					
2-8	33.5-35.0	--	25.1	--					
2-9	38.5-40.0	--	24.7	--					
2-10	43.5-45.0	--	31.6	--					
2-11	48.5-50.0	--	33.5	--					
3-1	3.0-3.5	92.6	17.9	1.25					
3-2	6.0-6.5	89.0	10.2	3.00					
3-3	9.5-10.0	90.6	15.8	2.25					
3-4	13.5-15.0	--	28.7	--					
3-5	18.5-20.0	--	30.5	--					
3-6	23.5-25.0	--	27.6	--					
3-7	28.5-30.0	--	24.0	--					
3-8	33.5-35.0	--	29.6	--					
3-9	38.5-40.0	--	47.5	--					
3-10	43.5-45.0	--	40.2	--					
3-11	48.5-50.0	--	39.3	--					
4-1	3.0-3.5	85.5	25.6	2.50					
4-2	6.0-6.5	86.3	25.8	1.75					
4-3	9.5-10.0	86.5	25.4	1.00					

Table B-1 (Cont'd)
Summary of Laboratory Test Results

Sample No.	Depth (ft.)	Dry Density (pcf)	Water Content (%)	Pocket Pen (tsf)	Swell Index (A)	Swell (%)	Moisture Increase (%B)	Angle of Internal Friction	Unit Cohesion (psf)
4-4	13.5-15.0	--	17.5	--					
4-5	18.5-20.0	--	21.0	--					
4-6	23.5-25.0	--	31.2	--					
4-7	28.5-30.0	--	27.4	--					
4-8	33.5-35.0	--	55.7	--					
4-9	38.5-40.0	--	36.0	--					
4-10	43.5-45.0	--	35.8	--					
4-11	48.5-50.0	--	24.8	--					
5-1	3.0-3.5	89.1	14.1	1.75					
5-2	6.0-6.5	95.3	12.9	0.50					
5-3	9.5-10.0	87.2	12.9	--					
5-4	13.5-15.0	--	9.9	--					
5-5	18.5-20.0	--	12.9	--					
5-6	23.5-25.0	--	26.8	--					
5-7	28.5-30.0	--	24.9	--					
5-8	33.5-35.0	--	6.7	--					
5-9	38.5-40.0	--	14.2	--					
5-10	43.5-45.0	--	30.6	--					
5-11	48.5-50.0	--	33.7	--					
6-1	3.0-3.5	104.8	21.8	3.25					
6-2	6.0-6.5	95.2	22.6	4.50					
6-3	9.5-10.0	89.8	15.2	3.00					
6-4	13.5-15.0	--	29.4	--					
6-5	18.5-20.0	--	27.2	--					
6-6	23.5-25.0	--	8.9	--					
6-7	28.5-30.0	--	7.8	--					
6-8	33.5-35.0	--	7.6	--					
6-9	38.5-40.0	--	4.3	--					
6-10	43.5-45.0	--	5.1	--					
6-11	48.5-50.0	--	24.3	--					
7-1	3.0-3.5	91.5	20.4	1.75					
7-2	6.0-6.5	87.5	14.6	2.00					
7-3	9.5-10.0	86.6	19.1	2.25					
7-4	13.5-15.0	--	35.9	--					
7-5	18.5-20.0	--	32.3	--					
7-6	23.5-25.0	--	30.6	--					
7-7	28.5-30.0	--	22.5	--					

Table B-1
Summary of Laboratory Test Results

Sample No.	Depth (ft.)	Dry Density (pcf)	Water Content (%)	Pocket Pen (tsf)	Swell Index (A)	Swell (%)	Moisture Increase (%B)	Angle of Internal Friction	Unit Cohesion (psf)
7-8	33.5-35.0	--	28.6	--					
7-9	38.5-40.0	--	29.4	--					
7-10	43.5-45.0	--	22.2	--					
7-11	48.5-50.0	--	23.5	--					
8-1	3.0-3.5	82.6	24.3	4.50					
8-2	6.0-6.5	91.9	24.9	1.25					
8-3	9.5-10.0	66.2	12.6	--					
8-4	13.5-15.0	--	34.5	--					
8-5	18.5-20.0	--	31.2	--					
8-6	23.5-25.0	--	31.1	--					
8-7	28.5-30.0	--	37.8	--					
8-8	33.5-35.0	--	33.7	--					
8-9	38.5-40.0	--	37.5	--					
8-10	43.5-45.0	--	56.4	--					
8-11	48.5-50.0	--	44.8	--					
9-1	3.0-3.5	80.0	33.4	2.50					
9-2	6.0-6.5	87.1	15.6	2.75					
9-3	9.5-10.0	84.4	20.1	2.25					
9-4	13.5-15.0	--	43.4	--					
9-5	18.5-20.0	--	41.7	--					
9-6	23.5-25.0	--	41.5	--					
9-7	28.5-30.0	--	38.7	--					
9-8	33.5-35.0	--	29.0	--					
9-9	38.5-40.0	--	46.1	--					
9-10	43.5-45.0	--	40.6	--					
9-11	48.5-50.0	--	70.0						
10-1	3.0-3.5	88.5	24.7	1.75					
10-2	6.0-6.5	92.0	11.8	2.25					
10-3	9.5-10.0	91.4	12.0	1.75					
10-4	13.5-15.0	--	41.8	--					
10-5	18.5-20.0	--	39.0	--					
11-1	3.0-3.5	85.4	28.5	2.50					
11-2	6.0-6.5	87.3	27.1	2.50					
11-3	9.5-10.0	85.6	22.7	--					

Table B-1
Summary of Laboratory Test Results

Sample No.	Depth (ft.)	Dry Density (pcf)	Water Content (%)	Pocket Pen (tsf)	Swell Index (A)	Swell (%)	Moisture Increase (%B)	Angle of Internal Friction	Unit Cohesion (psf)
11-4	13.5-15.0	- -	21.6	- -					
11-5	18.5-20.0	- -	24.3	- -					
12-1	2.0-2.5	88.0	24.9	4.50					
12-2	4.5-5.0	96.5	18.4	2.50					
12-3	9.5-10.0	97.4	15.6	2.25					
12-4	13.5-15.0	- -	28.8	- -					
12-5	18.5-20.0	- -	8.9	- -					
12-6	23.5-25.0	- -	6.9	- -					
12-7	28.5-30.0	- -	8.1	- -					
13-1	3.0-3.5	78.6	30.3	2.75					
13-2	6.0-6.5	95.2	18.7	1.50					
13-3	9.5-10.0	90.4	27.2	2.00					
14-1	2.0-2.5	83.7	29.7	1.50					
14-2	5.0-5.5	79.0	31.3	1.50					
14-3	9.5-10.0	89.9	14.1	2.00					
14-4	13.5-15.0	- -	27.4	- -					
14-5	18.5-20.0	- -	30.2	- -					
15-1	3.0-3.5	78.4	34.9	1.00					
15-2	6.0-6.5	97.9	10.3	4.50					
15-3	9.5-10.0	83.7	11.0	0.75					
15-4	13.5-15.0	- -	16.4	- -					
15-5	18.5-20.0	- -	33.9	- -					
15-6	23.5-25.0	- -	35.0	- -					
15-7	28.5-30.0	- -	30.0	- -					
16-1	2.0-2.5	77.6	38.1	2.00					
16-2	5.0-5.5	84.1	32.4	2.75					
16-3	9.5-10.0	73.7	35.7	1.25					
17-1	3.0-3.5	80.1	32.7	2.00					
17-2	6.0-6.5	77.5	31.4	2.00					
17-3	9.5-10.0	84.9	32.1	1.75					

Table B-1
Summary of Laboratory Test Results

Sample No.	Depth (ft.)	Dry Density (pcf)	Water Content (%)	Pocket Pen (tsf)	Swell Index (A)	Swell (%)	Moisture Increase (%B)	Angle of Internal Friction	Unit Cohesion (psf)
18-1	3.0-3.5	90.4	24.1	2.00					
18-2	6.0-6.5	74.1	34.2	3.00					
18-3	9.5-10.0	76.7	22.1	4.50					
18-4	13.5-15.0	--	37.1	--					
18-5	18.5-20.0	--	34.7	--					
19-1	2.0-2.5	76.9	34.3	1.00					
19-2	4.0-4.5	66.7	34.7	2.25					
19-3	9.5-10.0	77.4	35.6	4.50					
19-4	13.5-15.0	--	37.0	--					
20-1	3.0-3.5	72.0	39.5	1.00					
20-2	6.0-6.5	71.0	36.9	3.25					
20-3	9.5-10.0	77.6	35.0	4.50					
20-4	13.5-15.0	--	37.2	--					
21-1	3.0-3.5	92.9	26.4	2.50					
21-2	6.0-6.5	93.5	26.8	2.00					
21-3	9.5-10.0	82.9	33.0	3.75					
21-4	13.5-15.0	--	34.2	--					
21-5	18.5-20.0	--	34.2	--					
22-1	2.0-2.5	90.1	22.3	4.50					
22-2	4.5-5.0	92.3	22.2	4.50					
22-3	9.5-10.0	89.1	29.0	2.00					
22-4	13.5-15.0	--	35.1	--					
22-5	18.5-20.0	--	35.0	--					
22-6	23.5-25.0	--	38.3	--					
22-7	28.5-30.0	--	39.4	--					
23-1	2.0-2.5	91.8	24.7	2.25					
23-2	4.0-4.5	90.1	24.4	4.50					
23-3	9.5-10.0	81.6	31.6	3.75					
23-4	13.5-15.0	--	37.0	--					
23-5	18.5-20.0	--	35.6	--					
23-6	23.5-25.0	--	36.1	--					

Table B-1
Summary of Laboratory Test Results

Sample No.	Depth (ft.)	Dry Density (pcf)	Water Content (%)	Pocket Pen (tsf)	Swell Index (A)	Swell (%)	Moisture Increase (%B)	Angle of Internal Friction	Unit Cohesion (psf)
23-7	28.5-30.0	--	34.5	--					
24-1	3.0-3.5	81.2	26.6	3.00					
24-2	6.0-6.5	85.4	31.5	4.25					
24-3	9.5-10.0	80.0	37.3	2.50					
24-4	13.5-15.0	--	37.7	--					
25-1	3.0-3.5	97.5	19.5	4.50					
25-2	6.0-6.5	91.2	26.7	3.25					
25-3	9.5-10.0	79.7	32.0	4.50					
25-4	13.5-15.0	--	31.5	--					
25-5	18.5-20.0	--	33.8	--					
25-6	23.5-25.0	--	34.1	--					
25-7	28.5-30.0	--	33.9	--					
26-1	2.0-2.5	82.2	22.1	4.50					
26-2	4.5-5.0	73.1	25.2	--					
26-3	9.5-10.0	96.2	18.8	2.00					
26-4	13.5-15.0	--	31.3	--					
26-5	18.5-20.0	--	38.3	--					
26-6	23.5-25.0	--	28.6	--					
26-7	28.5-30.0	--	32.6	--					
27-1	3.0-3.5	84.2	20.4	4.50					
27-2	6.0-6.5	89.2	14.9	1.75					
27-3	9.5-10.0	94.7	17.0	0.75					
27-4	13.5-15.0	--	19.9	--					
28-1	3.0-3.5	93.3	17.9	4.50					
28-2	6.0-6.5	91.1	19.6	2.00					
28-3	9.0-9.5	81.3	34.1	1.25					
28-4	13.5-15.0	--	25.9	--					
28-5	18.5-20.0	--	8.4	--					
28-6	23.5-25.0	--	34.3	--					
28-7	28.5-30.0	--	20.0	--					

Table B-1
Summary of Laboratory Test Results

Sample No.	Depth (ft.)	Dry Density (pcf)	Water Content (%)	Pocket Pen (tsf)	Swell Index (A)	Swell (%)	Moisture Increase (%B)	Angle of Internal Friction	Unit Cohesion (psf)
29-1	3.0-3.5	83.8	28.2	4.50					
29-2	6.0-6.5	99.3	20.9	4.50					
29-3	9.5-10.0	93.3	23.3	1.25					
29-4	13.5-15.0	- -	4.5	- -					
30-1	2.0-2.5	77.3	31.1	3.75					
30-2	4.5-5.0	79.0	30.1	2.75					
30-3	9.5-10.0	103.9	20.0	4.00					
31-1	3.0-3.5	82.4	32.3	4.00					
31-2	6.0-6.5	86.0	27.7	2.00					
31-3	9.5-10.0	74.2	35.4	1.25					
31-4	13.5-15.0	- -	31.2	- -					
32-1	2.0-2.5	78.9	32.3	2.75					
32-3	4.0-4.5	76.0	31.6	3.00					
32-3	9.5-10.0	87.3	18.6	0.50					
32-4	13.5-15.0	- -	30.4	- -					
32-5	18.5-20.0	- -	32.3	- -					
32-5	18.5-20.0	- -	32.3	- -					
32-6	23.5-25.0	- -	30.7	- -					
32-7	28.5-30.0	- -	31.2	- -					
33-1	3.0-3.5	101.5	12.4	4.50					
33-2	6.0-6.5	83.3	25.9	2.00					
33-3	9.5-10.0	90.5	9.8	0.50					
34-1	2.0-2.5	81.9	33.9	1.50					
34-2	4.5-5.0	76.3	33.1	1.50					
34-3	9.5-10.0	83.6	11.9	1.00					
34-4	13.5-15.0	- -	39.5	- -					
35-1	3.0-3.5	77.7	28.3	1.00					
35-2	6.0-6.5	109.9	22.8	1.25					
35-3	9.5-10.0	89.4	29.8	2.25					
35-4	13.5-15.0	- -	16.4	- -					

Table B-1
Summary of Laboratory Test Results

Sample No.	Depth (ft.)	Dry Density (pcf)	Water Content (%)	Pocket Pen (tsf)	Swell Index (A)	Swell (%)	Moisture Increase (%B)	Angle of Internal Friction	Unit Cohesion (psf)
36-1	2.0-2.5	93.5	8.4	0.50					
36-2	4.5-5.0	95.1	12.6	3.25					
36-3	9.5-10.0	92.4	27.1	2.25					
36-4	13.5-15.0	- -	24.4	- -					
36-5	18.5-20.0	- -	13.2	- -					
36-6	23.5-25.0	- -	31.4	- -					
36-7	28.5-30.0	- -	32.6	- -					
37-1	2.0-2.5	78.7	31.7	1.50					
37-2	4.0-4.5	84.8	27.4	3.00					
37-3	9.5-10.0	88.1	31.3	1.75					
38-1	3.0-3.5	102.4	11.7	4.50					
38-2	6.0-6.5	95.3	18.5	3.25					
38-3	9.5-10.0	78.6	15.8	0.50					
38-4	13.5-15.0	- -	30.3	- -					
38-5	18.5-20.0	- -	32.7	- -					
39-1	2.0-2.5	96.8	19.0	4.50					
39-2	4.0-4.5	83.3	26.2	1.00					
39-3	9.5-10.0	88.6	10.4	0.50					
40-1	3.0-3.5	87.5	17.1	1.75					
40-2	6.0-6.5	86.8	10.4	0.50					
40-3	9.5-10.0	91.6	24.5	0.50					
40-4	13.5-15.0	- -	23.4	- -					
40-5	18.5-20.0	- -	- -	- -					
40-6	23.5-25.0	- -	29.9	- -					
40-7	28.5-30.0	- -	30.1	- -					
41-1	2.0-2.5	96.4	11.2	3.25					
41-2	4.0-4.5	86.2	6.8	- -					
41-3	9.5-10.0	93.3	23.1	2.25					
42-1	2.0-2.5	94.5	21.0	1.25					
42-2	4.0-4.5	75.4	13.0	0.25					

Table B-1
Summary of Laboratory Test Results

Sample No.	Depth (ft.)	Dry Density (pcf)	Water Content (%)	Pocket Pen (tsf)	Swell Index (A)	Swell (%)	Moisture Increase (%B)	Angle of Internal Friction	Unit Cohesion (psf)
42-3	9.5-10.0	87.8	29.8	0.75					
42-4	13.5-15.0	--	26.4	--					
42-4	18.5-20.0	--	32.8	--					
43-1	3.0-3.5	94.8	11.3	2.75					
43-2	6.0-6.5	98.9	12.5	1.50					
43-3	9.5-10.0	86.3	29.2	--					
43-4	13.5-15.0	--	29.1	--					
43-5	18.5-20.0	--	30.3	--					
43-6	23.5-25.0	--	36.1	--					
43-7	28.5-30.0	--	33.6	--					
44-1	3.0-3.5	91.5	6.0	1.25					
44-2	6.0-6.5	95.7	20.3	1.25					
44-3	9.5-10.0	83.3	26.0	0.50					
44-4	13.5-15.0	--	29.2	--					
45-1	2.0-2.5	85.7	26.9	0.50					
45-2	4.0-4.5	85.6	15.9	0.50					
45-3	9.5-10.0	82.3	30.1	0.50					
45-4	13.5-15.0	--	20.3	--					
45-5	18.5-20.0	--	32.2	--					
46-1	3.0-3.5	91.2	10.8	0.50					
46-2	6.0-6.5	74.0	37.1	0.50					
46-3	9.5-10.0	92.5	28.6	1.25					
47-1	2.0-2.5	88.0	23.9	2.75					
47-2	4.0-4.5	86.5	11.5	0.25					
47-3	9.5-10.0	95.1	9.2	1.50					
47-4	13.5-15.0	--	28.4	--					
47-5	18.5-20.0	--	17.6	--					
48-1	3.0-3.5	97.5	18.1	2.25					
48-2	6.0-6.5	83.3	29.2	1.25					
48-3	9.5-10.0	88.2	25.8	0.25					

Table B-1
Summary of Laboratory Test Results

Sample No.	Depth (ft.)	Dry Density (pcf)	Water Content (%)	Pocket Pen (tsf)	Swell Index (A)	Swell (%)	Moisture Increase (%B)	Angle of Internal Friction	Unit Cohesion (psf)
48-4	13.5-15.0	--	21.3	--					
48-5	18.5-20.0	--	35.2	--					
48-6	23.5-25.0	--	13.6	--					
48-7	28.5-30.0	--	6.2	--					
49-1	2.0-2.5	89.3	15.2	0.25					
49-2	4.0-4.5	97.2	13.1	4.50					
49-3	9.5-10.0	75.0	31.8	1.00					
50-1	3.0-3.5	95.8	20.2	2.00					
50-2	6.0-6.5	76.9	32.9	0.25					
50-3	9.5-10.0	94.1	22.9	0.25					
50-4	13.5-15.0	--	28.4	--					
50-5	18.5-20.0	--	10.3	--					

Summary of Atterberg Limits Test Results

Sample No.	Depth (ft.)	Liquid Limit	Plastic Limit	Plasticity Index
1-9	38.5-40.0	75	29	46
3-10	43.5-45.0	53	26	27
4-10	43.5-45.0	63	27	36
5-10	43.5-45.0	76	29	47
7-4	13.5-15.0	81	34	47
7-9	38.5-40.0	59	27	32
8-10	43-5-45.0	80	33	47
9-4	13.5-15.0	60	27	33
9-6	23.5-25.0	44	22	22
12-1	2.0-2.5	75	29	46
14-1	3.0-3.5	75	29	46
14-2	5.0-5.5	63	35	28
14-4	13.5-15.0	81	29	52
16-1	2.0-2.5	80	35	45
18-1	3.0-3.5	43	22	21
18-4	13.5-15.0	75	29	46
19-4	13.5-15.0	64	28	36
20-4	13.5-15.0	59	28	31
21-2	6.0-6.5	75	28	47

Summary of Atterberg Limits Test Results (Cont'd)

Sample No.	Depth (ft.)	Liquid Limit	Plastic Limit	Plasticity Index
22-1	2.0-2.5	53	28	25
22-4	13.5-15.0	74	30	44
23-6	23.5-25.0	75	29	46
24-2	6.0-6.5	64	28	36
26-1	2.0-2.5	44	22	22
30-1	2.0-2.5	69	37	32
37-1	2.0-2.5	54	20	34
47-1	2.0-2.5	53	19	34
B39/49 Composite	0.0-2.0	41	20	21
B16/30 Composite	0.0-2.0	74	27	47
B17/37 Composite	0.0-2.0	64	23	41
B39/49 Composite (+ 4% DQM added)	*0.0-2.0*	*39*	*30*	*9*

Corrosivity Test Summary

Boring Location	Depth (ft)	Resistivity (Ohm-cm)	Chloride (mg/kg)	Sulfate (mg/kg)	Sulfate (%)	pH	ORP (Redox mv)
B-13	0.0-5.0	370	194	598	0.0598	7.1	75
B-33	0.0-5.0	547	116	503	0.0503	7.5	214
B-43	0.0-5.0	886	33	<5	<0.0005	7.5	167
B-46	0.0-5.0	636	70	363	0.0363	7.3	221

Summary of Sieve Analysis Test Results, Sample 1-4 (13.5'-15.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	0	100
#100	13	87
#200	57	43

Summary of Sieve Analysis Test Results, Sample 1-7 (28.5'-30.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	2	98
#100	41	59
#200	77	23

Summary of Sieve Analysis Test Results, Sample 2-4 (13.5'-15.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	0	100
#100	0	100
#200	11	89

Summary of Sieve Analysis Test Results, Sample 2-6 (23.5'-25.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	0	100
#100	41	59
#200	86	14

Summary of Sieve Analysis Test Results, Sample 2-10 (43.5'-45.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	0	100
#100	7	93
#200	58	42

Summary of Sieve Analysis Test Results, Sample 3-5 (18.5'-20.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	0	100
#100	14	86
#200	56	44

Summary of Sieve Analysis Test Results, Sample 3-8 (33.5'-35.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	0	100
#100	4	96
#200	51	49

Summary of Sieve Analysis Test Results, Sample 4-4 (13.5'-15.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	1	99
#100	9	91
#200	45	55

Summary of Sieve Analysis Test Results, Sample 4-8 (33.5'-35.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	0	100
#100	0	100
#200	13	87

Summary of Sieve Analysis Test Results, Sample 5-4 (13.5'-15.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	1	99
#50	14	86
#100	56	44
#200	82	18

Summary of Sieve Analysis Test Results, Sample 5-6 (23.5'-25.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	1	99
#100	27	73
#200	58	42

Summary of Sieve Analysis Test Results, Sample 5-8 (33.5'-35.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	2	98
#30	15	85
#40	22	78
#50	36	64
#100	80	20
#200	82	8

Summary of Sieve Analysis Test Results, Sample 6-5 (18.5'-20.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	0	100
#100	0	100
#200	27	73

Summary of Sieve Analysis Test Results, Sample 6-9 (38.5'-40.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	1	99
#30	18	82
#40	37	63
#50	68	32
#100	92	8
#200	96	4

Summary of Sieve Analysis Test Results, Sample 8-4 (13.5'-15.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	0	100
#100	0	100
#200	15	85

Summary of Sieve Analysis Test Results, Sample 8-6 (23.5'-25.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	0	100
#100	0	100
#200	3	97

Summary of Sieve Analysis Test Results, Sample 8-9 (38.5'-40.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	0	100
#100	0	100
#200	27	73

Summary of Sieve Analysis Test Results, Sample 12-5 (18.5'-20.0')

Sieve No.	% Retained	% Passing
3/8"	4	96
#4	11	89
#10	33	67
#30	59	41
#40	66	34
#50	73	27
#100	84	16
#200	88	12

Summary of Sieve Analysis Test Results, Sample 12-7 (28.5'-30.0')

Sieve No.	% Retained	% Passing
3/8"	8	92
#4	20	80
#10	44	56
#30	72	28
#40	78	22
#50	83	17
#100	88	12
#200	90	10

Summary of Sieve Analysis Test Results, Sample 15-6 (23.5'-25.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	0	100
#100	0	100
#200	30	70

Summary of Sieve Analysis Test Results, Sample 21-4 (13.5'-15.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	0	100
#100	0	100
#200	20	80

Summary of Sieve Analysis Test Results, Sample 21-5 (18.5'-20.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	0	100
#100	0	100
#200	21	79

Summary of Sieve Analysis Test Results, Sample 26-3 (9.5'-10.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	1	99
#100	22	78
#200	53	47

Summary of Sieve Analysis Test Results, Sample 32-3 (9.5'-10.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	1	99
#10	2	98
#30	3	97
#40	5	95
#50	7	93
#100	24	76
#200	40	60

Summary of Sieve Analysis Test Results, Sample 32-6 (23.5'-25.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	2	98
#100	49	51
#200	87	13

Summary of Sieve Analysis Test Results, Sample 34-3 (9.5'-10.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	1	99
#30	16	84
#40	35	65
#50	61	39
#100	84	16
#200	90	10

Summary of Sieve Analysis Test Results, Sample 36-6 (23.5'-25.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	3	97
#100	66	34
#200	92	8

Summary of Sieve Analysis Test Results, Sample 40-5 (18.5'-20.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	0	100
#100	8	92
#200	61	31

Summary of Sieve Analysis Test Results, Sample 42-2 (4.0'-4.5')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	0	100
#100	6	94
#200	64	36

Summary of Sieve Analysis Test Results, Sample 43-4 (13.5'-15.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	0	100
#100	0	100
#200	24	76

Summary of Sieve Analysis Test Results, Sample 43-6 (23.5'-25.0')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	0	100
#100	0	100
#200	20	80

Summary of Sieve Analysis Test Results, Sample 44-1 (3.0'-3.5')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	0	100
#100	27	73
#200	92	8

Summary of Sieve Analysis Test Results, Sample 45-1 (2.0'-2.5')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	0	100
#100	0	100
#200	23	77

Summary of Sieve Analysis Test Results, Sample 49-1 (2.0'-2.5')

Sieve No.	% Retained	% Passing
3/8"	0	100
#4	0	100
#10	0	100
#30	0	100
#40	0	100
#50	0	100
#100	0	100
#200	34	66

Corrosivity Test Summary

Sample	Resistivity (Ohm-cm)	Chloride (mg/kg)	Sulfate (mg/kg)	Sulfate (%)	pH	ORP (Redox mv)
R-1	613	53	241	0.0241	7.2	176
R-2	450	156	515	0.0515	6.8	233
R-3	922	47	362	0.0362	7.3	221

RESULTS OF PERCOLATION TESTING
FOR
SALINAS AG-INDUSTRIAL BUSINESS PARK
MONTEREY COUNTY, CALIFORNIA

PROJECT LSS-0620-01

Prepared for

THE UNI-KOOL PARTNERS
C/O RUGGERI-JENSEN-AZAR
8055 CAMINO ARROYO
GILROY, CALIFORNIA 95020

Prepared by

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FEBRUARY 2009

February 27, 2009 File No.: LSS-0620-01

Mr. Steve Kovacich
The Uni-Kool Partners
c/o Ruggeri-Jensen-Azar
8055 Camino Arroyo
Gilroy, California 95020

Attention: Mr. Ross Doyle

SUBJECT: **RESULTS OF PERCOLATION TESTING**
Salinas Ag-Industrial Business Park
Abbott Street between Harkins and Harris Roads
Salinas Area of Monterey County, California

Reference: 1. Preliminary Soil Engineering Investigation and Asphalt Pavement Design, Salinas Ag-Industrial Park, Abbott Street between Harkins and Harris Roads, Salinas Area of Monterey County, California, Doc. No. 0804-132.SER, prepared by Landset Engineers, Inc., dated April 30, 2008.

Dear Mr. Kovacich:

In accordance with your authorization, Landset Engineers, Inc. has completed the drilling and testing of 19 percolation test borings to determine the site suitability for subsurface storm water retention at the Salinas Ag-Industrial Business Park located in the Salinas area of Monterey County, California. This report presents the results of our research, field investigation & testing along with summarized conclusions. The site is predominantly underlain by Holocene age lakebed deposits (Paleo-Heins Lake) of very low permeability and poor percolation properties. Based on our study it is our opinion that the existing site soil conditions are generally ***not suitable*** for subsurface storm water retention/percolation facilities.

It has been a pleasure to be of service to you on this project. If you have any questions regarding the attached report, please contact the undersigned at (831) 443-6970

Respectfully submitted,

LandSet Engineers, Inc.

Brian Papurello
CEG 2226

Guy R. Giraudo
RCE 56569

Distribution: Addressee (6)
The Uni-Kool Partners, Attn. Mr. Steve Kovacich (1)

Doc. No.: 0902-110.RPT

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INTRODUCTION

This report summarizes the findings of our research, field exploration and percolation testing to determine the suitability for proposed storm water retention at the Salinas Ag-Industrial Business Park located in the Salinas area of Monterey County, California (Vicinity Map, Figure 1). The fieldwork consisted of drilling and field testing 19 percolation test borings. The project civil design consultant reviewed the percolation test locations prior to drilling operations.

Landset Engineers, Inc. has previously issued a soil engineering feasibility investigation for the overall development, dated April 30, 2008 (Reference 1). The feasibility investigation included exploration, sampling and classification of the surface and subsurface soil and groundwater conditions by means of drilling fifty exploratory borings to depths ranging from 10.0 to 51.5 feet below the ground surface.

PURPOSE AND SCOPE OF SERVICES

This report has been prepared to explore surface and subsurface soil and groundwater conditions at the site, and to determine the suitability for surface and subsurface storm water retention improvements.

The percolation test procedures were accomplished in general conformance with auger hole tests per FHWA-TS-80-218, Chapter 4, Section A, subsection e, design methodology http://www.fhwa.dot.gov/bridge/TS80-218.pdf. Evaluation for the actual design of storm water retention facilities was beyond our scope of work. Our scope of services included:

1. Exploration and classification of the subsurface earth materials by means of drilling and field testing 19 percolation test borings to depths ranging from 5.0 to 11.7 feet below the ground surface.
2. Analysis of the information collected based on the results of the field exploration & testing.
3. Preparation of this report summarizing our findings and conclusions.

SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The approximate center of the site is located at 36.646° N latitude, -121.620° W longitude in the southwest quarter and southeast quarter of the Natividad and Salinas 7.5' minute quadrangles respectively. The site is located in the Salinas River Valley within an unincorporated area of Monterey County adjacent to the city limits of the City of Salinas, California. The site is unsectionalized, remaining part of the Llano De Buena Vista Rancho, Mexican Land Grant. Access to the site is gained from Harris Road along the southern property boundary. Surrounding land uses are commercial/industrial and agricultural (Figure 1, Vicinity Map).

The site consists of a quasi-rectangular shaped undeveloped property of about 250-acres. The site is fairly flat, sloping very gently in a northerly direction. Overall topographic relief is about 7 feet. The site is currently utilized for irrigated row crop agricultural production. Drainage of the site is controlled by irrigation ditches, which convey runoff off the site, ultimately flowing into the City of Salinas Reclamation Ditch.

Based on our review of a preliminary site plan, we understand the following. Proposed development will consist of the construction of regional agricultural/industrial business park with proposed parcels ranging in size from 23.3-acres to 79.1-acres (Figure 2). Additional improvements will consist of new roadway & vehicle drives and associated underground utility and drainage improvements. Based on discussions with the project civil designer, upon completion, the overall development may have as much as 90% impervious surfaces covering the site. Preliminary design criteria are expected to have a total storm water detention volume of 35.7 acre-feet, with a 10-year predevelopment peak flow rate of 34.9 cfs. The volume of the storm water detained on site would be the difference between the 100-year, 24-hour storm event and the 10-year, 24-hour storm event. The 100-year, 24-hour storm event rainfall depth = 3.7" and the 10-year, 24-hour storm event rainfall depth = 2.5".

FIELD EXPLORATION

Landset Engineers, Inc. has previously issued a soil engineering feasibility investigation for the overall development, dated April 30, 2008 (Reference 1). The feasibility investigation included exploration, sampling and classification of the surface and subsurface soil and groundwater conditions by means of drilling fifty exploratory borings to depths ranging from 10.0 to 51.5 feet below the ground surface (see Figure 5 & Appendix B).

As part of this study, a total of 19 percolation tests boring were drilled on September 29 and November 18, 2008 at the approximate locations shown on the Percolation Test & Exploratory Boring Location Map, Figure 5. The borings was drilled to depths ranging 5.0 feet to 11.7 feet below the ground surface with a truck mounted drill rig utilizing a 4-inch outside diameter auger. The borings was logged in the field by an engineering technician working under the supervision of a Certified Engineering Geologist from our office. Upon completion of drilling, the test hole was prepared for percolation testing.

The earth materials encountered in the percolation test borings were visually classified in the field and a continuous log was recorded. Visual classifications were made in general accordance with the Unified Soil Classification System and ASTM D2487. The logs of the percolation test borings can be found in Appendix A. Appendix A also contains a Key to the Unified Soil Classification System, Key to Log of Borings and Soil Terminology (Figures A1 through A3).

REGIONAL GEOLOGY

The site is situated on the east flank of the Sierra De Salinas on the west side of the Salinas Valley and is part of the Coast Ranges Geomorphic Province of California. The Coast Ranges Geomorphic Province consists of a series of mountain ranges paralleling the northwest-southeast structural orientation of the San Andreas fault, San Gregorio-Palo Colorado fault, Rinconada-Reliz fault, Sargent fault, Tularcitos fault, and other faults within the central coast of California. These faults are characterized by a combination of strike-slip and reverse displacement with horizontal displacements from tens to hundreds of miles and up to several thousand feet of

vertical displacement. Several periods of continuous and semi-continuous strike-slip or "transform" movement throughout the late Cenozoic Era has occurred on the San Andreas and related fault systems causing compressional uplift of the mountains of the Coast Ranges Geomorphic Province. The region continues to be characterized by moderate to high rates of seismic and tectonic activity.

The San Andreas fault is located approximately 14-miles northeast of the site. The San Andreas fault forms the boundary between the North American and Pacific tectonic plates. The site is located on the Pacific Plate on the southwest side of the San Andreas fault. The southwest side of the San Andreas fault is underlain by Cretaceous age Salinian Block granitic rocks with older Paleozoic Era (?) Sur Series metamorphic rocks that occur as roof pendants. These roof pendants predominantly consist of schist, marble and dolomite. Overlying the granitic rocks of the Salinian Block is a series of folded and faulted Tertiary age (Oligocene to middle Miocene) sedimentary and volcanic rocks.

Nestled between the Gabilan Range and the Santa Lucia Range & Sierra de Salinas, the Salinas Valley is the largest inter-montane valley on the central coast of California. During very late Tertiary (?) to mid Quaternary times, extensive alluvial and fluvial sediments were shed off of Tertiary uplands and deposited as extensive alluvial fans and terrace deposits. These sediments unconformably overlie all older formations with which they are in contact. Pleistocene & Holocene activity has consisted of continued tectonic uplift and down cutting and deposition of the Salinas River and local area streams. Eustatic changes in sea-level during the past 15,000 years have also resulted in several incursions of shallow marine, estuary and lacustrine depositional environments into the northern Salinas Valley. These estuarine conditions extended inland at least as far as the City of Salinas (Tinsley, 1975). It is these Pleistocene and Holocene age fluvial and estuarine/lacustrine sediments that underlie the site. The geology of the site and its vicinity is depicted on the Geologic Vicinity Map, Figure 3. Latest Holocene activity consists of continued tectonism along the San Andreas and related fault systems, mass wasting of upland areas and deposition & erosion of sediments by the Salinas River and it's tributaries.

SITE GEOLOGY

Several authors have performed previous geological studies and mapping of the site and its vicinity over the past several decades. For this study we reviewed published and unpublished work performed by Dibblee, 1973, Tinsley, 1975, & Dupre' & Tinsley 1980. Dupre' & Tinsley, 1980, have performed the most recent published mapping of the site and vicinity. This mapping is far more detailed than any previous work with special emphasis on Quaternary geology. Mapping of the site and vicinity indicate that the site geology is composed of stratigraphically complex coalescence of middle Pleistocene age fluvial and younger Holocene age estuarine and lacustrine basinal sediments.

Site geology for this report was correlated by logging, sampling and testing of the earth materials encountered in the 69 exploratory and percolation test borings that have been drilled on the site by this firm. Based on the above referenced techniques, it is our opinion that the geology as mapped by Dupre & Tinsley, 1980 is accurate when compared to the subsurface materials encountered in the borings. Description of the site geology is as follows, refer to Figures 3 through 5 and cross sections A-A through I-I for the location and distribution of these units.

(Qb) Basin Deposits (Holocene): Basin sediments deposited in a shallow estuarine/lacustrine environment (Paleo-Heins Lake) underlie the majority of the site. These sediments are composed of unconsolidated plastic clay, silt, and very fine to fine silty sand, which extend below the maximum depth explored of 50-feet below the ground surface. These sediments have a high susceptibility for liquefaction and are highly expansive with low rates of permeability.

(Qof) Older Flood Plain Deposits (early Holocene to late Pleistocene): The southern portion of the site is mapped as older flood-plain deposits (Qof). These deposits consist of expansive heavy clay topsoil underlain by a heterogeneous sequence of fine-grained sand, silty sand, silt and common clay interbeds. Deposited by the Salinas River and it's tributaries during past flood events, these fine-grained over-bank sediments have a moderate susceptibility for liquefaction and low to moderate rates of permeability.

(Qan) Terrace Deposits of Antioch (middle Pleistocene): The northeast corner of the site is mapped as Terrace deposits of Antioch (Qan). These deposits are of semi-consolidated interbedded deposits of well to poorly sorted sand, silt and clay with well developed expansive clay topsoil. Liquefaction susceptibility is low to moderate.

SUBSURFACE CONDITIONS

Subsurface constituents in the percolation test borings were similar to those encountered during subsurface exploration for the preliminary soil engineering investigation (Reference 1). The site is underlain by stratigraphically complex coalescence of middle Pleistocene age fluvial and younger Holocene age estuarine and lacustrine basinal sediments. The soil materials encountered typically consist of several feet of expansive fat clay topsoil underlain by a ***laterally discontinuous*** interbedded heterogeneous sequence of fat & lean clay, silt, elastic silt, silty sand, poorly graded sand and well graded sand. These unconsolidated sediments have highly variable consistencies and are typically very moist to saturated to the total depth explored of 50.0 feet below the ground surface (Appendix B, Figures A-4 to A-53).

PREHISTORIC & HISTORIC SURFACE CONDITIONS

During prehistoric times (last 10,000 years) as evidenced by the subsurface stratigraphy, the majority of the site consisted of a low lying, swampy, fresh-water lake and/or marine/non-marine estuary referred to in this report as Paleo-Heins Lake (Figure 3). This impoundment of water likely varied in aerial extent dependent on paleo-climatic conditions, eustatic changes in sea level at the end of the last glacial period and tectonic uplift. Periodically, this basin was inundated by flood waters of the Salinas River and it's tributaries, which partially scoured out portions of the basin sediments and deposited low energy fluvial deposits.

Review of historic topographic maps (Figure 2) depict Heins Lake, which no longer exists, located to the north of the site, just south of where the Salinas Municipal Airport is currently located. Historic and modern topographic maps (Figures 1 & 2) also depict the Alisal Slough near the southern margin of the site, which has been filled and no longer exists.

Much of the northern Salinas Valley is prime agricultural land and was recognized and utilized as such by the 1860's. Thousands of acres of land have gone under the plow and the land has been leveled. With the advent of irrigated crops in the 1890's and the development of drilled water well technology in the 1920's the natural land surface and hydrologic cycle has been irreparably and permanently changed. Natural drainages have been altered and channelized to manage storm and irrigation field runoff. Leveling and plowing to facilitate uniform flow and absorption of irrigation water results in accelerated water and wind erosion, which continually modify the land surface. Thus, the land surface on and adjacent to the site is a man-made feature.

GROUNDWATER

Free perched groundwater was encountered in 16 of the 50 exploratory borings drilled on site. Local groundwater levels can fluctuate over time depending on but not limited to factors such as seasonal rainfall, site elevation, groundwater withdrawal, agricultural irrigation and construction activities at neighboring sites. The influence of these time dependent factors could not be assessed at the time of our investigation. Depths to ground water are presented in the table below.

Ground Water Depth (Landset, April 2008)

Exploratory Boring	Depth to Ground Water (ft)	Exploratory Boring	Depth to Ground Water (ft)
B-1	14.0	B-23	30.0
B-2	13.0	B-32	18.0
B-3	15.0	B-36	23.0
B-4	19.0	B-38	18.0
B-5	40.0	B-40	18.0
B-8	23.0	B-42	18.0
B-9	23.5	B-43	21.0
B-15	18.0	B-45	18.0

PERCOLATION TESTING

As part of this study we tested 19 locations to determine the percolation rates of the soils underlying the site. Since the site is currently utilized for row crop production, percolation testing by auger hole methodology was the only practical means for data acquisition that did not interfere with the active farming operations. The bore holes where located on existing dirt tracks between the cultivated fields that were outside the influence of the active crop irrigation areas.

Percolation testing was performed by auger hole methods per FHWA-TS-80-218, Chapter 4, Section A, subsection e, as modified for falling head methodology and standard soil engineering practice in this area.

The percolation test borings were drilled on September 29 and November 18, 2008 with a truck mounted drill rig utilizing a 4-inch outside diameter auger. Upon completion of drilling operations the test borings were fitted with a 2-inch diameter slotted PVC pipe. About 2-inches of ¼" diameter angular gravel was placed at the bottom of the test hole prior to installing the slotted pipe. After placement of the pipe in the test holes the annular space between the pipe and the boring sidewall was backfilled with gravel.

The percolation test holes were pre-saturated for a minimum period of 24 hours prior to field testing by means of filling the test borings through the slotted pipe with clean water up to the existing adjacent ground surface elevation. After pre-saturation the percolation test holes were allowed to soak for a period of 24 hours prior to percolation testing.

Percolation testing was performed on-site on October 1 & 2 and November 19 & 24, 2008. Upon completion of test hole pre-saturation, the percolation test holes were refilled with clean water to an approximate depth of 1-foot below the ground surface. The 4-inch diameter field percolation tests readings were mathematically corrected to account for the volume of water displaced by the pipe & rock and the change in head for each subsequent. The results of the percolation tests and

the calculations for the applied mathematical correction factors are presented in the figure section of Appendix A.

Please refer to Table 1 below for a summary of the percolation test result final readings. The individual percolation test boring logs and tabulated percolation test data is presented in Appendix A (Figures A-4 through A-41).

Table 1
Summary of Percolation Test Results

Test Hole	Test Location	Final Percolation Rate (in/hr)	Test Depth (ft)
P-1	Parcel A	0.049	9.2
P-2	Parcel B	0.015	7.6
P-3	Parcel C	0.349	6.0
P-4	Parcel E	0.765	8.1
P-5	Parcel D	1.690	8.0
P-6	Parcel A	0.004	5.0
P-7	Parcel D	0.021	11.7
P-8	Parcel D	0.360	7.3
P-9	Parcel E	24.638	5.3
P-10	Parcel E	2.296	7.3
P-11	Parcel A	0.000	6.1
P-12	Parcel A	0.004	5.75
P-13	Parcel B	0.000	7.67
P-14	Parcel E	0.625	9.2
P-15	Parcel D	0.002	6.0
P-16	Parcel D	0.088	6.58
P-17	Parcel B	0.154	8.58
P-18	Parcel E	0.433	5.75
P-19	Parcel E	0.185	5.0

SUMMARIZED CONCLUSIONS

The following conclusions for soil percolation and site suitability for subsurface storm water retention facilities are drawn from the data acquired and evaluated during this study. Based on our research, field exploration and the percolation testing, it is our opinion that the long term sustainability for subsurface storm water retention is inadequate and unsatisfactory for the anticipated design life of the proposed development.

1. Holocene age lake bed deposits of very low permeability predominantly underlie the site. Historically, the site was an area of impoundment where naturally occurring runoff accumulated, as opposed to infiltrated.

2. The percolation rates obtained during this study are very slow and insufficient to appreciably manage the volume of storm water runoff based on the anticipated areas of proposed impervious surfaces.

3. The permeable soil strata that do exist are highly variable in thickness and are laterally discontinuous (Sheet 1). In most circumstances relatively impermeable silts & clays and/or shallow groundwater underlie the areas where permeable soils are encountered. It is our opinion that the soil conditions are substantially restrictive in their capacity to retain storm water runoff.

4. The soils underlying the site have a moderate to high susceptibility for liquefaction. The infiltration and injection of surface waters into the subsurface soil strata would likely result in the unintended consequence creating additional geotechnical hazards where they do not currently exist.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

The conclusions contained in this report are preliminary and are based, in part, on certain plans, information, and data that has been provided to us. Any changes in those plans, information, and data will render our conclusions invalid unless we are commissioned to review the changes and to make any necessary modifications and/or additions to our conclusions. No representation, warranty, or guarantee is either expressed or implied. This report is intended for the exclusive use by the client. Application beyond the stated intent is strictly at the user's risk.

The conclusions of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings. If any variations or undesirable conditions are encountered during construction, Landset Engineers, Inc. should be notified so that supplemental recommendations can be given.

The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether due to natural processes or to the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or in part, by changes outside of our control. Therefore, this report should not be relied upon after a period of three years, without being reviewed by Landset Engineers, Inc. from the date of issuance of this report.

The scope of our services did not include any determination or evaluation of site geology, soil corrosion potential, environmental assessment of wetlands, radioisotopes, hydrocarbons, hazardous or toxic materials, or other chemical properties in the soil, surface water, groundwater or air, on or below or around the site.

REFERENCES

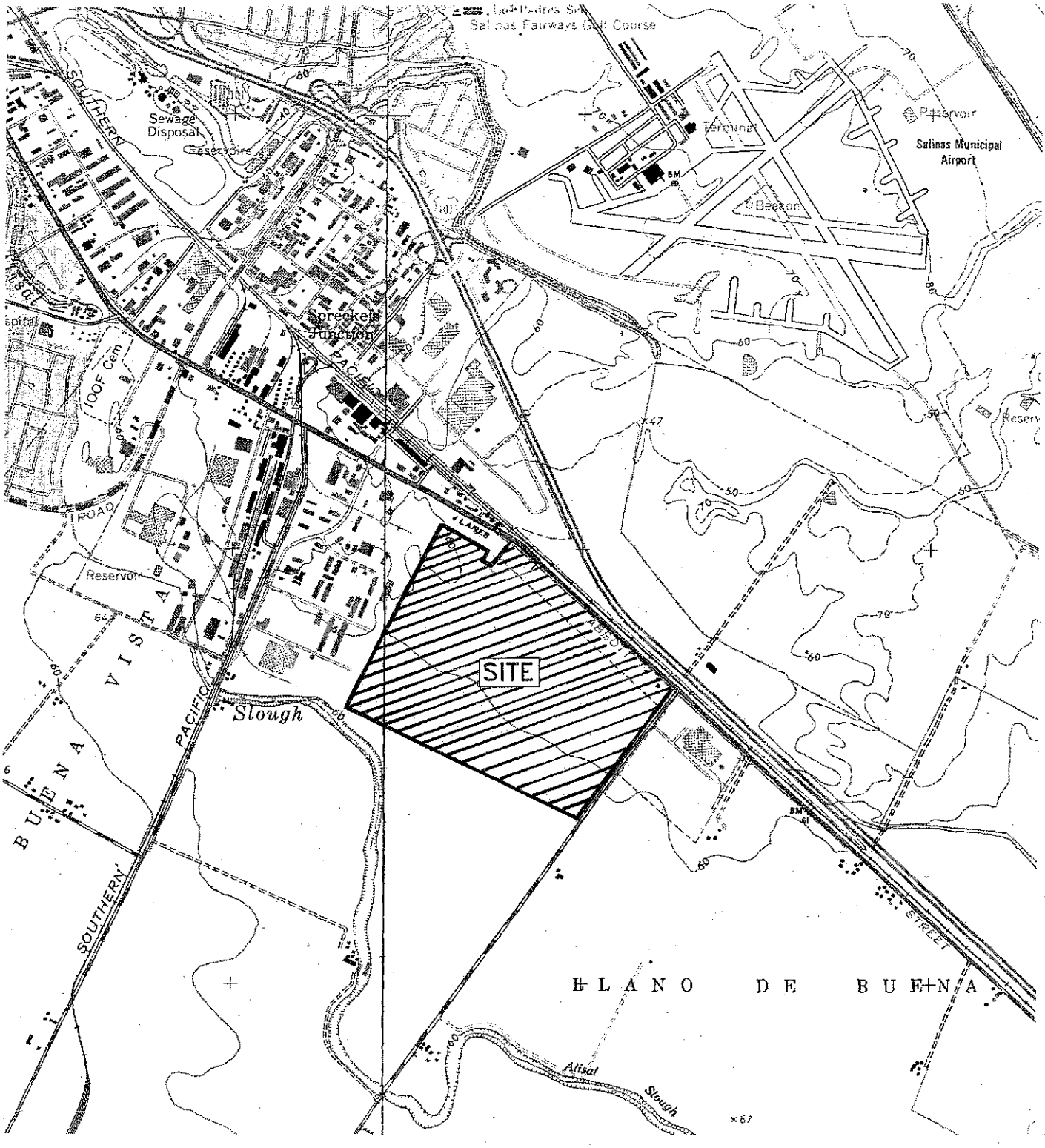
Dibblee, T.W., 1973, Geologic Map of the Salinas Quadrangle, California, U.S.G.S Open File 74-1021, scale 1:62,500.

Dupre W.R., Tinsley, J.C., 1980, Geology and liquefaction potential, northern Monterey and southern Santa Cruz Counties, California: U.S. Geological Survey Miscellaneous Field Studies Map MF-1199, 2 plates, scale 1:62,500.

Tinsley, J.C., 1975, Quaternary Geology Of The Northern Salinas Valley, Monterey County, California, (Ph.D dissertation) Stanford University, 195p.

FIGURES

Figure 1, Vicinity Map
Figure 2, Historic Vicinity Map
Figure 3, Geologic Vicinity Map
Figure 4, Explanation to Geologic Vicinity Map
Figure 5, Percolation Test & Exploratory Boring Location Map



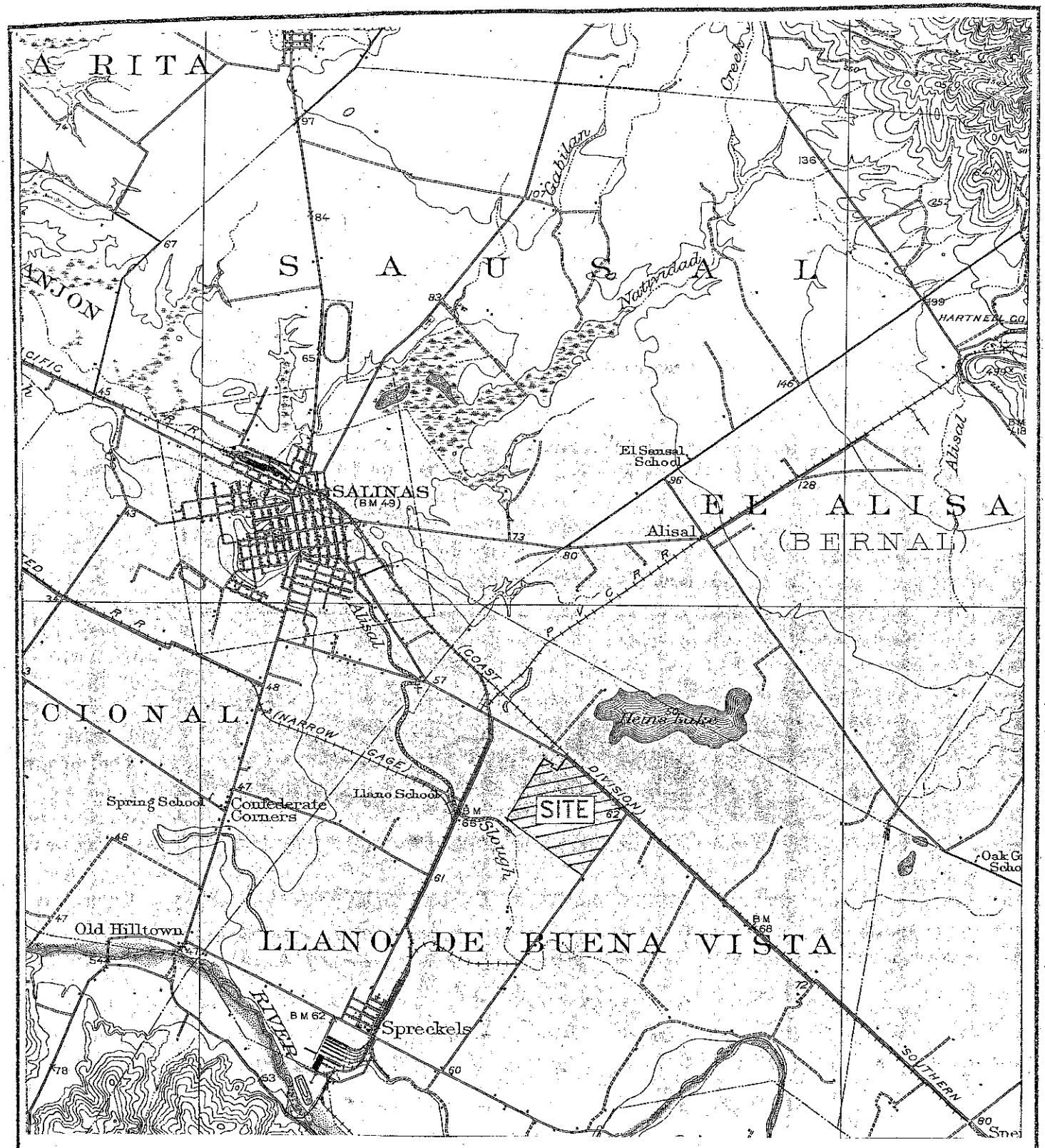
BASE MAPS: Salinas & Natividad, California
U.S.G.S. 7.5' Topographic
Quadrangle Maps

Scale: 1"=2000'

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Vicinity Map
Salinas Ag-Industrial Business Park
Abbott Street Between Harkins & Harris Roads
Salinas, California

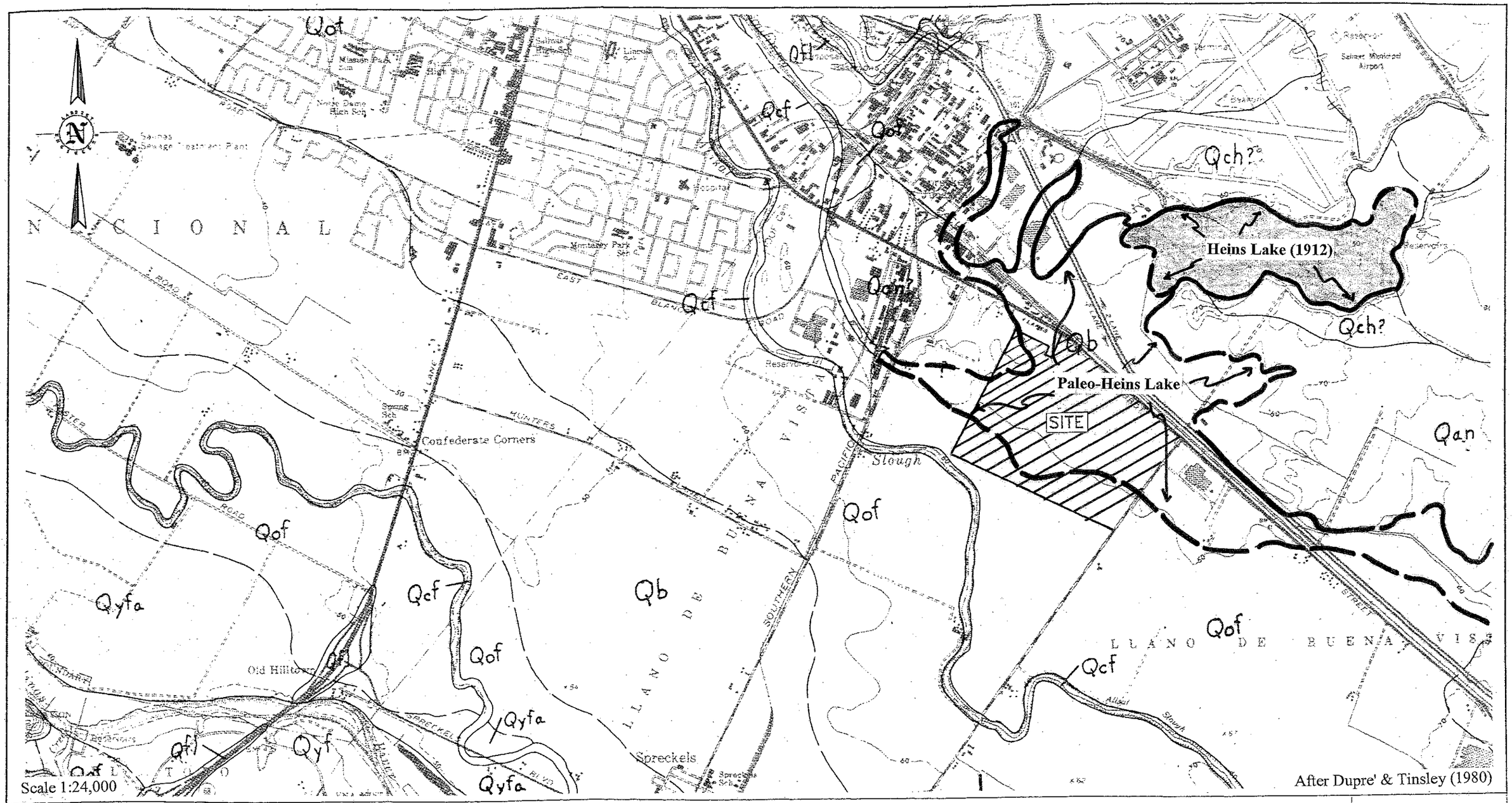
FIGURE
1
PROJECT
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BASE MAP: Salinas, California
U.S.G.S. 15' Topographic Quadrangle Map
1912, reprinted 1928
Scale: 1:62,500

N

LANDSET ENGINEERS, INC. 5208 CRAZY HORSE CANYON ROAD, SALINAS, CA 93907 (831) 443-6970 FAX(831) 443-3801	**Historic Vicinity Map** Salinas Ag-Industrial Business Park Abbott Street Between Harkins & Harris Road Salinas, California	FIGURE **2** PROJECT **LSS-0620-01**



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Geologic Vicinity Map
Salinas Ag-Industrial Park
Abbott Street Between Harkins & Harris Roads
Salinas, California

FIGURE
3

PROJECT
LSS-0620-01

DESCRIPTION OF GEOLOGIC UNITS

Qba BEACH SAND--Unconsolidated, well-sorted, medium- to coarse-grained sand. Local layers of pebbles and cobbles. Thin discontinuous lenses of silt relatively common in back-beach areas. Thickness variable, in part due to seasonal changes in wave energy; commonly less than 6 m thick. May interfinger with either well-sorted dune sand or, where adjacent to coastal cliff, poorly sorted colluvial deposits. Iron- and magnesium-rich heavy minerals locally form placers as much as 60 cm thick. High porosity and permeability. High susceptibility to coastal flooding, moderate to high liquefaction susceptibility

DUNE DEPOSITS--Divided into:

Qds Dune sand--Unconsolidated, well-sorted, fine- to medium-grained sand, deposited as linear strip of coastal dunes. May be as much as 25 m thick. High porosity and permeability; well drained. Low susceptibility to flooding. Moderate to high liquefaction susceptibility depending on depth to water table. Soils poorly developed or absent. Accelerated erosion likely in areas where vegetation disturbed or removed

Qfd Flandrian dune deposits of Cooper (1967)--Unconsolidated well-sorted sand as much as to 30 m thick, deposited in a belt of parabolic dunes up to 700 m wide. The dunes are presently stabilized, but accelerated erosion may occur where the vegetation is disturbed. Their physical characteristics are similar to those of younger dune sand. Liquefaction potential ranges from moderate to low, depending on the location of the water table

Qb BASIN DEPOSITS--Unconsolidated plastic clay and silty clay contain much organic material. Locally contain interbedded thin layers of silt and silty sand. Deposited in a variety of environments including estuaries, lagoons, tidal flats, marsh-filled sloughs, flood basins, and lakes. Thickness highly variable; may be as much as 30 m thick underlying some sloughs. High susceptibility to flooding. Moderate to high liquefaction susceptibility except where water table is more than 10 m below the surface. Highly expansive soils develop on these deposits

Qal ALLUVIAL DEPOSITS, UNDIFFERENTIATED--Unconsolidated, heterogeneous, moderately sorted silt and sand with discontinuous lenses of clay and silty clay. Locally includes large amounts of gravel. May include deposits equivalent to both younger and older flood-plain deposits in areas where these were not differentiated. Thickness highly variable; may be more than 30 m thick near the coast. Variable permeability and porosity. Depth to water table highly variable. High susceptibility to flooding in areas where not incised by present stream. Liquefaction susceptibility moderate to high where water is close to surface

Qf ALLUVIAL FAN DEPOSITS--Unconsolidated, moderately to poorly sorted sand, silt and gravel, with layers of silty clay. Generally coarsest nearest the mountain front. Thickness uncertain, but may locally be greater than 20 m. Present streams entrenched along entire fan. Depth to water table ranges from 3 to 6 m except where large amounts of ground water pumping (for example, north of Salinas); locally perched water tables may occur. Relatively low susceptibility to flooding. Possible area for ground-water recharge. Sediments capped by well-drained, immature soils. Mostly low liquefaction susceptibility except locally where water saturated and well-sorted sand and silt are present

Qyf YOUNGER FLOOD-PLAIN DEPOSITS--Unconsolidated, relatively fine grained, heterogeneous deposits of sand and silt, commonly including relatively thin, discontinuous layers of clay. Gravel content increases toward the Santa Cruz Mountains and is locally abundant within channel and lower point bar deposits. Thickness generally less than 6 m. Moderate permeability and porosity. Depth to water table commonly less than 2 m. Relatively high susceptibility to flooding except in areas protected by artificial levees. Gravel-rich zones may be areas of ground-water recharge. Very high liquefaction susceptibility. Where deposited as veneer of levee deposits over older flood-plain deposits, mapped separately as Qyf(a)

Qof OLDER FLOOD-PLAIN DEPOSITS--Unconsolidated, relatively fine grained, heterogeneous deposits of sand and silt, commonly including relatively thin layers of clay. Grain size of levee deposits decreases away from abandoned channel-fill deposits. These deposits are locally as much as 100m thick where they fill buried valleys beneath the Salinas and Pajaro River valleys; the lower part of this valley fill is highly gravelliferous and constitutes a major ground-water aquifer in the region. Rivers are presently entrenched as much as 6 m below the surface of these deposits except near the coast. Depth to water table is variable, but is generally 3-10 m. Flooding is relatively uncommon except near the coast. Moderately well drained. Immature soils are developed in the sediments. Moderate susceptibility for liquefaction except where depth to water table is greater than 10 m

Qc COLLUVIUM--Unconsolidated heterogenous deposits of moderately to poorly sorted silt, sand, and gravel, deposited by slope wash and mass movement. Minor fluvial reworking. Locally includes numerous undifferentiated landslides and small alluvial fans. Contacts generally gradational. Locally grades into fluvial deposits. Generally more than 2 m thick. Moderately well drained and permeable. Mostly moderately low liquefaction potential but can be moderately high locally. Slope stability relatively low; small landslides common where water is close to surface

Qcf CHANNEL-FILL DEPOSITS--Unconsolidated, highly plastic, poorly sorted clay, silty clay, and silt overlying moderately well-sorted silt and sand. Deposited in abandoned channels within both younger and older flood-plain deposits. Thickness of fill generally less than 3 m, but many of these areas have been artificially filled with material that is poorly compacted and prone to subsidence. Expansive soils are common. These areas are poorly drained, and ground water is generally within 3 m of the surface. Liquefaction susceptibility of underlying channel deposits is generally high

Qfl ARTIFICIAL FILL--Heterogeneous mixture of artificially deposited fill material ranging from well-compacted sand and silt to poorly compacted sediment high in organic content; only locally delineated. Liquefaction susceptibility ranges from high to low, depending on degree of compaction

Qls LANDSLIDE DEPOSITS--Heterogeneous mixture of deposits ranging from large block slides in indurated bedrock to debris flows in semiconsolidated sand and shale; only locally delineated. High probability of failure during or after an earthquake, but the susceptibility for liquefaction is relatively low

OLDER COASTAL DUNES--Weakly consolidated, well-sorted sand deposited during at least two periods in the Fort Ord area. Similar in origin and in part correlative with the eolian deposits of Sunset Beach. Physical properties and engineering characteristics similar to eolian deposits of Sunset Beach. Characterized by poorly or medially developed soils. Mapped separately as:

Qod_1 Younger dunes

Qod_2 Older dunes

Qoh ALLUVIAL FAN DEPOSITS OF CHUALAR--Weakly consolidated, moderately to poorly sorted sand, silt, and gravel deposited as a series of alluvial fans flanking the Salinas Valley. Depth to water table generally greater than 10 m because of ground-water pumping. Characterized by well-drained, medially developed soils. Relatively low susceptibility to flooding; low susceptibility for liquefaction

Qt TERRACE DEPOSITS, UNDIFFERENTIATED--Weakly consolidated to semiconsolidated, moderately to poorly sorted silt, silty clay, sand, and gravels, mostly deposited in a fluvial environment. Thickness highly variable, locally as much as 18 m thick. Deposits capped by moderately to fully completely well-developed soils, some with duripans; expansive soils are locally present. Low susceptibility to flooding and for liquefaction

Qes EOLIAN DEPOSITS OF SUNSET BEACH--Weakly consolidated, well-sorted, fine- to medium-grained sand deposited in an extensive coastal dune field. Thickness ranges from 2 to 25 m. High porosity and permeability except at surface where moderate degree of soil development results in decreased porosity and permeability. Generally well drained. Low susceptibility to flooding except in local undrained depressions. Low liquefaction susceptibility except where water table within 3 m of surface, where the susceptibility for liquefaction may be moderate

Qyt YOUNGER TERRACE DEPOSITS--Semiconsolidated, moderately to poorly sorted clay, silty clay, silt, and some sand; forms low terraces along the north side of the Pajaro River. Most of these sediments were deposited in old sloughs (see modern basin deposits), hence are characterized by expansive soils and poor drainage. Low susceptibility for liquefaction

Qoe OLDER EOLIAN DEPOSITS--Semiconsolidated, moderately well sorted sand as much as 13 m thick deposited in a series of inland-migrating dune fields. Locally conformably overlying undifferentiated coastal terrace deposits and terrace deposits of Antioch. Capped by moderately well drained, maximally developed soils, some with duripans. Low susceptibility to flooding and for liquefaction

Qtc TERRACE DEPOSITS OF CASTROVILLE--Semiconsolidated, moderately to poorly sorted silt, sand, silty clay and gravel deposited by the Salinas River; parts of the terrace may be locally reworked by marine processes. Fluvial deposits at least 20 m thick in some areas. Low susceptibility to flooding and for liquefaction

TERRACE DEPOSITS OF ANTIOCH--Semiconsolidated, moderately well to poorly sorted sand, silt and clay with interbedded gravel. Thickness locally exceeds 30 m. Terrace surfaces consist of moderately well drained, maximally developed soils; some expansive soils may be present, particularly where developed on old floodbasin deposits. Low susceptibility to flooding and for liquefaction. Differentiated into:

Qan_1 Youngest terrace surface

Qan_2 Middle terrace surface

Qan_3 Oldest terrace surface

Qem EOLIAN DEPOSITS OF MANRESA BEACH--Weakly to moderately consolidated, moderately well sorted silt and sand deposited in extensive coastal dune fields. Locally grades conformably into underlying coastal terrace deposits of Santa Cruz; elsewhere overlies fluvial facies of terrace deposits of Watsonville. Upper 3-6 m is indurated owing to clay and iron oxide cementation in weathered zone. Permeability and porosity are moderate except in soil zones, where they are generally low. Extensive erosion likely where lower unconsolidated sand exposed to a free face. Relatively low susceptibility to flooding and for liquefaction

TERRACE DEPOSITS OF WATSONVILLE--Divided into:

Qwf Fluvial facies--Semiconsolidated, moderately to poorly sorted silt, sand, silty clay, and gravel. May be more than 70 m thick. Lower 20-40 m highly gravelliferous and is both a local aquifer and a significant source of gravel. Upper 3-5 m of unit is moderately indurated owing to clay and iron oxide cementation in weathered zone, capped by maximally developed soils. Moderate to low permeability. Local perched water table. Low susceptibility to flooding and for liquefaction

Qwa Alluvial fan facies--Semiconsolidated, moderately to poorly sorted, discontinuous layers of silty clay, silt, sand, and gravel. Deposited by streams, sheet flows, and debris flows on alluvial fans adjacent to Santa Cruz Mountains. Thickness variable; locally may be more than 20 m thick. Moderate to low permeability and porosity. Perched water tables locally present. Low susceptibility to flooding and for liquefaction

Qae COASTAL TERRACE DEPOSITS OF SANTA CRUZ--Semiconsolidated, generally well worked sand with a few thin, relatively continuous layers of gravel. Deposited in nearshore high-energy marine environment. Locally grades upward into eolian deposits of Manresa Beach. Thickness variable; maximum approximately 13 m. Unit thins to north where it ranges from 3 to 6 m thick. As mapped, locally includes many small areas of fluvial and colluvial silt, sand, and gravel, especially at or near old wave-cut cliffs, and some areas of eolian sand. Moderate permeability and porosity. May contain perched water table where underlain by relatively impermeable deposits. Relatively low susceptibility to flooding; low liquefaction susceptibility

Qp ALLUVIAL FAN DEPOSITS OF PLACENTIA--Semiconsolidated, moderately to poorly sorted sand, silt, and gravel; gravel content increases toward the head of the fan. Similar to alluvial fan deposits of Chualar, except capped by more well developed soils. Generally low susceptibility to flooding; low liquefaction susceptibility

Qmu COASTAL TERRACE DEPOSITS, UNDIFFERENTIATED--Semiconsolidated, moderately well sorted marine sand containing thin, discontinuous gravel-rich layers. May be overlain by poorly sorted fluvial and colluvial silt, sand, and gravel. Thickness variable; generally less than 6 m thick. May be relatively well indurated in upper part of weathered zone; capped by maximally developed soils, some with duripans. Moderate to low porosity and permeability. Local perched water tables in areas where marine sand overlies relatively impervious deposits. Low susceptibility to flooding and for liquefaction

Qm AROMAS SAND (Pleistocene)--Heterogeneous sequence of mainly eolian and fluvial sand, silt, clay, and gravel. Slight angular unconformities present throughout the unit; older deposits more complexly folded and faulted than younger deposits. Total thickness may be greater than 250 m. Characterized by maximally developed soils, most with duripans. Low susceptibility to flooding and for liquefaction. Unit locally divided into:

Qae Eolian deposits--Moderately well sorted sand as much as 60 m thick that contains no intervening fluvial deposits. Several sequences of eolian deposits may be present, each separated by paleosols. The upper 3-6 m of each dune sequence is oxidized and relatively well indurated, and all primary sedimentary structures have been destroyed by weathering; the lower parts of each dune sequence may be relatively unconsolidated below the weathering zone. Porosity and permeability, as well as degree of consolidation, are thus a function of the relative position within the weathering profile. Perched water tables may be present where eolian deposits overlie less permeable fluvial deposits; springs may develop in these areas, and slumps and landslides may develop as well. Severe erosion may occur within this unit when the weathering zone and its protective duripan are breached and the relatively unconsolidated sands are exposed, as evidenced by the extensive colluvial slopes that mantle much of the outcrop area

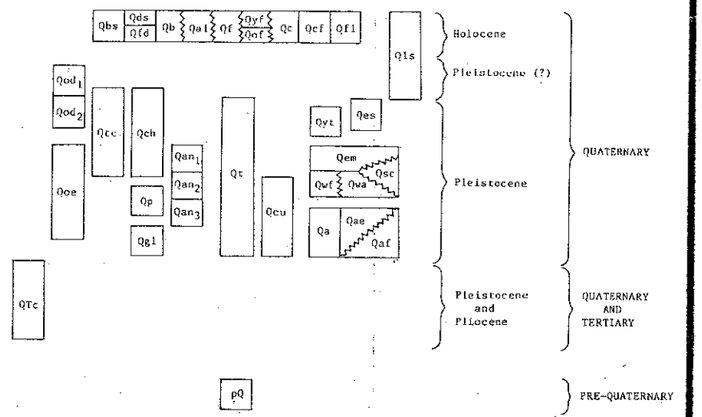
Qmf Fluvial deposits--Semiconsolidated, moderately to poorly sorted silty clay, silt, sand, and gravel deposited by meandering and braided streams as well as alluvial fans. Includes beds of relatively well sorted gravel ranging from 3 to 30 m thick that are locally important as aquifers in the region. Locally includes buried soils high in expansive clays, which act as aquicludes. Landslides are common in this unit

Qgl ALLUVIAL FAN DEPOSITS OF GLORIA--Moderately consolidated, deeply weathered, moderately to poorly sorted sand, silt and gravel, capped with moderately well drained, maximally developed soils with duripans. Low susceptibility to flooding and for liquefaction

QTc CONTINENTAL DEPOSITS, UNDIVIDED--Semiconsolidated, relatively fine grained, oxidized sand and silt. Generally underlie fluvial deposits of Aromas Sand. Moderate permeability and porosity. Low liquefaction potential. Erosion problems in areas where poorly consolidated parts of unit are exposed

pQ SEDIMENTARY, IGNEOUS, AND METAMORPHIC ROCKS, UNDIVIDED--Characterized by very low susceptibility for liquefaction

CORRELATION OF MAP UNITS



Contact — Dashed where approximately located; queried where doubtful, dotted where concealed

Landslide deposit showing general direction of movement

Notes: (1) Only a few of the landslide deposits have been mapped. For a more complete map of landslides in Santa Cruz County, see the map by Cooper-Clark and Associates (1975).

(2) No attempt was made to map faults. Faults in Santa Cruz County are shown on a map by Hall, Sarna-Wojcicki, and Dupré (1974).

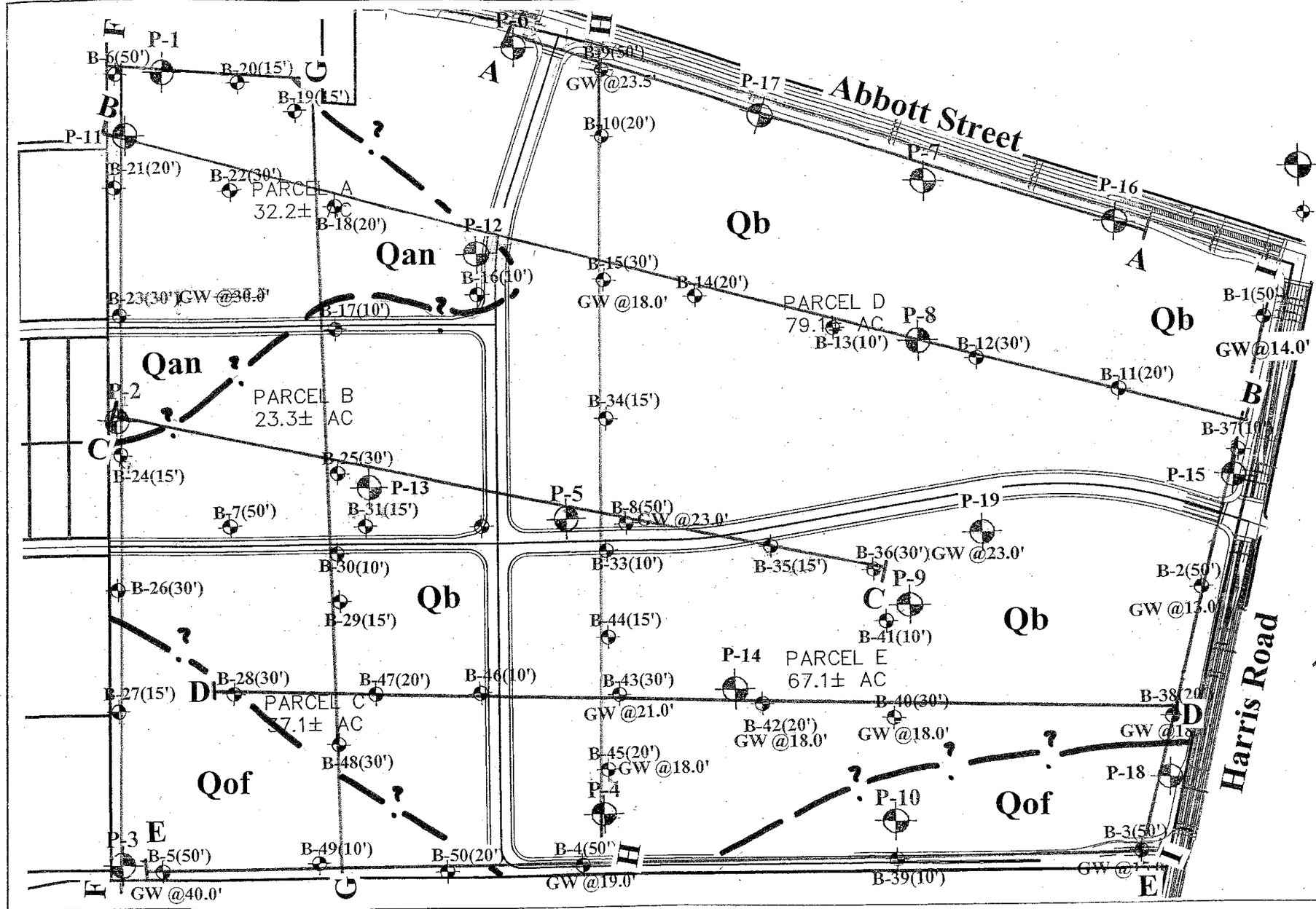
After Dupre and Tinsley (1980)

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Explanation to Geologic Vicinity Map

Salinas Ag-Industrial Park
Abbott Street Between Harkins & Harris Roads
Salinas, California

FIGURE
4
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Explanation

P-10: Approximate percolation test location (THIS STUDY)

B-50 (20'): Approximate exploratory boring location & (depth) (LANDSET, APRIL 2008)

GW: Depth to groundwater

Qb: BASIN DEPOSITS (Holocene): – Unconsolidated plastic clay, silt & fine silty sand of lacustrine/estuarine origin. Moderate to high susceptibility for liquefaction. Highly expansive soil conditions.

Qof: OLDER FLOOD-PLAIN DEPOSITS (early Holocene to late Pleistocene) – Unconsolidated fine grained heterogeneous sand, silt with common clay interbeds deposits by the Salinas River. Moderate susceptibility for liquefaction.

Qan: TERRACE DEPOSITS OF ANTIOCH (middle Pleistocene) – Semi-consolidated interbedded deposits of well to poorly sorted sand, silt & clay with well developed expansive topsoil. Low to moderate susceptibility for liquefaction.

Geologic Contact – Solid where certain, dashed where approximate, queried where uncertain

I – I: Location of geologic cross sections (Sheet 1- Map Pocket)

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Percolation Test & Exploratory Boring Location Map
Salinas Ag-Industrial Park
Abbott Street Between Harkins & Harris Roads
Salinas, California

FIGURE
5

PROJECT
LSS-0620-01

APPENDIX A, FIGURES

Percolation Rate Conversion Calculation Work Sheet
Unified Soil Classification System
Key to Log of Borings
Soil Terminology
Percolation Test Hole Boring Logs P-1 through P-19 and Percolation Test Results

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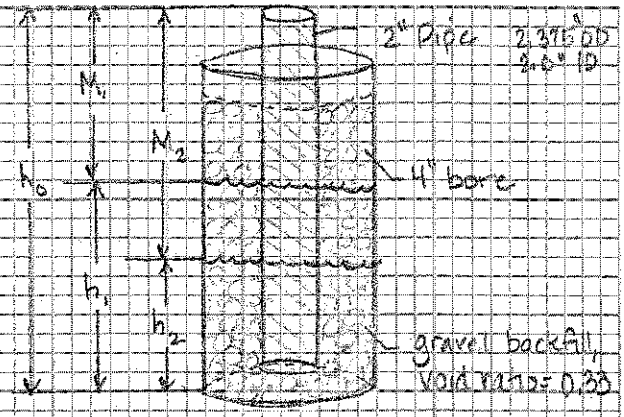
SUBJECT Percolation Rate Worksheet

SHEET NO. _____ OF _____

JOB NO. _____

BY CDC

DATE 2/26/09



$Fall = M_2 - M_1$

$h_1 = h_0 - M_1$

$h_2 = h_0 - M_2$

$A_{pipe,int} = \pi r^2 = \pi(1")^2 = 3.142 in^2$

$A_{bore} = \pi r^2 = \pi(2")^2 = 12.566 in^2$

$A_{annular} = A_{bore} - A_{pipe,int}$

$A_{annular} = 12.566 in^2 - 3.142 in^2 = 9.424 in^2$

$A_{water} = (A_{annular})(void\ ratio) + A_{pipe,int}$

$= (9.424 in^2)(0.33) + 3.142 in^2$

$= 6.252 in^2$

Correction factor, $CF = \frac{A_{water}}{A_{bore}} = \frac{6.252 in^2}{12.566 in^2} = \boxed{0.4975}$

$V_{disp,gross} = A_{bore}(h_1 - h_2) = 12.566(h_1 - h_2)$

$V_{corr} = V_{gross}(CF)$

Area of Percolation = $A_{perc} = A_{bore} + 2\pi r(h_1) = 12.566 in^2 + 2\pi(2")(h_1) = 12.566(1 + h_1)$

$Percolation = \left(\frac{V_{corr}(in^3)}{t(min)}\right)\left(\frac{1}{A_{perc}(in^2)}\right)\left(\frac{60 min}{1 hr}\right)$

$$\boxed{Percolation = \left(\frac{V_{corr}(in^3)}{t(min)}\right)\left(\frac{60(min/hr)}{12.566(1+h_1)\,in^2}\right)}$$

Fig. A-D

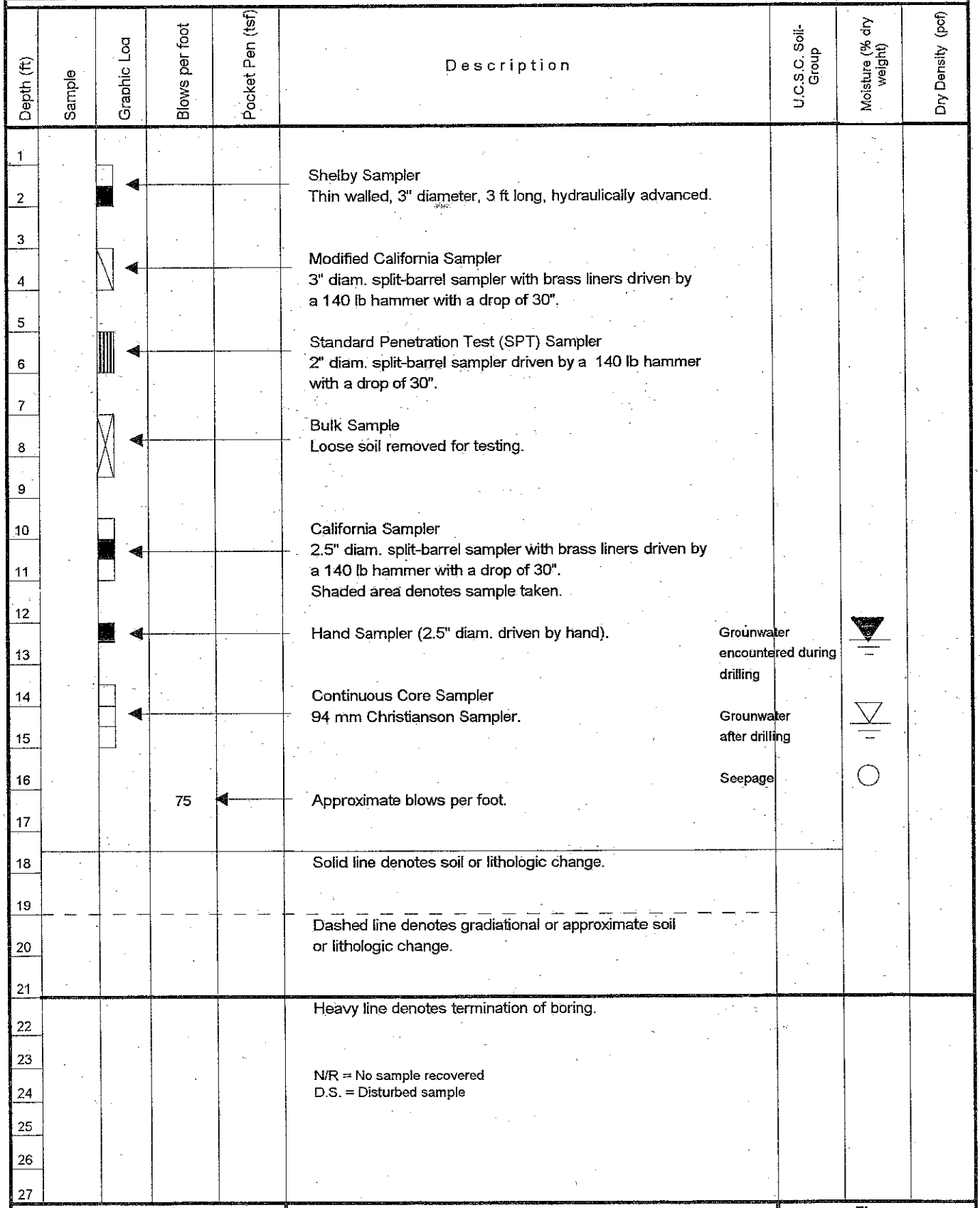
UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GRAPHIC SYMBOL	LETTER SYMBOL	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS More than 50 % of material is larger than No. 200 sieve size.	GRAVEL AND GRAVELLY SOILS More than 50 % of coarse fraction retained on No. 4 sieve.	CLEAN GRAVELS		GW	Well-graded gravels, gravel-sand mixtures, little or no fines.
				GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines.
		GRAVELS WITH FINES		GM	Silty gravel, gravel-sand-silt mistures.
				GC	Clayey gravels, gravel-sand-clay mixtures.
	SAND AND SANDY SOILS More than 50 % of coarse fraction passing No. 4 sieve.	CLEAN SAND (Little or no fines)		SW	Well-graded sands, gravelly sands, little or no fines.
				SP	Poorly-graded sands, gravelly sands, little or no fines.
		SAND WITH FINES (Appreciable amount of fines)		SM	Silty sands, sand-silt mixtures.
				SC	Clayey sands, sand-clay mixtures.
FINE GRAINED SOILS More than 50 % of material is smaller than No. 200 sieve size.	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts with slight plasticity.
				CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
				OL	Organic silts and organic silty clay of low plasticity.
		LIQUID LIMIT GREATER THAN 50		MH	Inorganic silty, micaceous or diatomaceous fine sand or silty soils.
				CH	Inorganic clays of high plasticity, fat clays.
				OH	Organic clays of medium to high plasticity, organic silts.
HIGHLY ORGANIC SOILS				PT	Peat, humus, swamp soils with high organic contents.
VARIOUS SOILS AND MAN MADE MATERIALS					Fill materials.
MAN MADE MATERIALS					Asphalt and concrete.

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Figure A1

KEY TO LOG OF BORINGS



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Figure A2

SOIL TERMINOLOGY

SOIL TYPES (Ref. 1)

Boulders:	Particles of rock that will not pass a 12 inch screen.
Cobbles:	Particles of rock that will pass a 12 inch screen, but not a 3 inch sieve.
Gravel:	Particles of rock that will pass a 3 inch sieve, but not a No.4 sieve.
Sand:	Particles that will pass a No. 4 sieve, but not a No. 200 sieve.
Silt:	Soil that will pass a No. 200 sieve, that is non-plastic or very slightly plastic, and that exhibits little or no strength when dry.
Clay:	Soil that will pass a No. 200 sieve, that can be made to exhibit plasticity (putty-like properties) within a range of water contents, and that exhibits considerable strength when dry.

MOISTURE AND DENSITY

Moisture Condition:	An observational term; dry, slightly moist, moist, very moist, saturated.
Moisture Content:	The weight of water in a sample divided by the weight of dry soil in the soil sample, expressed as a percentage.
Dry Density:	The pounds of dry soil in a cubic foot of soil.

DESCRIPTORS OF CONSISTENCY (Ref. 3)

Liquid Limit:	The water content at which a No. 40 soil is on the boundary between exhibiting liquid and plastic characteristics. The consistency feels like soft butter.
Plastic Limit:	The water content at which a No. 40 soil is on the boundary between exhibiting plastic and semi-solid characteristics. The consistency feels like stiff putty.
Plasticity Index:	The difference between the liquid limit and the plastic limit, i.e. the range in water contents over which the soil is in a plastic state.

MEASURES OF CONSISTENCY OF COHESIVE SOILS (CLAYS) (Ref's. 2 & 3)

Very soft	N=0-1 *	C=0-250 psf	Squeezes between fingers
Soft	N=2-4	C=250-500 psf	Easily molded by finger pressure
Medium Stiff	N=5-8	C=500-1000 psf	Molded by strong finger pressure
Stiff	N=9-15	C=1000-2000 psf	Dented by strong finger pressure
Very Stiff	N=16-30	C=2000-4000 psf	Dented slightly by finger pressure
Hard	N>30	C>4000 psf	Dented slightly by a pencil point

* N = Blows per foot in the Standard Penetration Test. In cohesive soils, with the 3" diameter sampler, 140 pound weight, divide the blow count by 1.2 to get N (Ref. 4).

MEASURES OF RELATIVE DENSITY OF GRANULAR SOILS (GRAVELS, SANDS AND SILTS) (Ref's. 2 & 3)

Very Loose	N=0-4 **	RD=0-30	Easily push a 1/2" reinforcing rod by hand
Loose	N=5-10	RD=30-50	Push a 1/2" reinforcing rod by hand
Medium Dense	N=11-30	RD=50-70	Easily drive a 1/2" reinforcing rod
Dense	N=31-50	RD=70-90	Drive a 1/2" reinforcing rod 1 foot
Very Dense	N>50	RD=90-100	Drive a 1/2" reinforcing rod a few inches

** N = Blows per foot in the Standard Penetration Test. In granular soils, with the 3" diameter sampler, 140 pound weight, divide the blow count by 2 to get N (Ref. 4). RD = Relative Density

Ref. 1: ASTM Designation: D 2487-93, Standard Classification of Soils for Engineering Purposes (Unified Soils Classification System).

Ref. 2: Terzaghi, Karl, and Peck, Ralph B., Soil Mechanics in Engineering Practice, John Wiley & Sons, New York, 2nd Ed., 1967, pp. 30, 341, 347.

Ref. 3: Sowers, George F., Introductory Soil Mechanics and Foundations: Geotechnical Engineering, Macmillan Publishing Company, New York, 4th Ed., 1979, pp. 80,81 and 312.

Ref. 4: Lowe, John III, and Zaccheo, Phillip F., Subsurface Explorations and Sampling Chapter 1 in "Foundation Engineering Handbook," Hsai-Yang Fang, Editor, Van Nostrand Reinhold Company, New York, 2nd Ed., 1991, p. 39.

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Figure A3

EXPLORATORY BORING LOG

No. P-1

PROJECT:	Salinas Ag-Industrial	**DATE DRILLED:**	29-Sep-08	**FILE No.**	LSS-0620-01
DRILLER:	California Geotech	**DRILLING METHOD:**	B-24	**LOGGED BY:**	TL
BORING DIAMETER:	4" SS	**BORING DEPTH:**	9.2'	**GROUNDWATER DEPTH:**	N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown fat CLAY, medium stiff moist	CH		
2								
3					Color change to moderate yellowish brown clay, very stiff			
4								
5								
6								
7								
8								
9					Moderate yellowish brown silty SAND, loose to medium dense, moist, very fine grained, 30-35% fines	SM		
10					**TD @ 9.2'** **NO GROUNDWATER ENCOUNTERED**			
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-4

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Note: Percolation test performed by auger hole falling head test method. Results have been mathematically corrected to account for displacement of gravel and standpipe. (Reference Figure A-0)

Job Number: LSS-0620-01

Project Name:	Salinas Ag-Industrial		
Boring No:	P-1	Lot No.:	Parcel A
Date Drilled:	9/29/2008	Presaturation:	10/01/08
Date Tested:	10/2/2008	Test Duration:	4 hrs
Boring Depth:	9.2'	Boring Diam:	4.0"
Pipe Length:	10'	Presat. Pipe Length:	10'
Pipe Diam.:	2"	Gravel Void Ratio:	0.33
Corr. Factor:	0.4975		

Technician: T. L'Hommedieu

PERCOLATION TEST DATA SHEET

TIME	INTERVAL (t) (min)	READING (in.)	FALL (in.)	VOL. DISPLACED gross (in^3)	VOL. DISPLACED corrected (in^3)	AREA OF PERC. (in^2)	PERCOLATION (in/hr)
13:00		14.4					
13:30	30	19.2	4.80	60.32	30.01	1339.54	0.045
14:00	30	24.0	4.80	60.32	30.01	1279.22	0.047
14:30	30	28.2	4.20	52.78	26.26	1218.90	0.043
15:00	30	32.4	4.20	52.78	26.26	1166.12	0.045
15:30	30	36.0	3.60	45.24	22.51	1113.35	0.040
16:00	30	39.6	3.60	45.24	22.51	1068.11	0.042
16:30	30	43.4	3.80	47.75	23.76	1022.87	0.046
17:00	30	47.2	3.80	47.75	23.76	975.12	0.049

Figure A-5

EXPLORATORY BORING LOG

No. P-2

PROJECT:	Salinas Ag-Industrial	**DATE DRILLED:**	29-Sep-08
DRILLER:	California Geotech	**DRILLING METHOD:**	B-24
BORING DIAMETER:	4" SS	**BORING DEPTH:**	7.6'

FILE No. LSS-0620-01
LOGGED BY: TL
GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist	CH		
2								
3					Color change to dark yellowish orange (10YR6/6) 5% very fine grained to medium grained sand			
4								
5								
6					Moderate yellowish brown (10YR5/4) elastic SILT, very stiff, very moist	MH		
7								
8					**TD @ 7.6'**			
9					**NO GROUNDWATER ENCOUNTERED**			
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
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24								
25								
26								
27								

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Figure A-6

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Note: Percolation test performed by auger hole falling head test method. Results have been mathematically corrected to account for displacement of gravel and standpipe. (Reference Figure A-0)

Job Number: LSS-0620-01

Project Name:	Salinas Ag-Industrial		
Boring No:	P-2	**Lot No.:**	Parcel B
Date Drilled:	9/29/2008	**Presaturation:**	10/01/08
Date Tested:	10/2/2008	**Test Duration:**	4 hrs
Boring Depth:	7.6'	**Boring Diam:**	4.0"
Pipe Length:	9.1'	**Presat. Pipe Length:**	9.1'
Pipe Diam.:	2"	**Gravel Void Ratio:**	0.33
Corr. Factor:	0.4975		

Technician: T. L'Hommedieu

PERCOLATION TEST DATA SHEET

TIME	INTERVAL (t) (min)	READING (in.)	FALL (in.)	VOL. DISPLACED gross (in^3)	VOL. DISPLACED corrected (in^3)	AREA OF PERC. (in^2)	PERCOLATION (in/hr)
12:50		32.3					
13:20	30	35.4	3.10	38.95	19.38	978.89	0.040
13:50	30	37.4	2.00	25.13	12.50	939.94	0.027
14:20	30	38.9	1.50	18.85	9.38	914.80	0.021
14:50	30	40.3	1.40	17.59	8.75	895.96	0.020
15:20	30	41.6	1.30	16.34	8.13	878.36	0.019
15:50	30	42.8	1.20	15.08	7.50	862.03	0.017
16:20	30	43.9	1.10	13.82	6.88	846.95	0.016
16:50	30	44.9	1.00	12.57	6.25	833.13	0.015

Figure A-7

EXPLORATORY BORING LOG

No. P-3

PROJECT:	Salinas Ag-Industrial	**DATE DRILLED:**	29-Sep-08	**FILE No.**	LSS-0620-01
DRILLER:	California Geotech	**DRILLING METHOD:**	B-24	**LOGGED BY:**	TL
BORING DIAMETER:	4" SS	**BORING DEPTH:**	6.0'	**GROUNDWATER DEPTH:**	N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, very moist, medium stiff, trace very fine grain sand	CH		
2								
3								
4					Moderate yellowish brown silty SAND, medium dense, moist, 20-25% fines, very fine to fine grained	SM		
5								
6					Dark yellowish orange (10YR6/6) poorly graded SAND, medium dense to dense, moist, very fine to fine grained, 5-10% fines	SP		
7					**TD @ 6.0'** **NO GROUNDWATER ENCOUNTERED**			
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-8

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Note: Percolation test performed by auger hole falling head test method. Results have been mathematically corrected to account for displacement of gravel and standpipe. (Reference Figure A-0)

Job Number: LSS-0620-01

Project Name:	Salinas Ag-Industrial		
Boring No:	P-3	**Lot No.:**	Parcel C
Date Drilled:	9/29/2008	**Presaturation:**	10/01/08
Date Tested:	10/2/2008	**Test Duration:**	3 hrs 45 min
Boring Depth:	6.0'	**Boring Diam:**	4.0"
Pipe Length:	6.7'	**Presat. Pipe Length:**	6.7'
Pipe Diam.:	2"	**Gravel Void Ratio:**	0.33
Corr. Factor:	0.4975		

Technician: T. L'Hommedieu

PERCOLATION TEST DATA SHEET

TIME	INTERVAL (t) (min)	READING (in.)	FALL (in.)	VOL. DISPLACED gross (in^3)	VOL. DISPLACED corrected (in^3)	AREA OF PERC. (in^2)	PERCOLATION (in/hr)
13:10		12.0					
13:40	30	37.2	25.20	316.66	157.54	872.08	0.361
14:10	30	53.4	16.20	203.57	101.28	555.42	0.365
14:40	30	61.8	8.40	105.55	52.51	351.85	0.299
14:50	10	64.2	2.40	30.16	15.00	246.29	0.366
15:00	10	66.2	2.00	25.13	12.50	216.14	0.347
* 15:06		12.6					
15:16	10	24.4	11.80	148.28	73.77	864.54	0.512
15:26	10	34.4	10.00	125.66	62.52	716.26	0.524
15:36	10	40.6	6.20	77.91	38.76	590.60	0.394
15:46	10	44.8	4.20	52.78	26.26	512.69	0.307
15:56	10	48.6	3.80	47.75	23.76	459.92	0.310
16:06	11	52.2	3.60	45.24	22.51	412.16	0.298
16:16	10	55.2	3.00	37.70	18.75	366.93	0.307
16:26	10	57.8	2.60	32.67	16.25	329.23	0.296
16:36	12	60.2	2.40	30.16	15.00	296.56	0.253
16:46	10	62.6	2.40	30.16	15.00	266.40	0.338
16:56	10	64.8	2.20	27.65	13.75	236.24	0.349

* Indicates water added

Figure A-9

EXPLORATORY BORING LOG

No. P-4

PROJECT:	Salinas Ag-Industrial	**DATE DRILLED:** 29-Sep-08	**FILE No.** LSS-0620-01
DRILLER:	California Geotech	**DRILLING METHOD:** B-24	**LOGGED BY:** TL
BORING DIAMETER:	4" SS	**BORING DEPTH:** 8.1'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown lean CLAY, stiff, moist	CL		
2					Dusky yellowish brown (10YR2/2) sandy SILT very stiff, very moist, 20-25% very fine grained sand fraction	ML		
3								
4								
5					Moderate yellowish brown (10YR5/4) silty SAND, medium dense, very moist, very fine grained	SM		
6								
7								
8								
9					**TD @ 8.1'**			
10					**NO GROUNDWATER ENCOUNTERED**			
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-10

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Note: Percolation test performed by auger hole falling head test method. Results have been mathematically corrected to account for displacement of gravel and standpipe. (Reference Figure A-0)

Job Number: LSS-0620-01

Project Name:	Salinas Ag-Industrial		
Boring No:	P-4	**Lot No.:**	Parcel E
Date Drilled:	9/29/2008	**Presaturation:**	10/01/08
Date Tested:	10/2/2008	**Test Duration:**	1 hr 15 min
Boring Depth:	8.1'	**Boring Diam:**	4.0"
Pipe Length:	10.0'	**Presat. Pipe Length:**	10.0'
Pipe Diam.:	2"	**Gravel Void Ratio:**	0.33
Corr. Factor:	0.4975		

Technician: T. L'Hommedieu

PERCOLATION TEST DATA SHEET

TIME	INTERVAL (t) (min)	READING (in.)	FALL (in.)	VOL. DISPLACED gross (in^3)	VOL. DISPLACED corrected (in^3)	AREA OF PERC. (in^2)	PERCOLATION (in/hr)
12:33		24.0					
13:03	30	84.0	60.00	753.96	375.10	1218.90	0.615
* 13:09		25.4					
13:14	5	36.0	10.60	133.20	66.27	1201.31	0.662
* 13:19		25.2					
13:24	5	37.8	12.60	158.33	78.77	1203.82	0.785
13:29	5	47.4	9.60	120.63	60.02	1045.49	0.689
13:34	5	56.6	9.20	115.61	57.51	924.86	0.746
13:39	5	65.4	8.80	110.58	55.01	809.25	0.816
13:44	5	73.2	7.80	98.01	48.76	698.67	0.838
13:48	4	78.1	4.90	61.57	30.63	600.65	0.765

* Indicates water added

Figure A-11

EXPLORATORY BORING LOG

No. P-5

PROJECT:	Salinas Ag-Industrial	**DATE DRILLED:**	29-Sep-08	**FILE No.**	LSS-0620-01
DRILLER:	California Geotech	**DRILLING METHOD:**	B-24	**LOGGED BY:**	TL
BORING DIAMETER:	4" SS	**BORING DEPTH:**	8.0'	**GROUNDWATER DEPTH:**	N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown fat CLAY, medium stiff, moist	CH		
2					Color change to medium yellowish brown very stiff, moist to very moist			
3								
4								
5					Moderate yellowish brown (10YR5/4) SILT, very stiff, moist to very moist	ML		
6								
7								
8					Pale yellowish brown (10YR6/2) silty SAND, loose to medium dense, moist	SM		
9					**TD @ 8.0'**			
10					**NO GROUNDWATER ENCOUNTERED**			
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure
A-12

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Note: Percolation test performed by auger hole falling head test method. Results have been mathematically corrected to account for displacement of gravel and standpipe. (Reference Figure A-0)

Job Number: LSS-0620-01

Project Name:	**Salinas Ag-Industrial**		
Boring No:	**P-5**	**Lot No.:**	**Parcel D**
Date Drilled:	**9/29/2008**	**Presaturation:**	**10/01/08**
Date Tested:	**10/2/2008**	**Test Duration:**	**46 min**
Boring Depth:	**8.0'**	**Boring Diam:**	**4.0"**
Pipe Length:	**8.0'**	**Presat. Pipe Length:**	**7.9'**
Pipe Diam.:	**2"**	**Gravel Void Ratio:**	**0.33**
Corr. Factor:	**0.4975**		

Technician: T. L'Hommedieu

PERCOLATION TEST DATA SHEET

TIME	INTERVAL (t) (min)	READING (in.)	FALL (in.)	VOL. DISPLACED gross (in^3)	VOL. DISPLACED corrected (in^3)	AREA OF PERC. (in^2)	PERCOLATION (in/hr)
11:04		30.0					
11:09	5	73.2	43.20	542.85	270.07	826.84	3.920
* 11:12		12.6					
11:13	1	30.4	17.80	223.67	111.28	1045.49	6.386
11:14	1	44.2	13.80				
11:15	1	51.8	7.60	95.50	47.51	648.41	4.397
11:16	1	57.8	6.00	75.40	37.51	552.90	4.070
11:17	1	63.8	6.00	75.40	37.51	477.51	4.713
11:18	1	69.0	5.20	65.34	32.51	402.11	4.851
11:19	1	73.8	4.80	60.32	30.01	336.77	5.346
11:20	1	77.6	3.80	47.75	23.76	276.45	5.156
11:21	1	81.4	3.80	47.75	23.76	228.70	6.232
11:22	1	85.0	3.60	45.24	22.51	180.95	7.462
11:23	1	88.0	3.00	37.70	18.75	135.71	8.292
11:24	1	90.8	2.80	35.18	17.50	98.01	10.715
11:25	1	93.4	2.60	32.67	16.25	62.83	15.522
* 11:34		14.4					
11:35	1	22.6	8.20	103.04	51.26	1022.87	3.007
11:36	1	30.6	8.00	100.53	50.01	919.83	3.262
11:37	1	38.4	7.80	98.01	48.76	819.30	3.571
11:38	1	45.0	6.60	82.94	41.26	721.29	3.432
11:39	1	51.6	6.60	82.94	41.26	638.35	3.878
11:40	1	57.0	5.40	67.86	33.76	555.42	3.647
11:41	1	62.4	5.40	67.86	33.76	487.56	4.154
11:42	1	67.2	4.80	60.32	30.01	419.70	4.290
11:43	1	70.8	3.60	45.24	22.51	359.39	3.757
11:44	1	73.8	3.00	37.70	18.75	314.15	3.582
11:45	1	76.2	2.40	30.16	15.00	276.45	3.256
11:46	1	78.6	2.40	30.16	15.00	246.29	3.655
11:47	1	81.0	2.40	30.16	15.00	216.14	4.165
11:48	1	83.4	2.40	30.16	15.00	185.98	4.841
11:49	1	85.2	1.80	22.62	11.25	155.82	4.333
11:50	1	85.8	0.60	7.54	3.75	133.20	1.690
* Indicates water added							Figure A-13

EXPLORATORY BORING LOG

No. P-6

PROJECT:	Salinas Ag-Industrial	**DATE DRILLED:**	29-Sep-08	**FILE No.**	LSS-0620-01
DRILLER:	California Geotech	**DRILLING METHOD:**	B-24	**LOGGED BY:**	TL
BORING DIAMETER:	4" SS	**BORING DEPTH:**	5.0'	**GROUNDWATER DEPTH:**	N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown fat CLAY, stiff, moist, 5% fine grained sand fraction	CH		
2								
3								
4					Very stiff, very moist, very fine to medium grained sand fraction			
5					Moderate yellowish brown (10YR5/4) SILT, very stiff, moist, 5% very fine grain sand fraction	ML		
6					**TD @ 5.0'**			
7					**NO GROUNDWATER ENCOUNTERED**			
8								
9								
10								
11								
12								
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14								
15								
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17								
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19								
20								
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22								
23								
24								
25								
26								
27								

LANDSET
Engineers, Inc.

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Figure A-14

LandSet

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Note: Percolation test performed by auger hole falling head test method. Results have been mathematically corrected to account for displacement of gravel and standpipe. (Reference Figure A-0)

Job Number: LSS-0620-01

Project Name:	**Salinas Ag-Industrial**		
Boring No:	**P-6**	**Lot No.:**	**Parcel A**
Date Drilled:	**9/29/2008**	**Presaturation:**	**09/30/08**
Date Tested:	**10/1/2008**	**Test Duration:**	**4 hrs**
Boring Depth:	**5.0'**	**Boring Diam:**	**4.0"**
Pipe Length:	**7.0'**	**Presat. Pipe Length:**	**7.0'**
Pipe Diam.:	**2"**	**Gravel Void Ratio:**	**0.33**
Corr. Factor:	**0.4975**		

Technician: T. L'Hommedieu

PERCOLATION TEST DATA SHEET

TIME	INTERVAL (t) (min)	READING (in.)	FALL (in.)	VOL. DISPLACED gross (in^3)	VOL. DISPLACED corrected (in^3)	AREA OF PERC. (in^2)	PERCOLATION (in/hr)
13:10		28.6					
13:40	30	30.2	1.60	20.11	10.00	708.72	0.028
14:10	30	31.2	1.00	12.57	6.25	688.62	0.018
14:40	30	31.8	0.60	7.54	3.75	676.05	0.011
15:10	30	32.4	0.60	7.54	3.75	668.51	0.011
15:40	30	33.0	0.60	7.54	3.75	660.97	0.011
16:10	30	33.5	0.50	6.28	3.13	653.43	0.010
16:40	30	34.0	0.50	6.28	3.13	647.15	0.010
17:10	30	34.2	0.20	2.51	1.25	640.87	0.004

Figure A-15

EXPLORATORY BORING LOG

No. P-7

PROJECT:	Salinas Ag-Industrial	**DATE DRILLED:**	29-Sep-08
DRILLER:	California Geotech	**DRILLING METHOD:**	B-24
BORING DIAMETER:	4" SS	**BORING DEPTH:**	11.7'

FILE No. LSS-0620-01
LOGGED BY: TL
GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY medium stiff, dry slightly moist	CH		
2								
3					Color change to moderate yellowish brown (10YR5/4) stiff, moist			
4								
5					Color change to dark yellowish brown (10YR4/2) very stiff moist			
6								
7								
8								
9					Pale yellowish brown (10YR6/2) silty SAND, medium dense, very moist, very fine to fine grained 20-25% fines	SM		
10								
11								
12					**TD @ 11.7'**			
13					**NO GROUNDWATER ENCOUNTERED**			
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-16

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Note: Percolation test performed by auger hole falling head test method. Results have been mathematically corrected to account for displacement of gravel and standpipe. (Reference Figure A-0)

Job Number: LSS-0620-01

Project Name:	Salinas Ag-Industrial		
Boring No:	P-7	Lot No.:	Parcel D
Date Drilled:	9/29/2008	Presaturation:	09/30/08
Date Tested:	10/1/2008	Test Duration:	4 hrs
Boring Depth:	11.7'	Boring Diam:	4.0"
Pipe Length:	12.1'	Presat. Pipe Length:	12.1'
Pipe Diam.:	2"	Gravel Void Ratio:	0.33
Corr. Factor:	0.4975		

Technician: T. L'Hommedieu

PERCOLATION TEST DATA SHEET

TIME	INTERVAL (t) (min)	READING (in.)	FALL (in.)	VOL. DISPLACED gross (in^3)	VOL. DISPLACED corrected (in^3)	AREA OF PERC. (in^2)	PERCOLATION (in/hr)
13:00		11.4					
13:30	30	33.8	22.40	281.48	140.04	1693.90	0.165
13:45	15	41.2	7.40	92.99	46.26	1412.42	0.131
14:00	15	48.2	7.00	87.96	43.76	1319.43	0.133
14:15	15	54.0	5.80	72.88	36.26	1231.47	0.118
14:30	15	58.9	4.90	61.57	30.63	1158.59	0.106
14:45	15	63.8	4.90	61.57	30.63	1097.01	0.112
15:00	15	68.2	4.40	55.29	27.51	1035.44	0.106
15:15	15	71.6	3.40	42.72	21.26	980.15	0.087
15:30	15	73.8	2.20	27.65	13.75	937.42	0.059
15:45	15	75.4	1.60	20.11	10.00	909.78	0.044
16:00	15	76.8	1.40	17.59	8.75	889.67	0.039
16:15	15	78.1	1.30	16.34	8.13	872.08	0.037
16:30	15	79.2	1.10	13.82	6.88	855.74	0.032
16:45	15	80.3	1.10	13.82	6.88	841.92	0.033
17:00	15	81.0	0.70	8.80	4.38	828.10	0.021

Figure A-17

EXPLORATORY BORING LOG

No. P-8

PROJECT:	Salinas Ag-Industrial	**DATE DRILLED:**	29-Sep-08	**FILE No.**	LSS-0620-01
DRILLER:	California Geotech	**DRILLING METHOD:**	B-24	**LOGGED BY:**	TL
BORING DIAMETER:	4" SS	**BORING DEPTH:**	7.3'	**GROUNDWATER DEPTH:**	N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, very stiff, moist, 5% very fine grained sand fraction	CH		
2								
3								
4					Pale yellowish brown (10YR6/2) silty SAND medium dense, very moist, very fine to fine grained, 20-25% fines	SM		
5								
6								
7								
8					**TD @ 7.3'**			
9					**NO GROUNDWATER ENCOUNTERED**			
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

LANDSET
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Figure A-18

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Note: Percolation test performed by auger hole falling head test method, Results have been mathematically corrected to account for displacement of gravel and standpipe. (Reference Figure A-0)

Job Number: LSS-0620-01

Project Name:	Salinas Ag-Industrial		
Boring No:	P-8	Lot No.:	Parcel D
Date Drilled:	9/29/2008	Presaturation:	09/30/08
Date Tested:	10/1/2008	Test Duration:	3 hr 30 min
Boring Depth:	7.3'	Boring Diam:	4.0"
Pipe Length:	7.7'	Presat. Pipe Length:	7.7'
Pipe Diam.:	2"	Gravel Void Ratio:	0.33
Corr. Factor:	0.4975		

Technician: T. L'Hommedieu

PERCOLATION TEST DATA SHEET

TIME	INTERVAL (t) (min)	READING (in.)	FALL (in.)	VOL. DISPLACED gross (in^3)	VOL. DISPLACED corrected (in^3)	AREA OF PERC. (in^2)	PERCOLATION (in/hr)
9:15		19.2					
9:45	30	45.6	26.40	331.74	165.04	932.40	0.354
10:00	15	56.4	10.80	135.71	67.52	600.65	0.450
10:15	15	64.8	8.40	105.55	52.51	464.94	0.452
10:30	15	70.8	6.00	75.40	37.51	359.39	0.417
10:45	15	74.4	3.60	45.24	22.51	283.99	0.317
* 10:45		36.6					
11:00	15	46.2	9.60	120.63	60.02	713.75	0.336
11:15	15	54.6	8.40	105.55	52.51	593.12	0.354
11:30	15	63.0	8.40	105.55	52.51	487.56	0.431
11:45	15	70.8	7.80	98.01	48.76	382.01	0.511
12:00	15	78.0	7.20	90.48	45.01	283.99	0.634
* 12:00		39.0					
12:15	15	46.9	7.90	99.27	49.39	683.59	0.289
12:30	15	54.7	7.80	98.01	48.76	584.32	0.334
12:45	15	61.7	7.00	87.96	43.76	486.30	0.360

* Indicates water added

Figure A-19

EXPLORATORY BORING LOG

No. P-9

PROJECT:	Salinas Ag-Industrial	**DATE DRILLED:**	29-Sep-08	**FILE No.**	LSS-0620-01
DRILLER:	California Geotech	**DRILLING METHOD:**	B-24	**LOGGED BY:**	TL
BORING DIAMETER:	4" SS	**BORING DEPTH:**	5.3'	**GROUNDWATER DEPTH:**	N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish (10YR2/2) brown fat CLAY, dry, slightly moist, medium stiff	CH		
2								
3								
4					Moderate yellowish brown silty SAND, medium dense, slightly moist to moist, 15-20% fines, very fine to fine grained	SM		
5								
6					**TD @ 5.3'**			
7					**NO GROUNDWATER ENCOUNTERED**			
8								
9								
10								
11								
12								
13								
14								
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20								
21								
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24								
25								
26								
27								

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Figure A-20

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Note: Percolation test performed by auger hole falling head test method. Results have been mathematically corrected to account for displacement of gravel and standpipe. (Reference Figure A-0)

Job Number: LSS-0620-01

Project Name:	Salinas Ag-Industrial		
Boring No:	P-9	**Lot No.:**	Parcel E
Date Drilled:	9/29/2008	**Presaturation:**	10/01/08
Date Tested:	10/2/2008	**Test Duration:**	42 min
Boring Depth:	5.3'	**Boring Diam:**	4.0"
Pipe Length:	7.3'	**Presat. Pipe Length:**	7.3'
Pipe Diam.:	2"	**Gravel Void Ratio:**	0.33
Gravel Corr. Factor:	0.4975		

Technician: T. L'Hommedieu

PERCOLATION TEST DATA SHEET

TIME	INTERVAL (t) (min)	READING (in.)	FALL (in.)	VOL. DISPLACED gross (in^3)	VOL. DISPLACED corrected (in^3)	AREA OF PERC. (in^2)	PERCOLATION (in/hr)
8:01		42.0					
8:02	1	69.0	27.00	339.28	168.79	585.58	17.295
8:03	1	75.0	6.00	75.40	37.51	246.29	9.138
8:04	1	81.0	6.00	75.40	37.51	170.90	13.169
8:05	1	85.2	4.20	52.78	26.26	95.50	16.496
8:06	1	87.0	1.80	22.62	11.25	42.72	15.803
* 8:10		33.0					
8:11	1	59.8	26.80	336.77	167.54	698.67	14.388
8:12	1	68.2	8.40	105.55	52.51	361.90	8.706
8:13	1	75.6	7.40	92.99	46.26	256.35	10.828
8:14	1	81.6	6.00	75.40	37.51	163.36	13.777
8:15	1	86.4	4.80	60.32	30.01	87.96	20.469
8:16	1	87.0	0.60	7.54	3.75	27.65	8.141
* 8:20		38.4					
8:21	1	46.3	7.90	99.27	49.39	630.81	4.698
8:22	1	52.7	6.40	80.42	40.01	531.54	4.516
8:23	1	58.9	6.20	77.91	38.76	451.12	5.155
8:24	1	65.1	6.20	77.91	38.76	373.21	6.231
8:25	1	71.2	6.10	76.65	38.13	295.30	7.748
8:26	1	77.3	6.10	76.65	38.13	218.65	10.465
8:27	1	82.2	4.90	61.57	30.63	142.00	12.944
8:28	1	86.6	4.40	55.29	27.51	80.42	20.522
* 8:35		35.4					
8:36	1	43.8	8.40	105.55	52.51	668.51	4.713
8:37	1	51.8	8.00	100.53	50.01	562.96	5.330
8:38	1	58.2	6.40	80.42	40.01	462.43	5.191
8:39	1	64.6	6.40	80.42	40.01	382.01	6.284
8:40	1	70.9	6.30	79.17	39.38	301.58	7.836
8:41	1	76.7	5.80	72.88	36.26	222.42	9.781
8:42	1	82.3	5.60	70.37	35.01	149.54	14.047
8:43	1	87.5	5.20	65.34	32.51	79.17	24.638

* Indicates water added

Figure A-21

EXPLORATORY BORING LOG

No. P-10

PROJECT:	Salinas Ag-Industrial	**DATE DRILLED:** 29-Sep-08	**FILE No.** LSS-0620-01
DRILLER:	California Geotech	**DRILLING METHOD:** B-24	**LOGGED BY:** TL
BORING DIAMETER:	4" SS	**BORING DEPTH:** 7.3'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown lean CLAY, medium stiff, dry slightly moist	CL		
2								
3					Dark yellowish brown (10YR4/2) sandy SILT, medium stiff, moist, 30-35% very fine grained sand	ML		
4								
5								
6								
7					Dark yellowish brown (10YR4/2) silty SAND, loose to medium dense, moist, very fine grained, 30-35% fines	SM		
8					**TD @ 7.3'**			
9					**NO GROUNDWATER ENCOUNTERED**			
10								
11								
12								
13								
14								
15								
16								
17								
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19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-22

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Note: Percolation test performed by auger hole falling head test method. Results have been mathematically corrected to account for displacement of gravel and standpipe. (Reference Figure A-0)

Job Number: LSS-0620-01

Project Name:	Salinas Ag-Industrial		
Boring No:	P-10	**Lot No.:**	Parcel E
Date Drilled:	9/29/2008	**Presaturation:**	10/01/08
Date Tested:	10/2/2008	**Test Duration:**	2 hr 25 min
Boring Depth:	7.3'	**Boring Diam:**	4.0"
Pipe Length:	10.0'	**Presat. Pipe Length:**	9.9'
Pipe Diam.:	2"	**Gravel Void Ratio:**	0.33
Gravel Corr. Factor:	0.4975		

Technician: T. L'Hommedieu

PERCOLATION TEST DATA SHEET

TIME	INTERVAL (t) (min)	READING (in.)	FALL (in.)	VOL. DISPLACED gross (in^3)	VOL. DISPLACED corrected (in^3)	AREA OF PERC. (in^2)	PERCOLATION (in/hr)
9:30		24.0					
9:31	1	34.8	10.80	135.71	67.52	1203.82	3.365
9:32	1	38.8	4.00	50.26	25.01	1068.11	1.405
9:33	1	41.4	2.60	32.67	16.25	1017.85	0.958
9:34	1	44.0	2.60	32.67	16.25	985.17	0.990
9:35	1	46.3	2.30	28.90	14.38	952.50	0.906
9:36	1	47.9	1.60	20.11	10.00	923.60	0.650
9:37	1	49.3	1.40	17.59	8.75	903.50	0.581
* 9:46		33.0					
9:51	5	43.6	10.60	133.20	66.27	1090.73	0.729
9:56	5	53.4	9.80	123.15	61.27	957.53	0.768
10:01	5	63.8	10.40	130.69	65.02	834.38	0.935
10:06	5	72.5	8.70	109.32	54.39	703.70	0.927
10:11	5	81.7	9.20	115.61	57.51	594.37	1.161
10:16	5	90.3	8.60	108.07	53.76	478.76	1.348
10:21	5	98.9	8.60	108.07	53.76	370.70	1.740
* 10:30		30.6					
10:35	5	46.9	16.30	204.83	101.90	1120.89	1.091
10:40	5	57.2	10.30	129.43	64.39	916.06	0.843
10:45	5	67.5	10.30	129.43	64.39	786.63	0.982
10:50	5	77.3	9.80	123.15	61.27	657.20	1.119
10:55	5	86.7	9.40	118.12	58.76	534.06	1.320
11:00	5	95.4	8.70	109.32	54.39	415.93	1.569
* 11:05		24.0					
11:10	5	34.6	10.60	133.20	66.27	1203.82	0.661
11:15	5	44.7	10.10	126.92	63.14	1070.62	0.708
11:20	5	54.7	10.00	125.66	62.52	943.71	0.795
11:25	5	64.4	9.70	121.89	60.64	818.05	0.890
11:30	5	73.6	9.20	115.61	57.51	696.16	0.991
11:35	5	82.6	9.00	113.09	56.26	580.55	1.163
11:40	5	91.4	8.80	110.58	55.01	467.46	1.412
11:45	5	99.5	8.10	101.78	50.64	356.87	1.703
11:50	5	106.8	7.30	91.73	45.64	255.09	2.147
11:55	5	111.8	5.00	62.83	31.26	163.36	2.296

* Indicates water added

Figure A-23

EXPLORATORY BORING LOG

No. P-11

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	18-Nov-08
DRILLER:	California Geotech	**DRILLING METHOD:**	B-24
BORING DIAMETER:	4"	**BORING DEPTH:**	6.1'

FILE No. LSS-0620-01
LOGGED BY: TL
GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, very moist	CH		
2								
3								
4								
5								
6					Color change to moderate yellowish brown (10YR5/4) very stiff, moist			
7					**TD @6.1'**			
8					**NO GROUNDWATER ENCOUNTERED**			
9								
10								
11								
12								
13								
14								
15								
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17								
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21								
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23								
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25								
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27								

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Figure
A-24

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Note: Percolation test performed by auger hole falling head test method. Results have been mathematically corrected to account for displacement of gravel and standpipe. (Reference Figure A-0)

Job Number: LSS-0620-01

Project Name:	**Salinas Ag-Industrial**		
Boring No:	**P-11**	**Lot No.:**	**Parcel A**
Date Drilled:	**11/18/2008**	**Presaturation:**	**11/23/08**
Date Tested:	**11/24/2008**	**Test Duration:**	**4 hrs**
Boring Depth:	**6.1'**	**Boring Diam:**	**4.0"**
Pipe Length:	**7.6'**	**Presat. Pipe Length:**	**7.6'**
Pipe Diam.:	**2"**	**Gravel Void Ratio:**	**0.33**
Corr. Factor:	**0.4975**		

Technician: T. L'Hommedieu

PERCOLATION TEST DATA SHEET

TIME	INTERVAL (t) (min)	READING (in.)	FALL (in.)	VOL. DISPLACED gross (in^3)	VOL. DISPLACED corrected (in^3)	AREA OF PERC. (in^2)	PERCOLATION (in/hr)
8:15		26.04					
8:45	30	26.04	0.00	0.00	0.00	831.37	0.000
9:15	30	26.16	0.12	1.51	0.75	831.37	0.002
9:45	30	26.16	0.00	0.00	0.00	829.86	0.000
10:15	30	26.16	0.00	0.00	0.00	829.86	0.000
10:45	30	26.28	0.12	1.51	0.75	829.86	0.002
11:15	30	26.28	0.00	0.00	0.00	828.35	0.000
11:45	30	26.28	0.00	0.00	0.00	828.35	0.000
12:15	30	26.28	0.00	0.00	0.00	828.35	0.000

Figure A-25

EXPLORATORY BORING LOG

No. P-12

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	18-Nov-08
FILE No.	LSS-0620-01		
DRILLER:	California Geotech	**DRILLING METHOD:**	B-24
LOGGED BY:	TL		
BORING DIAMETER:	4"	**BORING DEPTH:**	5.9'
GROUNDWATER DEPTH:	N/A		

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist to very moist, 5% very fine grated sand	CH		
2								
3								
4								
5								
6					**TD @ 5.9"**			
7					**NO GROUNDWATER ENCOUNTERED**			
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

LANDSET
Engineers, Inc.

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Figure A-26

LandSet
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Note: Percolation test performed by auger hole falling head test method. Results have been mathematically corrected to account for displacement of gravel and standpipe. (Reference Figure A-0)

Job Number: LSS-0620-01

Project Name:	Salinas Ag-Industrial		
Boring No:	P-12	Lot No.:	Parcel A
Date Drilled:	11/18/2008	Presaturation:	11/18/08
Date Tested:	11/19/2008	Test Duration:	4 hrs
Boring Depth:	5.75'	Boring Diam:	4.0"
Pipe Length:	6.67'	Presat. Pipe Length:	6.67'
Pipe Diam.:	2"	Gravel Void Ratio:	0.33
Corr. Factor:	0.4975		

Technician: T. L'Hommedieu

PERCOLATION TEST DATA SHEET

TIME	INTERVAL (t) (min)	READING (in.)	FALL (in.)	VOL. DISPLACED gross (in^3)	VOL. DISPLACED corrected (in^3)	AREA OF PERC. (in^2)	PERCOLATION (in/hr)
7:25		11.64					
7:55	30	12.36	0.72	9.05	4.50	872.08	0.010
8:25	30	13.80	1.44	18.10	9.00	863.03	0.021
8:55	30	14.04	0.24	3.02	1.50	844.94	0.004
9:25	30	14.28	0.24	3.02	1.50	841.92	0.004
9:55	30	14.40	0.12	1.51	0.75	838.91	0.002
10:25	30	14.76	0.36	4.52	2.25	837.40	0.005
10:55	30	15.00	0.24	3.02	1.50	832.87	0.004
11:25	30	15.24	0.24	3.02	1.50	829.86	0.004

Figure A-27

EXPLORATORY BORING LOG

No. P-13

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 18-Nov-08	**FILE No.** LSS-0620-01
DRILLER:	California Geotech	**DRILLING METHOD:** B-24	**LOGGED BY:** TL
BORING DIAMETER:	4"	**BORING DEPTH:** 7.8'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist	CH		
2								
3								
4								
5								
6								
7					Color change to moderate yellowish brown (10YR5/4)			
8					**TD @ 7.8'**			
9					**NO GROUNDWATER ENCOUNTERED**			
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

LANDSET
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Figure
A-28

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Note: Percolation test performed by auger hole falling head test method. Results have been mathematically corrected to account for displacement of gravel and standpipe. (Reference Figure A-0)

Job Number: LSS-0620-01

Project Name:	Salinas Ag-Industrial		
Boring No:	P-13	Lot No.:	Parcel B
Date Drilled:	11/18/2008	Presaturation:	11/18/08
Date Tested:	11/19/2008	Test Duration:	4 hrs
Boring Depth:	7.67'	Boring Diam:	4.0"
Pipe Length:	10.08'	Presat. Pipe Length:	10/08'
Pipe Diam.:	2"	Gravel Void Ratio:	0.33
Corr. Factor:	0.4975		

Technician: T. L'Hommedieu

PERCOLATION TEST DATA SHEET

TIME	INTERVAL (t) (min)	READING (in.)	FALL (in.)	VOL. DISPLACED gross (in^3)	VOL. DISPLACED corrected (in^3)	AREA OF PERC. (in^2)	PERCOLATION (in/hr)
7:18		33.60					
7:48	30	33.60	0.00	0.00	0.00	1110.33	0.000
8:18	30	33.84	0.24	3.02	1.50	1110.33	0.003
8:48	30	33.84	0.00	0.00	0.00	1107.32	0.000
9:18	30	33.96	0.12	1.51	0.75	1107.32	0.001
9:48	30	33.96	0.00	0.00	0.00	1105.81	0.000
10:18	30	34.20	0.24	3.02	1.50	1105.81	0.003
10:48	30	34.20	0.00	0.00	0.00	1102.79	0.000
11:18	30	34.20	0.00	0.00	0.00	1102.79	0.000

Figure A-29

EXPLORATORY BORING LOG

No. P-14

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	18-Nov-08
FILE No.	LSS-0620-01		
DRILLER:	California Geotech	**DRILLING METHOD:**	B-24
LOGGED BY:	TL		
BORING DIAMETER:	4"	**BORING DEPTH:**	9.2'
GROUNDWATER DEPTH:	N/A		

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist	CH		
2								
3					Moderate yellowish brown (10YR5/4) silty SAND, medium dense, very moist, very fine grained, 35-40% fines	SM		
4								
5								
6								
7								
8								
9					Dark yellowish brown (10YR4/2) lean CLAY, stiff, very moist	CL		
10					**TD @ 9.2'**			
11					**NO GROUNDWATER ENCOUNTERED**			
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-30

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Job Number: LSS-0620-01

Project Name:	Salinas Ag-Industrial		
Boring No:	P-14	**Lot No.:**	Parcel E
Date Drilled:	11/18/2008	**Presaturation:**	11/18/08
Date Tested:	11/19/2008	**Test Duration:**	3 hr
Boring Depth:	9.2'	**Boring Diam:**	4.0"
Pipe Length:	12.225'	**Presat. Pipe Length:**	12.225'
Pipe Diam.:	2"	**Gravel Void Ratio:**	0.33
Corr. Factor:	0.4975		

Technician: T. L'Hommedieu

Note: Percolation test performed by auger hole falling head test method. Results have been mathematically corrected to account for displacement of gravel and standpipe. (Reference Figure A-0)

PERCOLATION TEST DATA SHEET

TIME	INTERVAL (t) (min)	READING (in.)	FALL (in.)	VOL. DISPLACED gross (in^3)	VOL. DISPLACED corrected (in^3)	AREA OF PERC. (in^2)	PERCOLATION (in/hr)
11:40		38.40					
12:10	30	125.40	87.00	1093.24	543.89	1373.46	0.792
12:40	30	136.80	11.40	143.25	71.27	280.22	0.509
* 12:41		36.00					
13:11	30	110.04	74.04	930.39	462.87	1403.62	0.660
13:26	15	119.08	9.04	113.60	56.51	473.24	0.478
13:41	15	120.48	1.40	17.59	8.75	359.64	0.097
13:56	15	121.20	0.72	9.05	4.50	342.05	0.053
14:11	15	122.28	1.08	13.57	6.75	333.00	0.081
14:26	15	122.88	0.60	7.54	3.75	319.43	0.047
14:41	15	130.68	7.80	98.01	48.76	311.89	0.625

* Indicates water added

Figure A-31

EXPLORATORY BORING LOG

No. P-15

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:**	18-Nov-08
FILE No.	LSS-0620-01		
DRILLER:	California Geotech	**DRILLING METHOD:**	B-24
LOGGED BY:	TL		
BORING DIAMETER:	4"	**BORING DEPTH:**	6.0'
GROUNDWATER DEPTH:	N/A		

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist	CH		
2								
3								
4								
5								
6								
7					**TD @ 6.0'**			
8					**NO GROUNDWATER ENCOUNTERED**			
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

LANDSET
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Figure A-32

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Job Number: LSS-0620-01

Project Name:	Salinas Ag-Industrial		
Boring No:	P-15	Lot No.:	Parcel D
Date Drilled:	11/18/2008	Presaturation:	11/23/08
Date Tested:	11/24/2008	Test Duration:	4 hrs
Boring Depth:	6.0'	Boring Diam:	4.0"
Pipe Length:	6.96'	Presat. Pipe Length:	6.96'
Pipe Diam.:	2"	Gravel Void Ratio:	0.33
Corr. Factor:	0.4975		

Technician: T. L'Hommedieu

Note: Percolation test performed by auger hole falling head test method. Results have been mathematically corrected to account for displacement of gravel and standpipe. (Reference Figure A-0)

PERCOLATION TEST DATA SHEET

TIME	INTERVAL (t) (min)	READING (in.)	FALL (in.)	VOL. DISPLACED gross (in^3)	VOL. DISPLACED corrected (in^3)	AREA OF PERC. (in^2)	PERCOLATION (in/hr)
8:00		24.60					
8:30	30	24.84	0.24	3.02	1.50	752.95	0.004
9:00	30	24.96	0.12	1.51	0.75	749.94	0.002
9:30	30	24.96	0.00	0.00	0.00	748.43	0.000
10:00	30	25.20	0.24	3.02	1.50	748.43	0.004
10:30	30	25.20	0.00	0.00	0.00	745.42	0.000
11:00	30	25.32	0.12	1.51	0.75	745.42	0.002
11:30	30	25.44	0.12	1.51	0.75	743.91	0.002
12:00	30	25.56	0.12	1.51	0.75	742.40	0.002

Figure A-33

EXPLORATORY BORING LOG

No. P-16

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 18-Nov-08	**FILE No.** LSS-0620-01
DRILLER:	California Geotech	**DRILLING METHOD:** B-24	**LOGGED BY:** TL
BORING DIAMETER:	4"	**BORING DEPTH:** 6.7'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist	CH		
2								
3								
4					Moderate yellowish brown (10YR5/4) silty SAND, medium dense, moist, very fine grained, 10-15% fines	SM		
5					Dark yellowish brown (10YR4/2) fat CLAY, stiff, moist to very moist, very fine grained sand	CH		
6								
7					**TD @ 6.7'**			
8					**NO GROUNDWATER ENCOUNTERED**			
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

LANDSET
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Figure A-34

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Note: Percolation test performed by auger hole falling head test method. Results have been mathematically corrected to account for displacement of gravel and standpipe. (Reference Figure A-0)

Job Number: LSS-0620-01

Project Name:	Salinas Ag-Industrial		
Boring No:	P-16	Lot No.:	Parcel D
Date Drilled:	11/18/2008	Presaturation:	11/23/08
Date Tested:	11/24/2008	Test Duration:	4 hr 15 min
Boring Depth:	6.58'	Boring Diam:	4.0"
Pipe Length:	9.92'	Presat. Pipe Length:	9.92'
Pipe Diam.:	2"	Gravel Void Ratio:	0.33
Corr. Factor:	0.4975		

Technician: T. L'Hommedieu

PERCOLATION TEST DATA SHEET

TIME	INTERVAL (t) (min)	READING (in.)	FALL (in.)	VOL. DISPLACED gross (in^3)	VOL. DISPLACED corrected (in^3)	AREA OF PERC. (in^2)	PERCOLATION (in/hr)
8:25		39.96					
8:55	30	46.68	6.72	84.44	42.01	1006.29	0.083
9:25	30	52.92	6.24	78.41	39.01	921.84	0.085
9:55	30	58.44	5.52	69.36	34.51	843.43	0.082
10:25	30	63.72	5.28	66.35	33.01	774.07	0.085
10:55	30	66.84	3.12	39.21	19.50	707.72	0.055
* 11:25	30	41.28					
11:55	30	46.44	5.16	64.84	32.26	989.70	0.065
12:25	30	52.92	6.48	81.43	40.51	924.86	0.088

* Indicates water added

Figure A-35

EXPLORATORY BORING LOG

No. P-17

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 18-Nov-08	**FILE No.** LSS-0620-01
DRILLER:	California Geotech	**DRILLING METHOD:** B-24	**LOGGED BY:** TL
BORING DIAMETER:	4"	**BORING DEPTH:** 8.7'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist	CH		
2								
3								
4								
5								
6					Moderate yellowish brown (10YR5/4) silty SAND, medium dense, moist to very moist, 35-40% fines, very fine grained sands	SM		
7								
8								
9					Dark yellowish brown (10YR4/2) fat CLAY, very stiff, moist to very moist	CH		
10					**TD @ 8.7'**			
11					**NO GROUNDWATER ENCOUNTERED**			
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure
A-36

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Note: Percolation test performed by auger hole falling head test method. Results have been mathematically corrected to account for displacement of gravel and standpipe. (Reference Figure A-0)

Job Number: LSS-0620-01

Project Name:	Salinas Ag-Industrial		
Boring No:	P-17	Lot No.:	Parcel D
Date Drilled:	11/18/2008	Presaturation:	11/23/08
Date Tested:	11/24/2008	Test Duration:	4 hr 45 min
Boring Depth:	8.58'	Boring Diam:	4.0"
Pipe Length:	10.04'	Presat. Pipe Length:	10.04'
Pipe Diam.:	2"	Gravel Void Ratio:	0.33
Corr. Factor:	0.4975		

Technician: T. L'Hommedieu

PERCOLATION TEST DATA SHEET

TIME	INTERVAL (t) (min)	READING (in.)	FALL (in.)	VOL. DISPLACED gross (in^3)	VOL. DISPLACED corrected (in^3)	AREA OF PERC. (in^2)	PERCOLATION (in/hr)
8:20		18.72					
8:50	30	78.48	59.76	750.94	373.59	1291.28	0.579
9:20	30	86.52	8.04	101.03	50.26	540.34	0.186
9:50	30	93.60	7.08	88.97	44.26	439.31	0.202
10:20	30	99.24	5.64	70.87	35.26	350.34	0.201
10:50	30	103.56	4.32	54.29	27.01	279.47	0.193
11:20	30	108.24	4.68	58.81	29.26	225.18	0.260
* 11:50	30	24.00					
12:20	30	70.68	46.68	586.58	291.82	1224.93	0.476
12:35	15	74.28	3.60	45.24	22.51	638.35	0.141
12:50	15	78.12	3.84	48.25	24.01	593.12	0.162
13:05	15	81.48	3.36	42.22	21.01	544.86	0.154

* Indicates water added

Figure A-37

EXPLORATORY BORING LOG

No. P-18

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 18-Nov-08	**FILE No.** LSS-0620-01
DRILLER:	California Geotech	**DRILLING METHOD:** B-24	**LOGGED BY:** TL
BORING DIAMETER:	4"	**BORING DEPTH:** 5.9'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist	CH		
2								
3								
4					Dark yellowish brown (10YR4/2) silty SAND, loose to medium dense, very moist, very fine grained, 30-40% fines	SM		
5								
6					Moderate yellowish brown (10YR5/4) lean CLAY, medium stiff to stiff, moist to very moist	CL		
7					**TD @ 5.9'** **NO GROUNDWATER ENCOUNTERED**			
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-38

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Note: Percolation test performed by auger hole falling head test method. Results have been mathematically corrected to account for displacement of gravel and standpipe. (Reference Figure A-0)

Job Number: LSS-0620-01

Project Name:	Salinas Ag-Industrial		
Boring No:	P-18	Lot No.:	Parcel E
Date Drilled:	11/18/2008	Presaturation:	11/18/08
Date Tested:	11/19/2008	Test Duration:	4 hr
Boring Depth:	5.75'	Boring Diam:	4.0"
Pipe Length:	6.75'	Presat. Pipe Length:	6.75'
Pipe Diam.:	2"	Gravel Void Ratio:	0.33
Corr. Factor:	0.4975		

Technician: T. L'Hommedieu

PERCOLATION TEST DATA SHEET

TIME	INTERVAL (t) (min)	READING (in.)	FALL (in.)	VOL. DISPLACED gross (in^3)	VOL. DISPLACED corrected (in^3)	AREA OF PERC. (in^2)	PERCOLATION (in/hr)
11:35		14.40					
12:05	30	55.56	41.16	517.22	257.32	849.46	0.606
12:35	30	66.80	11.24	141.24	70.27	332.25	0.423
13:05	30	74.64	7.84	98.52	49.01	191.00	0.513
13:35	30	81.00	6.36	79.92	39.76	92.49	0.860
* 14:05	30	24.00					
14:35	30	57.48	33.48	420.71	209.30	728.83	0.574
15:05	30	65.16	7.68	96.51	48.01	308.12	0.312
15:35	30	72.48	7.32	91.98	45.76	211.61	0.433

* Indicates water added

Figure A-39

EXPLORATORY BORING LOG

No. P-19

PROJECT:	Salinas Ag/Industrial Park	**DATE DRILLED:** 18-Nov-08	**FILE No.** LSS-0620-01
DRILLER:	California Geotech	**DRILLING METHOD:** B-24	**LOGGED BY:** TL
BORING DIAMETER:	4"	**BORING DEPTH:** 5.0'	**GROUNDWATER DEPTH:** N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist	CH		
2					Color change to moderate yellowish brown (10YR5/4)			
3								
4								
5								
6					**TD @ 5.0'** **NO GROUNDWATER ENCOUNTERED**			
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-40

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Note: Percolation test performed by auger hole falling head test method. Results have been mathematically corrected to account for displacement of gravel and standpipe. (Reference Figure A-0)

Job Number: LSS-0620-01

Project Name:	**Salinas Ag-Industrial**		
Boring No:	**P-19**	**Lot No.:**	**Parcel E**
Date Drilled:	**11/18/2008**	**Presaturation:**	**11/18/08**
Date Tested:	**11/19/2008**	**Test Duration:**	**4 hrs**
Boring Depth:	**5.0'**	**Boring Diam:**	**4.0"**
Pipe Length:	**6.125'**	**Presat. Pipe Length:**	**6.125'**
Pipe Diam.:	**2"**	**Gravel Void Ratio:**	**0.33**
Corr. Factor:	**0.4975**		

Technician: T. L'Hommedieu

PERCOLATION TEST DATA SHEET

TIME	INTERVAL (t) (min)	READING (in.)	FALL (in.)	VOL. DISPLACED gross (in^3)	VOL. DISPLACED corrected (in^3)	AREA OF PERC. (in^2)	PERCOLATION (in/hr)
12:00		13.68					
12:30	30	20.40	6.72	84.44	42.01	764.26	0.110
13:00	30	25.20	4.80	60.32	30.01	679.82	0.088
13:30	30	30.00	4.80	60.32	30.01	619.50	0.097
14:00	30	36.00	6.00	75.40	37.51	559.19	0.134
14:30	30	40.68	4.68	58.81	29.26	483.79	0.121
15:00	30	45.00	4.32	54.29	27.01	424.98	0.127
15:30	30	49.32	4.32	54.29	27.01	370.70	0.146
16:00	30	54.00	4.68	58.81	29.26	316.41	0.185

Figure A-41

APPENDIX B

Exploratory Boring Logs B-1 through B-50
(Landset Engineers, April 2008)

EXPLORATORY BORING LOG

No. B-1

PROJECT: Salinas Ag/Industrial Park | DATE DRILLED: 24-Mar-08 | FILE No. LSS-0620-01

DRILLER: Exploration Geoservices | DRILLING METHOD: B-53 | LOGGED BY: BP

BORING DIAMETER: 8" HS | BORING DEPTH: 50.0' | GROUNDWATER DEPTH: 14.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dark brown fat CLAY, medium stiff, very moist	CH		
2								
3	1-1		28	3.25	Yellowish brown silty SAND, medium dense, moist, very fine grained, 10-15% fines	SM	8.4	96.7
4								
5								
6	1-2		32	1.50			12.4	89.0
7								
8								
9								
10	1-3		35	2.00	Dark brown lean CLAY with dark yellowish brown mottles, hard, very moist	CL	20.7	96.7
11								
12								
13								
14					Dark yellowish brown (10YR4/2) silty SAND, medium dense, saturated, very fine grained, 40-45% fines	SM		
15	1-4		14				29.8	
16								
17								
18					Color change to light olive gray (5Y5/2) dense, saturated, 15-25% fines			
19								
20	1-5		36				28.0	
21								
22								
23					Color change to dark greenish gray (5GY4/1) medium dense to dense, very fine grained, 5' of 2" rod added			
24								
25	1-6		31				30.7	
26								
27								

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Figure A-4

EXPLORATORY BORING LOG

No. B-1 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 24-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: BP
BORING DIAMETER:	8" HS	BORING DEPTH: 50.0'	GROUNDWATER DEPTH: 14.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Dark greenish gray (5GY4/1) silty SAND, dense, very fine grained saturated, 20-25% fines	SM		
29								
30	1-7		33				29.6	
31								
32								
33								
34								
35								
36	1-8		43		20' of 2" Rod added		23.6	
37								
38								
39					Medium dark gray (N4) fat CLAY with silt, hard, very moist, trace very fine sand	CH		
40	1-9		33				44.2	
41								
42								
43								
44								
45	1-10		20		Very stiff common silt and sandy silt interbeds		52.7	
46								
47								
48								
49								
50	1-11		22				34.5	
51					TD @ 50.0' GROUNDWATER ENCOUNTERED @ 14.0'			

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Figure A-4

EXPLORATORY BORING LOG

No. B-2

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 24-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: BP
BORING DIAMETER:	8" HS	BORING DEPTH: 50.0'	GROUNDWATER DEPTH: 13.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY medium stiff, moist	CH		
2								
3	2-1		17	2.50	Color change to dark yellowish brown (10YR4/2) very stiff, very moist		30.4	75.9
4								
5								
6								
7	2-2		27	1.75			24.1	87.6
8					Dark yellowish brown (10YR4/2) poorly graded SAND, medium dense, moist very fine grained	SP		
9								
10	2-3		12	2.00	Dark yellowish brown (10YR4/2) fat CLAY, stiff, moist	CH	35.7	81.9
11								
12								
13					Light olive gray (5Y5/2) SILT, stiff very moist, trace clay, 10-15% very fine sand, trace fine gravel	ML		
14								
15	2-4		10				31.6	
16								
17					Light olive gray (5Y5/2) silty SAND, medium dense, moist, very fine grained 25-30% fines	SM		
18								
19								
20	2-5		22		Common silty interbeds		27.9	
21								
22					Dark yellowish poorly graded silty SAND brown (10YR4/2) medium dense to dense, very moist very fine grained, 10-15% fines, 5' of 2" Rod added	SP		
23								
24								
25	2-6		30				27.9	
26								
27								

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Figure A-5

EXPLORATORY BORING LOG

No. B-2 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 24-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: BP
BORING DIAMETER:	8"HS	BORING DEPTH: 50.0'	GROUNDWATER DEPTH: 13.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Color change to olive gray (5Y4/1) loose, saturated, 20' of 2" rod added	SP		
29								
30	2-7		12				28.4	
31								
32								
33								
34								
35	2-8		24		Medium dense		25.1	
36								
37								
38					Dark gray (N3) silty SAND, medium dense, saturated, 30-35% fines, very fine grained	SM		
39								
40	2-9		21				24.7	
41								
42								
43								
44								
45	2-10		24		Very fine grained 40-45% fines		31.6	
46								
47								
48								
49								
50	2-11		38		30' of 2" Rod added		33.5	
51					TD @50.0' GROUNDWATER ENCOUNTERED @ 13.0'			

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Figure A-5

EXPLORATORY BORING LOG

No. B-3

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 24-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: BP
BORING DIAMETER:	8" HS	BORING DEPTH: 50.0'	GROUNDWATER DEPTH: 15.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY medium stiff, very moist	CH		
2								
3					Color change to dark yellowish brown (10YR4/2)			
4	3-1		13	1.25	Dark yellowish brown silty SAND, loose, very moist, very fine grained, 20-25% fines	SM	17.9	92.6
5								
6					Dark yellowish brown (10YR4/2) poorly graded SAND, medium dense, moist, very fine to fine grained 5-10% fines	SP		
7	3-2		19	3.00			10.2	89.0
8								
9								
10	3-3		19	2.25			15.8	90.6
11								
12								
13					Dark yellowish brown (10YR4/2) lean CLAY, stiff, very moist	CL		
14								
15	3-4		10		Occasional thin silt interbeds		28.7 ▼	
16					Light olive gray (5Y5/2) silty SAND, medium dense, saturated, very fine grained, 40-45% fines	SM		
17								
18								
19								
20	3-5		29				30.5	
21								
22								
23								
24								
25	3-6		25		5.0' of 2" rod added		27.6	
26								
27								

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Figure A-6

EXPLORATORY BORING LOG

No. B-3 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 24-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: BP
BORING DIAMETER:	8" HS	BORING DEPTH: 50.0'	GROUNDWATER DEPTH: 15.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Light olive gray (5Y5/2) silty SAND, dense, saturated, very fine grained 45% fines, 20' of 2" rod added	SM		
29								
30	3-7		34				24.0	
31								
32								
33								
34								
35	3-8		17		Color change to dark gray (N3) medium dense, very fine grained, 45-50% fines		29.6	
36								
37								
38								
39					Dark gray (N3) fat CLAY, stiff, very moist	CH		
40	3-9		11				47.5	
41								
42								
43								
44								
45	3-10		17		Very stiff, moist		40.2	
46								
47								
48								
49								
50	3-11		23				39.3	
51					TD @ 50.0'			
25					GROUNDWATER ENCOUNTERED @ 15.0'			
26								
27								

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Figure A-6

APPENDIX B

Exploratory Boring Logs B-1 through B-50
(Landset Engineers, April 2008)

EXPLORATORY BORING LOG

No. B-4

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 24-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: BP
BORING DIAMETER:	8" HS	BORING DEPTH: 50.0'	GROUNDWATER DEPTH: 19.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown fat CLAY, medium stiff, very moist	CH		
2								
3	4-1		16	2.50	Color change to dark yellowish brown, stiff		25.6	85.5
4								
5					Dark yellowish brown SILT, stiff to very stiff, moist, 5-10% very fine sand	ML		
6								
7	4-2		18	1.75			25.8	86.3
8								
9								
10	4-3		9	1.00	Medium stiff to stiff, 20-30% very fine sand		25.4	86.5
11								
12					Color change to olive gray sandy SILT medium dense, moist, 40-45% very fine sand fraction			
13								
14								
15	4-4		13				17.5	
16								
17								
18								
19							▼	
20	4-5		19		Saturated		21.0	
21								
22					Light olive gray poorly graded SAND, dense, saturated	SP		
23								
24								
25	4-6		31				31.2	
26								
27								

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Figure A-7

EXPLORATORY BORING LOG

No. B-4 Cont.

PROJECT: Salinas Ag/Industrial Park | DATE DRILLED: 24-Mar-08 | FILE No. LSS-0620-01

DRILLER: Exploration Geoservices | DRILLING METHOD: B-53 | LOGGED BY: BP

BORING DIAMETER: 8" HS | BORING DEPTH: 50.0' | GROUNDWATER DEPTH: 19.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil Group	Moisture (% dry weight)	Dry Density (pcf)
28					Light olive gray poorly graded SAND, medium dense, saturated very fine to fine grained	SP		
29								
30	4-7		22				27.4	
31								
32								
33								
34								
35	4-8		15		Grayish olive (10Y4/2) fat CLAY stiff to very stiff, very moist	CH	55.7	
36								
37					Common saturated silt and silty sand interbeds			
38								
39								
40	4-9		16				36.0	
41								
42								
43								
44								
45	4-10		9				35.8	
46								
47								
48								
49								
50	4-11		23				24.8	
51					TD @ 50.0'			
					GROUNDWATER ENCOUNTERED @ 19.0'			

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Figure A-7

EXPLORATORY BORING LOG

No. B-5

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 25-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: BP
BORING DIAMETER:	8" HS	BORING DEPTH: 50.0'	GROUNDWATER DEPTH: 40.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown fat CLAY very moist, medium stiff very fine	CH		
2								
3					Moderate yellowish brown, (10YR5/4) silty SAND, loose moist, 10-20% fines, very fine to fine grained	SM		
4	5-1		12	1.75			14.1	89.1
5					Dark yellowish orange (10YR6/6) poorly graded SAND, very stiff, moist very fine to fine grained, 5-10% fines			
6	5-2		25	0.50			12.9	95.3
7					Dark yellowish orange (10YR6/6) poorly graded SAND, medium dense moist, very fine to fine grain, 5-10% fines	SP		
8								
9								
10	5-3		20				6.1	87.2
11								
12								
13								
14					Dark yellowish orange poorly grade silty SAND with trace clay loose, moist very fine to fine grained, 15-20% fines	SM		
15	5-4		9				9.9	
16								
17								
18					Color change to medium yellowish brown (10YR5/4) medium dense, trace clay, 15-25% fines			
19								
20	5-5		12				12.9	
21								
22								
23					Color change to dark yellowish orange silty SAND, loose very moist, very fine grained, 40-45% fines			
24								
25	5-6		9		Occasional olive gray (5Y4/1) clay interbeds		26.8	
26								
27								

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Figure A-8

EXPLORATORY BORING LOG

No. B-5 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 25-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: BP
BORING DIAMETER:	8" HS	BORING DEPTH: 50.0'	GROUNDWATER DEPTH: 40.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Moderate yellowish brown silty SAND with clay, medium dense, very moist very fine grained, 35-45% fines	SM		
29								
30	5-7		17				24.9	
31								
32								
33					Moderate yellowish brown (10YR5/4) well graded SAND medium dense, moist, 5-10% fines with occasional poorly graded sand interbeds	SW		
34								
35	5-8		23				6.7	
36								
37								
38								
39								
40	5-9		36		Dense, saturated		14.2	
41								
42								
43					Dark yellowish brown (10YR4/2) fat CLAY with stiff very moist	CH		
44								
45	5-10		24				30.6	
46								
47								
48								
49								
50	5-11		23				33.7	
51					TD @ 50.0' GROUNDWATER ENCOUNTERED @ 40.0'			

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Figure A-8

EXPLORATORY BORING LOG

No. B-6

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 25-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: BP
BORING DIAMETER:	8" HS	BORING DEPTH: 50.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown fat CLAY, medium stiff, moist	CH		
2								
3	6-1		22	3.25	Color change to moderate yellowish brown (10YR5/14) very stiff		21.8	104.8
4								
5								
6	6-2		34	4.50			22.6	95.2
7								
8					Moderate yellowish brown silty SAND, loose to medium dense, moist, very fine grained, 30-35% fines	SM		
9								
10	6-3		15	3.00			15.2	89.8
11								
12								
13								
14					Moderate yellowish brown SILT, very stiff, moist, 25-30% very fine sand	ML		
15	6-4		23				29.4	
16								
17					Occasional clay interbeds			
18								
19								
20	6-5		23				27.2	
21								
22								
23								
24					Moderate yellowish brown poorly graded SAND, dense, moist, very fine grained, 5-10% fines	SP		
25	6-6		36				8.9	
26								
27								

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Figure A-9

EXPLORATORY BORING LOG

No. B-6 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 25-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: BP
BORING DIAMETER:	8"HS	BORING DEPTH: 50.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Pale yellowish brown (10YR6/2) poorly graded SAND, dense, moist, very fine grained, 10-15% fines	SP		
29								
30	6-7		33				7.8	
31								
32								
33								
34								
35	6-8		21		Medium dense, difficult drilling		7.6	
36								
37								
38					Pale yellowish brown well graded SAND, very dense, slightly moist to moist, trace very fine gravel, <5% fines	SW		
39								
40	6-9		53				4.3	
41								
42								
43					Pale yellowish brown poorly graded sand, dense, moist, very fine to fine grained	SP		
44								
45	6-10		43				5.1	
46								
47								
48					Pale yellowish brown (10YR6/2) clayey SAND, medium dense, very moist, well graded, 5% fine gravel, 15-20% fines	SC		
49								
50	6-11		28				24.3	
51					TD @ 50.0' NO GROUNDWATER ENCOUNTERED			
25								
26								
27								

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Figure A-9

EXPLORATORY BORING LOG

No. B-7

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 25-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 50.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, very moist, soft	CH		
2								
3					Dark yellowish brown sandy SILT, moist, stiff, 30-40% very fine grained sand fraction	ML		
4	7-1		13	1.75			20.4	91.5
5								
6					Medium yellowish brown silty SAND, loose, moist, very fine grained, 20-30% fines	SM		
7	7-2		10	2.00			14.6	87.5
8								
9								
10	7-3		15	2.25	Very moist, 35-45% fines		19.1	86.6
11								
12								
13					Grayish olive (10YR4/2) fat CLAY, very moist, very stiff, 10% very fine grained sand fraction	CH		
14								
15	7-4		16				35.9	
16								
17								
18								
19					Color change to medium yellowish brown, stiff			
20	7-5		12				32.3	
21								
22								
23								
24								
25	7-6		20		Very stiff, moist		30.6	
26								
27								

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Figure A-10

EXPLORATORY BORING LOG

No. B-7 Cont.

PROJECT: Salinas Ag/Industrial Park	DATE DRILLED: 25-Mar-08	FILE No. LSS-0620-01	
DRILLER: Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL	
BORING DIAMETER: 8" HS	BORING DEPTH: 50.0'	GROUNDWATER DEPTH: N/A	

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Dark yellowish orange lean CLAY with caliche, very stiff, moist 10% very fine to fine grained	CL		
29								
30	7-7		24				22.5	
31								
32								
33								
34					Medium yellowish brown SILT, very stiff, very moist, 10 % very fine grained sand fraction	ML		
35	7-8		22				28.6	
36								
37								
38								
39					Medium yellowish brown fat CLAY, very stiff, very moist, 10-15% very fine to fine grained	CH		
40	7-9		23				29.4	
41								
42								
43								
44								
45	7-10		24		Occasional silty interbeds		22.2	
46								
47								
48								
49								
50	7-11		25				23.5	
51					TD @ 50.0' NO GROUNDWATER ENCOUNTERED			

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Figure
A-10

EXPLORATORY BORING LOG

No. B-8

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 25-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 50.0'	GROUNDWATER DEPTH: 23.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, medium stiff moist	CH		
2								
3	8-1		19	4.50	Color change to medium yellowish brown very stiff moist to very moist		24.3	82.6
4								
5					Medium yellowish brown SILT very stiff moist to very moist 20% very fine grained sand fraction	ML		
6								
7	8-2		25	1.25			24.9	91.9
8								
9					Pale yellowish brown (10YR6/2) silty SAND, moist, loose to medium dense, 20-30% fines	SM		
10	8-3		15				12.6	66.2
11								
12								
13								
14					Medium yellowish brown SILT, medium stiff, very moist 10-15% very fine grained sand fraction common clay intebeds and occasional silty sand interbeds	ML		
15	8-4		6				34.5	
16								
17								
18								
19								
20	8-4		10		Stiff		31.2	
21								
22								
23								
24								
25	8-5		8		Saturated, medium stiff, <5% very fine sand		31.1	
26								
27								

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Figure A-11

EXPLORATORY BORING LOG

No. B-8 Cont.

PROJECT: Salinas Ag/Industrial Park | DATE DRILLED: 25-Mar-08 | FILE No. LSS-0620-01

DRILLER: Exploration Geoservices | DRILLING METHOD: B-53 | LOGGED BY: TL

BORING DIAMETER: 8" HS | BORING DEPTH: 50.0' | GROUNDWATER DEPTH: 23.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Medium yellowish brown SILT, stiff, saturated, 10% very fine grained sand fraction	ML		
29								
30	8-7		13				37.8	
31								
32					Color change to dark gray (N3) 5% very fine grained sand			
33								
34								
35	8-8		17				33.7	
36								
37								
38								
39								
40	8-9		17		25-30% very fine sand		37.5	
41								
42								
43								
44					Dark gray fat CLAY (N3) stiff, saturated, 5% very fine grained sand fraction	CH		
45	8-10		13				56.4	
46								
47								
48								
49					Dark gray (N3) SILT with organics very stiff, 5% very fine grained sand fraction	ML		
50	8-11		19				44.8	
51					TD @ 50.0' GROUNDWATER ENCOUNTERED @ 23.0'			

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Figure A-11

EXPLORATORY BORING LOG

No. B-9

PROJECT: Salinas Ag/Industrial Park | DATE DRILLED: 25-Mar-08 | FILE No. LSS-0620-01

DRILLER: Exploration Geoservices | DRILLING METHOD: B-53 | LOGGED BY: TL

BORING DIAMETER: 8" HS | BORING DEPTH: 50.0' | GROUNDWATER DEPTH: 23.5'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dark yellowish brown fat CLAY, stiff moist to very moist 5% fine grained sand fraction	CH		
2								
3								
4	9-1		17	2.50	Very stiff, very moist, very fine to medium grained sand fraction		33.4	80.0
5								
6					Medium yellowish brown (10YR5/4) SILT, very stiff moist 5% very fine grained sand fraction	ML		
7	9-2		22	2.75			15.6	87.1
8								
9					Color change to dark yellowish orange (10YR6/6) stiff very moist			
10	9-3		16	2.25			20.1	84.4
11								
12								
13					Dark yellowish brown (10YR4/2) fat CLAY very moist medium stiff, 5% very fine to medium grained sand fraction	CH		
14								
15	9-4		8				43.4	
16								
17								
18								
19								
20	9-5		10		Stiff, 5% very fine to coarse grain sand fraction		41.7	
21								
22								
23								
24					Dark yellowish brown (10YR4/2) lean CLAY very stiff, saturated <5% very fine grained sand	CL	▼	
25	9-6		20				41.5	
26								
27								

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Figure A-12

EXPLORATORY BORING LOG

No. B-9 Cont.

PROJECT: Salinas Ag/Industrial Park | DATE DRILLED: 25-Mar-08 | FILE No. LSS-0620-01

DRILLER: Exploration Geoservices | DRILLING METHOD: B-53 | LOGGED BY: TL

BORING DIAMETER: 8" HS | BORING DEPTH: 50.0' | GROUNDWATER DEPTH: 23.5'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Dark yellowish (10YR4/2) lean CLAY, very stiff, saturated, <5% very fine grained sand fraction	CL		
29					Light olive gray (5Y5/2) SILT, stiff, saturated, <5% very fine grained sand fraction	ML		
30	9-7		13				38.7	
31								
32								
33					Color change to dark gray (N3) very stiff			
34								
35	9-8		29				29.0	
36								
37								
38								
39					Dark gray (N3) fat CLAY very stiff, saturated 2-5% very fine grained sand fraction	CH		
40	9-9		17				46.1	
41								
42								
43								
44								
45	9-10		16				40.6	
46								
47								
48								
49					Dusky brown (5YR2/2) elastic SILT with grayish black (N2) clay very stiff saturated	MH		
50	9-11		16				70.0	
51					TD @ 50.0' GROUNDWATER ENCOUNTERED @ 23.5'			

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Figure A-12

EXPLORATORY BORING LOG

No. B-10

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED:	25-Mar-08
FILE No.	LSS-0620-01		
DRILLER:	Exploration Geoservices	DRILLING METHOD:	B-53
LOGGED BY:	TL		
BORING DIAMETER:	8" HS	BORING DEPTH:	20.0'
GROUNDWATER DEPTH:	N/A		

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dark yellowish brown fat CLAY, moist to very moist stiff	CL		
2								
3					Medium yellowish brown SILT, stiff, very moist, 10% very fine grained sand fraction	ML		
4	10-1		18	1.75			24.7	88.5
5					Pale yellowish brown poorly graded SAND, medium dense, moist, 5-20% fines, very fine grained	SM		
6								
7	10-2		33	2.25			11.8	92.0
8								
9								
10	10-3		19	1.75			12.0	91.4
11								
12								
13					Dark yellowish brown fat CLAY, stiff very moist, very fine to fine grained sand fraction	CH		
14								
15	10-4		13				41.8	
16								
17								
18								
19								
20	10-5		18		Very stiff		39.0	
21					**TD @20.0'**			
22					**NO GROUNDWATER ENCOUNTERED**			
23								
24								
25								
26								
27								

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Figure A-13

EXPLORATORY BORING LOG

No. B-11

PROJECT: Salinas Ag/Industrial Park | DATE DRILLED: 26-Mar-08 | FILE No. LSS-0620-01

DRILLER: Exploration Geoservices | DRILLING METHOD: B-53 | LOGGED BY: TL

BORING DIAMETER: 8" HS | BORING DEPTH: 20.0' | GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1–5	11-1		30	2.50	Dusky yellowish brown fat CLAY, stiff, mist Very stiff, very moist	CH	28.5	85.4
6–9	11-2		30	2.50	Dark yellowish brown sand lean CLAY very stiff, very moist 30-35% very fine to fine grained sand	CL	27.1	87.3
10–13	11-3		18		Medium yellowish brown silty SAND, medium dense, very moist, 25-35% fines	SM	22.7	85.6
14–18	11-4		17		Dark yellowish brown lean CLAY, very stiff, very moist, 5% very fine grained sand fraction	CL	21.6	
19–20	11-5		10		Pale yellowish brown SILT, stiff, very moist, 20-30% very fine grained sand fraction	ML	24.3	
21–27					TD @ 20.0' NO GROUNDWATER ENCOUNTERED			

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Figure A-14

EXPLORATORY BORING LOG

No. B-12

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 26-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 30.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dark yellowish brown (10YR4/2) fat CLAY, moist very stiff, 5% very fine grained sand	CH		
2								
3	12-1		26	4.50			24.9	88.0
4					Pale yellowish brown (10YR6/2) silty SAND medium dense, very moist, very fine to fine grained sand, 20-25% fines	SM		
5	12-2		16	2.50			18.4	96.5
6								
7								
8								
9								
10	12-3		22	2.25			15.6	97.4
11								
12								
13					Dark yellowish orange (10YR6/6) sandy lean CLAY stiff, very moist, 35-45% well graded sand fraction	CL		
14								
15	12-4		13				28.8	
16								
17								
18								
19					Medium brown (5YR4/4) well graded sand, medium dense, moist 10-15% fines, <5% very fine gravel	SW		
20	12-5		13				8.9	
21								
22								
23								
24								
25	12-6		32				6.9	
26								
27								

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Figure A-15

EXPLORATORY BORING LOG

No. B-12 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 26-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 30.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Medium brown (5YR4/4) well graded SAND, medium dense, moist, 10% fines, 20% fine gravel	SW		
29								
30	12-7		29				8.1	
31					**TD @30.0'** **NO GROUNDWATER ENCOUNTERED**			

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Figure A-15

EXPLORATORY BORING LOG

No. B-13

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 26-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 10.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dark yellowish brown fat CLAY, moist, stiff 5% very fine grained sand	CH		
2								
3								
4	13-1		19	2.75	Very stiff, very moist		30.3	78.6
5								
6					Medium yellowish brown (10YR5/4) silty SAND, medium dense, moist, 15-25%	SM		
7	13-2		17	1.50			18.7	95.2
8								
9					Dark yellowish brown (10YR4/2) lean CLAY, very stiff, very moist, 5% very fine grained sand fraction	CL		
10	13-3		23	2.00			27.2	90.4
11					**TD @ 10.0'**			
12					**NO GROUNDWATER ENCOUNTERED**			
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-16

EXPLORATORY BORING LOG

No. B-14

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 26-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 20.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1–3	14-1		18	1.50	Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist	CH	29.7	83.7
4–8	14-2		20	1.50	Color change to dark yellowish brown (10YR4/2) very stiff, very moist, common interbeds of elastic silt		31.3	79.0
9–13	14-3		13	2.00	Dark yellowish orange (10YR6/6) silty SAND medium dense, very moist, very fine to fine grained sand, 20-25% fines	SP	14.1	89.9
14–17	14-4		18		Dark yellowish brown (10YR4/2) fat CLAY, very stiff moist, very fine grained sand fraction	CH	27.4	
18–20	14-5		14		Color change to medium yellowish brown (10YR5/4) stiff		30.2	
21–27					**TD @ 20.0"** **NO GROUNDWATER ENCOUNTERED**			

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Figure A-17

EXPLORATORY BORING LOG

No. B-15

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED:	26-Mar-08
FILE No.	LSS-0620-01		
DRILLER:	Exploration Geoservices	DRILLING METHOD:	B-53
LOGGED BY:	TL		
BORING DIAMETER:	8" HS	BORING DEPTH:	30.0'
GROUNDWATER DEPTH:	18.0'		

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist	CH		
2								
3	15-1		15	1.00	Color change to medium yellowish brown (10YR5/4), very moist		34.9	78.4
4								
5								
6					Medium yellowish brown (10YR5/4) silty SAND, medium dense, moist, very fine to fine grained, 15-30% fines	SM		
7	15-2		21	4.50			10.3	97.9
8								
9								
10	15-3		24	0.75			11.0	83.7
11								
12								
13								
14					Olive gray (5Y4/1) lean CLAY, stiff, moist, 5% very fine grained sand fraction	CL		
15	15-4		11				16.4	
16								
17								
18							▼	
19					Color change to medium yellowish brown (10YR5/4), very moist, very stiff, 5% very fine grained sand			
20	15-5		19				33.9	
21								
22								
23								
24					Medium yellowish brown (10YR5/4) SILT, stiff, saturated, 5% very fine to fine grained sand fraction	ML		
25	15-6		9				35.0	
26								
27								

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Figure A-18

EXPLORATORY BORING LOG

No. B-15 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 26-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 30.0'	GROUNDWATER DEPTH: 18.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Medium yellowish brown (10YR5/4) SILT, hard saturated	ML		
29								
30	15-7		31				30.0	
31					**TD @ 30.0'** **GROUNDWATER ENCOUNTERED @ 18.0'**			

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Figure A-18

EXPLORATORY BORING LOG

No. B-16

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 26-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 10.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist to very moist, 5% very fine grained sand	CH		
2								
3	16-1		16	2.00			38.1	77.6
4								
5	16-2		26	2.75	Very stiff		32.4	84.1
6								
7								
8								
9					Color change to medium yellowish brown (10YR5/4)			
10	16-3		20	1.25			35.7	73.7
11					**TD @ 10.0'**			
12					**NO GROUNDWATER ENCOUNTERED**			
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-19

EXPLORATORY BORING LOG

No. B-17

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED:	26-Mar-08
FILE No.	LSS-0620-01		
DRILLER:	Exploration Geoservices	DRILLING METHOD:	B-53
LOGGED BY:	TL		
BORING DIAMETER:	8" HS	BORING DEPTH:	10.0'
GROUNDWATER DEPTH:	N/A		

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, moist, medium stiff	CH		
2					Stiff, very moist			
3								
4	17-1		17	2.00			32.7	80.1
5								
6					Color change to dark yellowish brown (10YR4/2) very stiff, very moist, 5% very fine to medium sand			
7	17-2		25	2.00			31.4	77.5
8								
9					Color change to medium yellowish brown (10YR5/4)			
10	17-3		30	1.75			32.1	84.9
11					**TD @10.0'**			
12					**NO GROUNDWATER ENCOUNTERED**			
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure
A-20

EXPLORATORY BORING LOG

No. B-18

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED:	26-Mar-08	FILE No.	LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD:	B-53	LOGGED BY:	TL
BORING DIAMETER:	8" HS	BORING DEPTH:	20.0'	GROUNDWATER DEPTH:	

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1	18-1		19	2.00	Dusky yellowish brown (10YR2/2) lean CLAY, stiff, moist	CL	24.1	90.4
2								
3					Very stiff, very moist			
4								
5								
6	18-2		35	3.00	Color change to medium yellowish brown (10YR5/4) slightly moist to moist 10% very fine grained sand		34.2	74.1
7								
8								
9	18-3		26	4.50	Medium yellowish brown (10YR5/4) SILT, moist	ML	22.1	76.7
10								
11								
12								
13								
14								
15	18-4		13		Medium yellowish brown (10YR5/4) fat CLAY, stiff, very moist, 3% very fine grained sand	CH	37.1	
16								
17								
18								
19					Color change to dark yellowish orange (10YR6/6) with pale yellowish brown (10YR6/2) mottles			
20	18-5		14				34.7	
21					TD @ 20.0'			
22					NO GROUNDWATER ENCOUNTERED			
23								
24								
25								
26								
27								

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Figure A-21

EXPLORATORY BORING LOG

No. B-19

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 26-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 15.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist to very moist	CH		
2								
3	19-1		32	1.00	Very stiff, very moist		34.3	76.9
4					Color change to medium yellowish brown (10YR5/4), very stiff to hard			
5	19-2		36	2.25			34.7	66.7
6								
7								
8					Color change to dark yellowish brown (10YR4/2) 5% very fine to fine grained sand, very stiff			
9								
10	19-3		2	4.50			35.6	77.4
11								
12								
13								
14								
15	19-4		8		Color change to medium yellowish brown, medium stiff, 5% very fine grained sand		37.0	
16					**TD @ 15.0'**			
17					**NO GROUNDWATER ENCOUNTERED**			
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-22

EXPLORATORY BORING LOG

No. B-20

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 26-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 15.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, medium stiff moist	CH		
2								
3					Color change to dark yellowish brown (10YR4/2) very moist, stiff			
4	20-1		15	1.00			39.5	72.0
5								
6								
7	20-2		32	3.25	Very stiff, 3% very fine grained sand		36.9	71.0
8								
9								
10	20-3		30	4.50			35.0	77.6
11								
12								
13								
14								
15	20-4		15				37.2	
16					**TD @ 15.0'**			
17					**NO GROUNDWATER ENCOUNTERED**			
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-23

EXPLORATORY BORING LOG

No. B-21

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 26-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 20.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff very moist			
2								
3								
4	21-1		21	2.50	Very stiff, moist		26.4	92.9
5								
6					Color change to medium yellowish brown (10YR5/4) very stiff, moist			
7	21-2		27	2.00			26.8	93.5
8								
9								
10	21-3		36	3.75	Common silty clay and silt interbeds		33.0	82.9
11								
12								
13								
14								
15	21-4		22		Very stiff, slightly moist, 20-25% very fine grained sand fraction		34.2	
16								
17								
18								
19								
20	21-5		18		Very stiff 20-25% well graded sand fraction, trace fine gravel		37.1	
21					**TD @ 20.0'**			
22					**NO GROUNDWATER ENCOUNTERED**			
23								
24								
25								
26								
27								

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Figure A-24

EXPLORATORY BORING LOG

No. B-22

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 26-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: BP
BORING DIAMETER:	8" HS	BORING DEPTH: 30.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown silty fat CLAY, slightly moist, stiff	CH		
2	22-1		29	4.50	Color change to medium yellowish brown (10YR5/4), very stiff, moist, 3% very fine grained sand		22.3	90.1
3								
4					Moderate yellowish brown (10YR5/4) elastic SILT, very stiff, moist	MH		
5	22-2		28	4.50			22.2	92.3
6								
7								
8								
9					Color change to yellowish orange (10YR6/6)			
10	22-3		24	2.00	Very stiff		29.0	89.1
11								
12								
13								
14					Dark yellowish orange (10YR6/6) silty fat CLAY, very stiff, very moist	CH		
15	22-4		22				35.1	
16								
17								
18								
19								
20	22-5		22				35.0	
21								
22								
23								
24								
25	22-6		18				38.3	
26								
27								

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Figure A-25

EXPLORATORY BORING LOG

No. B-22 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 26-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 30.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Dark yellowish orange (10YR6/6) silty fat CLAY stiff, very moist, 3% very fine grained sand fraction	CH		
29								
30	22-7		12				39.4	
31					**TD @30.0'** **NO GROUNDWATER ENCOUNTERED**			

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Figure
A-25

EXPLORATORY BORING LOG

No. B-23

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 26-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 30.0'	GROUNDWATER DEPTH: 30.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) lean CLAY, stiff moist	CL		
2	23-1		21	2.25	Moderate yellowish brown (10YR5/4) elastic SILT, very stiff moist, 5% well graded sand fraction, common caliche veins	MH	24.7	91.8
3								
4					Moderate yellowish brown (10YR5/4) silty lean CLAY, very stiff, moist	CL		
5	23-2		27	4.50			24.4	90.1
6								
7								
8								
9					Moderate yellowish brown fat CLAY, very stiff, very moist	CH		
10	23-3		33	3.75			31.6	81.6
11								
12								
13					Color change to dark yellowish orange (10YR6/6)			
14								
15	23-4		18				37.0	
16								
17								
18								
19								
20	23-5		18				35.6	
21								
22								
23								
24								
25	23-6		19				36.1	
26								
27								

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Figure A-26

EXPLORATORY BORING LOG

No. B-23 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 26-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 30.0'	GROUNDWATER DEPTH: 30.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Dark yellowish orange (10YR4/6) fat CLAY very stiff, very moist	CL		
29	23-7		23				39.5	
30					Saturated			
31					**TD @ 30.0'** **GROUNDWATER ENCOUNTERED @ 30.0'**			
32								

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Figure A-26

EXPLORATORY BORING LOG

No. B-24

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 26-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 15.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff moist	CH		
2								
3	24-1		17	3.00	Color change to dark yellowish orange (10YR 6/6) 5% very fine grained to medium grained sand		26.6	81.2
4								
5								
6					Moderate yellowish brown (10YR5/4) elastic SILT, very stiff very moist,	MH		
7	24-2		29	4.25			31.5	85.4
8								
9					Moderate yellowish brown (10YR5/4) fat CLAY, very stiff to hard, moist, very fine grained sand	CH		
10	24-3		36	2.50			37.3	80.0
11								
12								
13								
14								
15	24-4		21		Very stiff		37.7	
16					**TD @ 15.0'**			
17					**NO GROUNDWATER ENCOUNTERED**			
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-27

EXPLORATORY BORING LOG

No. B-25

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 27-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 30.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) lean CLAY, stiff, moist	CL		
2								
3	25-1		24	4.50	Color change to moderate yellowish brown (10YR5/4), very stiff very fine to coarse grained sand fraction		19.5	97.5
4								
5								
6	25-2		30	3.25	Very fine to fine grained sand		26.7	91.2
7								
8								
9	25-3		34	4.50	Very moist		32.0	79.7
10								
11								
12								
13	25-4		20		Color change to light olive gray (5Y5/2), common Caliche		31.5	
14								
15								
16								
17								
18								
19	25-5		20		Dark yellowish orange fat CLAY (10YR6/6), moist	CH	33.8	
20								
21								
22								
23								
24	25-6		13		Moderate yellowish brown (10YR5/4) elastic SILT, stiff, very moist	MH	34.1	
25								
26					Occasional clay interbeds			
27								

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Figure A-28

EXPLORATORY BORING LOG

No. B-25 Cont.

PROJECT: Salinas Ag/Industrial Park | DATE DRILLED: 27-Mar-08 | FILE No. LSS-0620-01

DRILLER: Exploration Geoservices | DRILLING METHOD: B-53 | LOGGED BY: TL

BORING DIAMETER: 8" HS | BORING DEPTH: 30.0' | GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Moderate yellowish brown (10YR5/4) elastic SILT, stiff, very moist	MH		
29					Moderate yellowish brown (10YR5/4) fat CLAY, very stiff very moist, 2% very fine grained sand with occasional silt interbeds	CH		
30	25-7		22				33.9	
31					**TD @ 30.0'** **NO GROUNDWATER ENCOUNTERED**			

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Figure A-28

EXPLORATORY BORING LOG

No. B-26

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 27-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 30.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) lean CLAY, stiff, moist	CL		
2					Color change to dusky yellowish brown (10YR2/2) with medium yellowish brown (10YR5/4) mottles, moist			
3	26-1		13	4.50			22.1	82.2
4					Moderate yellowish brown (10YR5/4) SILT, medium stiff. very moist, 5% very fine grained sand fraction	ML		
5	26-2		8				25.2	73.1
6								
7								
8								
9					Moderate yellowish brown (10YR05/4) silty SAND, medium dense, very moist 45% fines, very fine to fine grained	SM		
10	26-3		23	2.00			18.8	96.2
11								
12								
13								
14					Moderate yellowish brown (10YR5/7) fat CLAY very stiff, moist, abundant caliche veins	CH		
15	26-4		27				31.3	
16								
17								
18								
19								
20	26-5		22		Color change to dark yellowish orange (10YR6/6) mottling, very moist		38.3	
21								
22								
23								
24					Moderate yellowish brown (10YR5/4) elastic SILT, very stiff, very moist, 3% very fine grained sand fraction	MH		
25	26-6		26				28.6	
26								
27								

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Figure A-29

EXPLORATORY BORING LOG

No. B-26Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 27-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 30.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Moderate yellowish brown (10YR5/4) fat CLAY, hard, moist very fine grained sand 2%	CH		
29								
30	26-7		32		Moderate yellowish brown SILT, hard saturated	ML	32.6	
31					**TD @ 30.0'** **NO GROUNDWATER ENCOUNTERED**			

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Figure A-29

EXPLORATORY BORING LOG

No. B-27

PROJECT: Salinas Ag/Industrial Park | DATE DRILLED: 27-Mar-08 | FILE No. LSS-0620-01

DRILLER: Exploration Geoservices | DRILLING METHOD: B-53 | LOGGED BY: BP

BORING DIAMETER: 8" HS | BORING DEPTH: 15.0' | GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) lean CLAY, stiff, slightly moist	CL		
2					Moist			
3					Moderate yellowish brown (10YR5/4) SILT, medium stiff, very	ML		
4	27-1		8	4.50	moist, 10% very fine to fine grained sand fraction		20.4	84.2
5								
6								
7	27-2		13	1.75	Moist stiff, 25-30% very fine grained sand fraction		14.9	89.2
8								
9					Moderate yellowish brown (10YR5/4) silty SAND, medium dense, very moist, very fine to fine grained, 20-25% fines very moist	SM		
10	27-3		23	0.75			17.0	94.7
11								
12								
13								
14								
15	27-4		22		Dusky yellowish brown (10YR4/2) lean CLAY, very stiff moist, 5% very fine to medium grained sand fraction	CL	19.9	
					TD @15.0'			
16					**NO GROUNDWATER ENCOUNTERED**			
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-30

EXPLORATORY BORING LOG

No. B-28

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED:	27-Mar-08
DRILLER:	Exploration Geoservices	DRILLING METHOD:	B-53
BORING DIAMETER:	8" HS	BORING DEPTH:	30.0'

FILE No. LSS-0620-01
LOGGED BY: TL
GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist, 5% very fine to fine grained sand fraction	CL		
2								
3	28-1		10	4.50	Moderate yellowish brown (10YR 5/4) silty SAND, loose, moist	SM	17.9	93.3
4								
5								
6					Dark yellowish brown (10YR4/2) SILT, stiff, moist, 5% very fine to fine grained sand	ML		
7	28-2		11	2.00			19.6	91.1
8								
9								
10	28-3		20	1.25	Very stiff, very moist		34.1	81.3
11								
12								
13								
14								
15	28-4		12		Stiff, occasional clay interbeds		25.9	
16								
17								
18								
19	28-5		11		Dark yellowish orange (10YR6/6) poorly graded SAND medium sand dense, moist, very fine to fine grained	SP	8.4	
20								
21								
22								
23								
24	28-6		17		Dark yellowish brown (10YR4/2) elastic SILT, very stiff, very moist, 3% very fine to fine grained sand fraction	MH	34.3	
25								
26					Occasional clay interbeds			
27								

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Figure A-31

EXPLORATORY BORING LOG

No. B-28 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 27-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 30.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Dark yellowish brown (10YR4/2) elastic SILT very stiff, very moist	MH		
29					Dark yellowish brown (10YR4/2) sandy lean CLAY, very stiff, moist, 20% well graded sand fraction	CL		
30	28-7		24				20.0	
31					**TD @ 30.0'** **NO GROUNDWATER ENCOUNTERED**			

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Figure
A-31

EXPLORATORY BORING LOG

No. B-29

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 27-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 15.0'	GROUNDWATER DEPTH: N/

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1–2					Dusky yellowish brown, (10YR2/2) fat CLAY, stiff slightly moist to moist	CH		
3–4	29-1		15	4.50	Moderate yellowish brown (10YR5/4) SILT, very moist to stiff, 5%	ML	28.2	83.8
5–7	29-2		12	4.50	Moist		20.9	99.3
8–10	29-3		36	1.25	Dusky yellowish brown (10YR2/2) lean CLAY, very stiff to hard, moist	CL	23.3	93.3
11–13								
14–15	29-4		22		Dark yellowish orange (10YR6/6) well graded SAND, slightly moist, medium dense, 5% fines	SW	4.5	
16–27					**TD @ 15.0'** **NO GROUNDWATER ENCOUNTERED**			

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Figure A-32

EXPLORATORY BORING LOG

No. B-30

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 27-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 10.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1	30-1		19	3.75	Dusky yellowish brown (10YR2/2) fat CLAY, stiff, slightly moist	CH	31.1	77.3
2								
3					Moist, very stiff			
4	30-2		13	2.75	Moderate yellowish brown (10YR5/4) elastic SILT, moist, stiff, 5% fine to fine grained	MH	30.1	79.0
5								
6								
7								
8								
9	30-3		29	4.00	Dusky yellowish brown (10YR2/2) lean CLAY with medium yellowish brown (10YR5/4) mottles very stiff, moist, 1% very fine grained	CL	20.0	103.9
10								
11					**TD @ 10.0'**			
12					**NO GROUNDWATER ENCOUNTERED**			
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure
A-33

EXPLORATORY BORING LOG

No. B-31

PROJECT: Salinas Ag/Industrial Park | DATE DRILLED: 27-Mar-08 | FILE No. LSS-0620-01

DRILLER: Exploration Geoservices | DRILLING METHOD: B-53 | LOGGED BY: TL

BORING DIAMETER: 8" HS | BORING DEPTH: 15.0' | GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY moist, stiff	CH		
2								
3								
4	31-1		13	4.00	Very moist		32.3	82.4
5								
6								
7	31-2		25	2.00	Very stiff		27.7	86.0
8								
9					Color change to moderate yellowish brown (10YR5/4)			
10	31-3		30	1.25			35.4	74.2
11								
12								
13								
14								
15	31-4		18		Common caliche veins		31.2	
16					**TD @ 15.0'**			
17					**NO GROUNDWATER ENCOUNTERED**			
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure
A-34

EXPLORATORY BORING LOG

No. B-32

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED:	27-Mar-08
DRILLER:	Exploration Geoservices	DRILLING METHOD:	B-53
BORING DIAMETER:	8" HS	BORING DEPTH:	30.0'

FILE No. LSS-0620-01
LOGGED BY: BP
GROUNDWATER DEPTH: 18.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, moist, stiff	CH		
2								
3	32-1		22	2.75	Very stiff		32.3	78.9
4					Color change to moderate yellowish brown (10YR5/4) slightly moist to moist			
5	32-2		19	3.00			31.6	76.0
6								
7								
8								
9					Moderate yellowish brown (10YR5/4) SILT, moist very stiff, 40% very fine sand fraction	ML		
10	32-3		22	0.50			18.6	87.3
11								
12								
13								
14					Color change to dark yellowish brown (10YR4/2), stiff moist to very moist, 2% very fine grained sand			
15	32-4		14				30.4	
16								
17								
18								
19					Dark yellowish orange (10YR6/6) silty SAND, saturated, medium dense, very fine to fine grained sand, 30-35% fines	SM		
20	32-5		17				32.3	
21								
22								
23								
24					Color change to moderate yellowish brown (10YR5/4) 10-15% fines			
25	32-6		19				30.7	
26								
27								

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Figure A-35

EXPLORATORY BORING LOG

No. B-32 Cont.

PROJECT: Salinas Ag/Industrial Park | DATE DRILLED: 27-Mar-08 | FILE No. LSS-0620-01

DRILLER: Exploration Geoservices | DRILLING METHOD: B-53 | LOGGED BY: TL

BORING DIAMETER: 8" HS | BORING DEPTH: 30.0' | GROUNDWATER DEPTH: 18.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Moderate yellowish brown (10YR5/4) silty SAND, medium dense, saturated, 10-15% fines, very fine grained	SM		
29								
30	32-7		26				31.2	
31					**TD @ 30.0'** **GROUNDWATER ENCOUNTERED @ 18.0'**			

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Figure A-35

EXPLORATORY BORING LOG

No. B-33

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 27-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 10.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) lean CLAY, stiff, moist	CL		
2								
3	33-1		18	4.50	Moderate yellowish brown (10YR5/4) silty SAND, medium dense, moist, 30-40% fines, very fine to fine grained sand	SM	12.4	101.5
4								
5								
6	33-2		21	2.00	Moderate yellowish brown (10YR5/4) SILT, very stiff, moist, 5% very fine to fine grained sand	ML	25.9	83.3
7								
8								
9					Moderate yellowish brown (10YR5/4) silty SAND, medium dense, moist, 15-20% fines very fine to fine grained sand	SP		
10	33-3		23	0.50			9.8	90.5
11					**TD @ 10.0'**			
12					**NO GROUNDWATER ENCOUNTERED**			
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-36

EXPLORATORY BORING LOG

No. B-34

PROJECT: Salinas Ag/Industrial Park | DATE DRILLED: 27-Mar-08 | FILE No. LSS-0620-01

DRILLER: Exploration Geoservices | DRILLING METHOD: B-53 | LOGGED BY: TL

BORING DIAMETER: 8" HS | BORING DEPTH: 15.0' | GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1	34-1		22	1.50	Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist	CH	33.9	81.9
2								
3					Very stiff, very moist			
4	34-2		20	1.50	Moderate yellowish brown (10YR5/4) elastic SILT moist to very moist, very stiff, 3% very fine grained	MH	33.1	76.3
5								
6					Occasional clay interbeds			
7								
8								
9	34-3		22	1.00	Moderate yellowish brown (10YR5/4) well graded SAND, medium dense, very moist, 10% fines	SW	11.9	83.6
10								
11								
12								
13								
14	34-4		9		Olive gray (5Y4/1) fat CLAY, stiff very moist	CH	39.5	
15								
16					**TD @15.0'**			
17					**NO GROUNDWATER ENCOUNTERED**			
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-37

EXPLORATORY BORING LOG

No. B-35

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 27-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 15.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1–2					Dusky yellowish brown (10YR2/2) lean CLAY, stiff	CL		
3–4	35-1		18	1.00	Moderate yellowish brown (10YR5/4) SILT, stiff, very moist, 5% very fine grained sand fraction	ML	28.3	77.7
5–7	35-2		11	1.25			22.8	109.9
8–10	35-3		13	2.25	Dark yellowish brown (10YR4/2) lean CLAY, stiff, moist, 2% very fine grained and fraction	CL	29.8	89.4
11–15	35-4		16		Moderate yellowish brown (10YR5/4) silty SAND, medium dense, very moist, very fine grained, 40% fines	SM	16.4	
16					**TD @ 15.0'**			
17					**NO GROUNDWATER ENCOUNTERED**			
18–27								

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Figure A-38

EXPLORATORY BORING LOG

No. B-36

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 27-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 30.0'	GROUNDWATER DEPTH: 23.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) lean CLAY, soft, slightly moist	CL		
2	36-1		16	0.50	Moderate yellowish brown (10YR5/4) silty SAND, medium dense, moist, 25% fines, very fine to fine grained sand	SM	8.4	93.5
3								
4								
5	36-2		14	3.25	Loose, very moist		12.6	95.1
6								
7								
8								
9					Dark yellowish brown (10YR4/2) lean CLAY, very moist very stiff, 1% very fine grained sand	CL		
10	36-3		22	2.25			27.1	92.4
11								
12								
13								
14					Moderated yellowish brown (10YR5/4) silty SAND, loose, very moist, 35-40% fines, very fine to fine grained sand	SM		
15	36-4		9				24.4	
16								
17								
18								
19								
20	36-5		21		Medium dense, moist, 15-25% fines		13.2	
21								
22								
23								
24					Light olive gray (5Y5/2) poorly graded SAND, medium dense, saturated, 5-10% fines, very fine grained	SP		
25	36-6		19				31.4	
26								
27								

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Figure A-39

EXPLORATORY BORING LOG

No. B-36 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 27-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 30.0'	GROUNDWATER DEPTH: 23.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Light olive gray (5YR5/2) poorly graded SAND very moist, dense, 5-10% fines, very fine grained	SP		
29								
30	36-7		31				32.6	
31					**TD @ 30.0'** **GROUNDWATER ENCOUNTERED @ 23.0'**			

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Figure
A-39

EXPLORATORY BORING LOG

No. B-37

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 27-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 10.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, moist	CH		
2								
3	37-1		17	1.50	Very moist		31.7	78.7
4								
5								
6	37-2		19	3.00	Very stiff, moist		27.4	84.8
7								
8								
9					Color change to dark yellowish brown (10YR4/2)			
10	37-3		21	1.75			31.3	88.1
11					**TD @10.0'**			
12					**NO GROUNDWATER ENCOUNTERED**			
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-40

EXPLORATORY BORING LOG

No. B-38

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 27-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: BP
BORING DIAMETER:	8" HS	BORING DEPTH: 20.0'	GROUNDWATER DEPTH: 18.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown lean CLAY, medium stiff, very moist	CL		
2								
3								
4	38-1		14	4.50	Dark yellowish brown silty SAND, loose, very moist, 30-40% fines very fine grained	SM	11.7	102.4
5					Color change to yellowish brown, medium dense, moist, 15-25% fines			
6								
7	38-2		24	3.25			18.5	95.3
8								
9								
10	38-3		12	0.50			15.8	78.6
11								
12								
13								
14					Dark yellowish brown fat CLAY, stiff, very moist	CH		
15	38-4		9				30.3	
16								
17								
18					Common silty and saturated silty sand interbeds		▼	
19								
20	38-5		16				32.7	
21					**TD @ 20.0'**			
22					**GROUNDWATER ENCOUNTERED @ 18.0'**			
23								
24								
25								
26								
27								

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Figure A-41

EXPLORATORY BORING LOG

No. B-39

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 27-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: BP
BORING DIAMETER:	8" HS	BORING DEPTH: 10.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown lean CLAY, medium stiff, very moist	CL		
2								
3	39-1		13	4.50	Dark yellowish brown sandy SILT, medium stiff, moist, 30-35% very fine sand	ML	19.0	96.8
4								
5	39-2		13	1.00			26.2	88.3
6					Dark yellowish brown silty SAND, loose to medium dense, moist, very fine grained, 30-35% fines	SM		
7								
8								
9								
10	39-3		16	0.50			10.4	88.6
11					**TD @ 10.0'**			
12					**NO GROUNDWATER ENCOUNTERED**			
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-42

EXPLORATORY BORING LOG

No. B-40

PROJECT: Salinas Ag/Industrial Park	DATE DRILLED: 27-Mar-08	FILE No. LSS-0620-01	
DRILLER: Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: BP	
BORING DIAMETER: 8" HS	BORING DEPTH: 30.0'	GROUNDWATER DEPTH: 18.0'	

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown lean CLAY, medium stiff, very moist	CL		
2								
3					Dark yellowish brown silty SAND, loose to medium dense moist to very moist, very fine grained 30-40% fines	SM		
4	40-1		14	1.75			17.1	87.5
5								
6								
7	40-2		18	0.50			10.4	86.8
8								
9								
10	40-3		14	0.50	Dusk yellowish brown lean CLAY, medium stiff, very moist	CL	24.5	91.6
11								
12					Common interbedded silt and silty sands			
13								
14						SM		
15	40-4		8				23.4	
16								
17								
18								
19								
20	40-5		6		Saturated			
21								
22								
23								
24								
25	40-6		24		Medium dense		29.9	
26								
27								

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Figure A-43

EXPLORATORY BORING LOG

No. B-40 Cont.

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 27-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: BP
BORING DIAMETER:	8" HS	BORING DEPTH: 30.0'	GROUNDWATER DEPTH: 18.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Dark yellowish brown, silty SAND, medium dense, saturated, 25-30 % fines, very fine grained, common silt interbeds	SM		
29								
30	40-7		26				30.1	
31					**TD @ 30.0'** **GROUNDWATER ENCOUNTERED @ 18.0'**			

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Figure
A-43

EXPLORATORY BORING LOG

No. B-41

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 27-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: BP
BORING DIAMETER:	8" HS	BORING DEPTH: 10.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown lean CLAY, medium stiff, moist	CL		
2								
3			15	3.25	Yellowish brown silty SAND, loose, very fine grained, 25-35% fines	SM	11.2	96.4
4								
5			13		Yellowish brown poorly graded SAND, medium dense, moist very fine grained	SP	6.8	86.2
6								
7								
8								
9					Dark yellowish brown lean CLAY, very stiff, very moist	CL		
10	41-3		21	2.25			23.1	93.3
11					**TD @ 10.0'**			
12					**NO GROUNDWATER ENCOUNTERED**			
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-44

EXPLORATORY BORING LOG

No. B-42

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED:	28-Mar-08	FILE No.	LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD:	B-53	LOGGED BY:	TL
BORING DIAMETER:	8" HS	BORING DEPTH:	20.0'	GROUNDWATER DEPTH:	18.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) lean CLAY, stiff, moist	CL		
2	42-1		26	1.25	Moderate yellowish brown (10YR5/4) silty SAND medium dense, very moist, very fine grained, 35-40% fines	SM	21.0	94.5
3								
4								
5	42-2		19	0.25	Moist, 20-25% fines		13.0	75.4
6								
7								
8								
9					Dark yellowish brown (10YR4/2) lean CLAY, stiff, very moist, stiff, 1% very fine grained sand	CL		
10	42-3		14	0.75			29.8	87.8
11					Occasional silt interbeds			
12								
13								
14					Moderate yellowish brown (10YR5/4) silty SAND medium dense, very moist, 35-40% fines, very fine grained	SM		
15	42-4		13				26.4	
16								
17								
18								
19								
20	42-5		15		Saturated		32.8	
21					**TD @ 20.0'** **GROUNDWATER ENCOUNTERED @ 18.0'**			
22								
23								
24								
25								
26								
27								

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Figure A-45

EXPLORATORY BORING LOG

No. B-43

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 28-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 30.0'	GROUNDWATER DEPTH: 21.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) lean CLAY, slightly moist to moist, stiff	CL		
2								
3					Moderate yellowish brown (10YR5/4) silty SAND, poorly graded, medium dense, moist	SM		
4	43-1		19	2.75			11.3	94.8
5								
6								
7	43-2		12	1.50			12.5	98.9
8								
9								
10	43-3		10		Dusky yellowish brown (10YR2/2) lean CLAY, medium stiff, very moist	CL	29.2	86.3
11								
12								
13								
14					Moderate yellowish brown (10YR5/4) sandy SILT medium stiff, very moist, 20-25% very fine grained sand fraction	ML		
15	43-4		8				29.1	
16								
17								
18								
19								
20	43-5		10		Stiff		30.3	
21								
22					Saturated			
23								
24								
25	43-6		14				36.1	
26								
27								

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Figure
A-46

EXPLORATORY BORING LOG

No. B-43 Cont.

PROJECT: Salinas Ag/Industrial Park | DATE DRILLED: 28-Mar-08 | FILE No. LSS-0620-01

DRILLER: Exploration Geoservices | DRILLING METHOD: B-53 | LOGGED BY: TL

BORING DIAMETER: 8" HS | BORING DEPTH: 30.0' | GROUNDWATER DEPTH: 21.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Moderate yellowish brown sandy SILT, stiff, saturated 20-25% very fine grained sand fraction	ML		
29								
30	43-7		15				33.6	
31					**TD @ 30.0'** **GROUNDWATER ENCOUNTERED @ 21.0'**			

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Figure A-46

EXPLORATORY BORING LOG

No. B-44

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 28-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 15.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) lean CLAY, stiff, slightly moist	CL		
2								
3	44-1		10	1.25	Moderate yellowish brown (10YR5/4) poorly graded SAND loose, moist, 5-10% fines, very fine grained	SP	6.0	91.5
4								
5								
6					Moderate yellowish brown silty SAND, medium dense, very moist, 25-30% fines, very fine grained	SM		
7	44-2		16	1.25			20.3	95.7
8								
9								
10	44-3		6	0.50	Fine grained, 40-45% fines		26.0	83.3
11								
12								
13					Common silt interbeds			
14								
15	44-4		9		Moderate yellowish brown (10YR5/4) SILT, stiff, very moist, 5-10% very fine grained sand fraction	ML	29.2	
16					**TD @ 15.0'**			
17					**NO GROUNDWATER ENCOUNTERED**			
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-47

EXPLORATORY BORING LOG

No. B-45

PROJECT: Salinas Ag/Industrial Park | DATE DRILLED: 28-Mar-08 | FILE No. LSS-0620-01

DRILLER: Exploration Geoservices | DRILLING METHOD: B-53 | LOGGED BY: TL

BORING DIAMETER: 8" HS | BORING DEPTH: 20.0' | GROUNDWATER DEPTH: 18.0'

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) lean CLAY, stiff, moist	CL		
2	45-1		20	0.50	Dusky yellowish brown (10YR2/2) sandy SILT very stiff, very moist, 20-25% very fine grained sand fraction	ML	26.9	85.7
3								
4								
5	45-2		16	0.50	Moderate yellowish brown (10YR5/4) silty SAND, medium dense, very moist, very fine grained sand	SM	15.9	85.6
6								
7								
8								
9								
10	45-3		6	0.50	Dusky yellowish brown (10YR2/2) fat CLAY, medium stiff, very moist 3% very fine grained sand	CH	30.1	82.3
11								
12								
13								
14					Moderate yellowish brown (10YR5/4) silty SAND medium dense, very moist, 30-35% fines, very fine grained	SM		
15	45-4		11				20.3	
16								
17								
18								
19					Moderate yellowish brown (10YR5/4) SILT, medium stiff, saturated	ML		
20	45-5		7				32.2	
21					TD @ 20.0'			
22					GROUNDWATER ENCOUNTERED @ 18.0'			
23								
24								
25								
26								
27								

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Figure A-48

EXPLORATORY BORING LOG

No. B-46

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 28-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 10.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR5/4) lean CLAY stiff, moist	CL		
2								
3	46-1		18	0.50	Moderate yellowish brown (10YR5/4) silty SAND, medium dense, moist, 20-35% fines, very fine grained	SM	10.8	91.2
4								
5								
6					Moderate yellowish brown (10YR5/4) elastic SILT, medium stiff, very moist	MH		
7	46-2		10	0.50			37.1	74.0
8								
9								
10	46-3		19	1.25	Dusky yellowish brown (10YR2/2) lean CLAY, very stiff, very moist	CL	28.6	92.5
11					**TD @ 10.0'**			
12					**NO GROUNDWATER ENCOUNTERED**			
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-49

EXPLORATORY BORING LOG

No. B-47

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 28-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 20.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, stiff, slightly moist	CH		
2								
3	47-1		17	2.75	Moist		23.9	88.0
4					Moderate yellowish brown (10YR5/4) silty SAND, loose, moist 30% fines, very fine to fine grained	SM		
5								
6	47-2		8	0.25			11.5	86.5
7								
8								
9								
10	47-3		19	1.50			9.2	95.1
11								
12								
13								
14					Moderate yellowish brown (10YR5/4) SILT medium stiff, very moist	ML		
15	47-4		8				28.4	
16								
17								
18								
19					Moderate yellowish brown (10YR5/4) silty SAND, loose, very moist, 25-30% fines very fine to fine grained	SM		
20	47-5		10				17.6	
21					TD @20.0'			
22					NO GROUNDWATER ENCOUNTERED			
23								
24								
25								
26								
27								

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Figure A-50

EXPLORATORY BORING LOG

No. B-48

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 28-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 30.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR5/4) fat CLAY, stiff, moist	CH		
2								
3	48-1		14	2.25	Moderate yellowish brown (10YR5/4) silty SAND, loose, very moist, 30-35% fines, very fine to fine grained	SM	18.1	97.5
4								
5								
6	48-2		12	1.25	Moderate yellowish brown (10YR5/4) SILT, stiff, very moist	ML	29.2	83.3
7								
8								
9								
10	48-3		19	0.25	Very stiff		25.8	88.2
11								
12								
13								
14	48-4		13		Moderate yellowish brown (10YR5/4) silty SAND, medium dense, very moist 25-30% fines, very fine grained	SM	21.3	
15								
16								
17								
18								
19								
20	48-5		11		Occasional silt interbeds, saturated silt interbeds, 35-40% fines		35.2	
21								
22								
23								
24					Dusky yellowish brown (10YR2/2) well graded SAND, medium dense, very moist, 15% fines, trace fine gravel	SW		
25	48-6		14		Color change to medium yellowish brown, (10YR5/4)		13.6	
26								
27								

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Figure A-51

EXPLORATORY BORING LOG

No. B-48 Cont.

PROJECT: Salinas Ag/Industrial Park | DATE DRILLED: 28-Mar-08 | FILE No. LSS-0620-01

DRILLER: Exploration Geoservices | DRILLING METHOD: B-53 | LOGGED BY: TL

BORING DIAMETER: 8" HS | BORING DEPTH: 30.0' | GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
28					Moderate yellowish brown (10YR5/4) well graded SAND, moist, medium dense, 15% fines	SW		
29								
30	48-7		15				6.2	
31					TD @ 30.0' NO GROUNDWATER ENCOUNTERED			

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Figure A-51

EXPLORATORY BORING LOG

No. B-49

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED: 28-Mar-08	FILE No. LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD: B-53	LOGGED BY: TL
BORING DIAMETER:	8" HS	BORING DEPTH: 10.0'	GROUNDWATER DEPTH: N/A

Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR5/4) lean CLAY stiff, moist	CL		
2								
3	49-1		12	0.25	Moderate yellowish brown (10YR5/4) silty SAND, loose, moist, 40-45% fines	SM	15.2	89.3
4								
5	49-2		16	4.50	Medium dense, 30-35% fines		13.1	97.2
6								
7								
8								
9					Moderate yellowish brown (10YR5/4) sandy SILT stiff, very moist, 15-25% very fine sand fraction	ML		
10	49-3		13	1.00			31.8	75.0
11					**TD @ 10.0'**			
12					**NO GROUNDWATER ENCOUNTERED**			
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								

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Figure A-52

EXPLORATORY BORING LOG

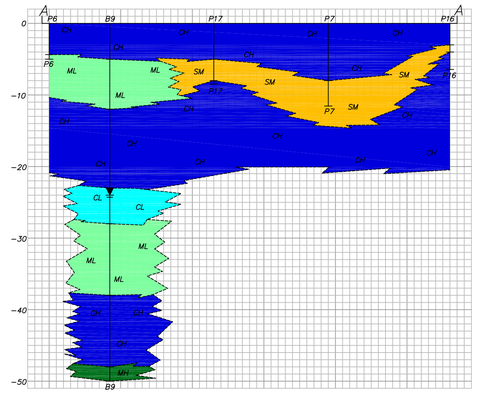
No. B-50

PROJECT:	Salinas Ag/Industrial Park	DATE DRILLED:	28-Mar-08	FILE No.	LSS-0620-01
DRILLER:	Exploration Geoservices	DRILLING METHOD:	B-53	LOGGED BY:	TL
BORING DIAMETER:	8" HS	BORING DEPTH:	20.0'	GROUNDWATER DEPTH:	N/A

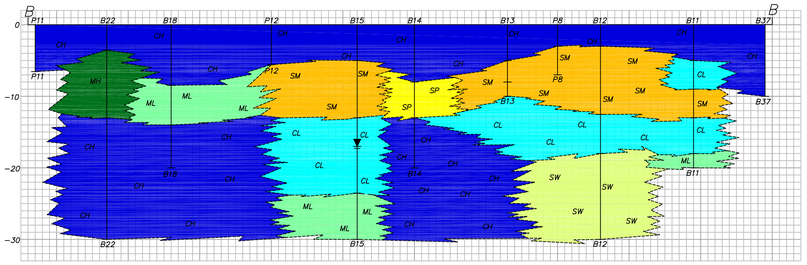
Depth (ft)	Sample	Graphic Log	Blows per foot	Pocket Pen (tsf)	Description	U.C.S.C. Soil-Group	Moisture (% dry weight)	Dry Density (pcf)
0								
1					Dusky yellowish brown (10YR2/2) fat CLAY, moist, medium stiff	CL		
2								
3	50-1		11	2.00	Moderate yellowish brown (10YR5/4) SILT, stiff moist , 10% very fine grained sand	ML	20.2	95.8
4								
5								
6	50-2		10	0.25	Medium stiff very moist, 5% fine grained sand		32.9	76.9
7								
8								
9					Dusky yellowish brown (10YR2/2) lean CLAY, stiff, moist 10% very fine grained sand	CL		
10	50-3		17	0.25			22.9	94.1
11					Occasional silt interbeds			
12								
13								
14					Moderate yellowish brown (10YR5/4) silty SAND, medium dense, very moist, 45% fines, very fine grained sand.	SM		
15	50-4		11				28.4	
16								
17					Occasional silt interbeds			
18								
19					Light brown (5YR5/6) well graded SAND, medium dense, moist, 5-10% fines, fine to coarse gravels	SW		
20	50-5		19				10.3	
21					**TD @ 20.0'** **NO GROUNDWATER ENCOUNTERED**			
22								
23								
24								
25								
26								
27								

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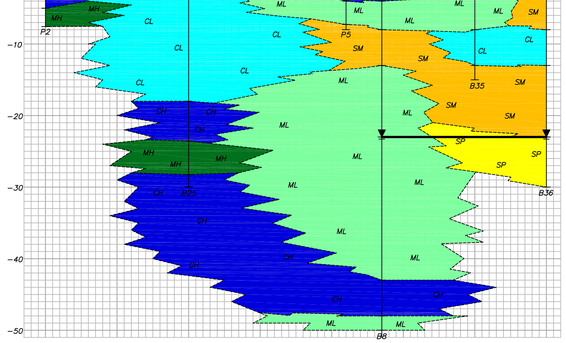
Figure A-53



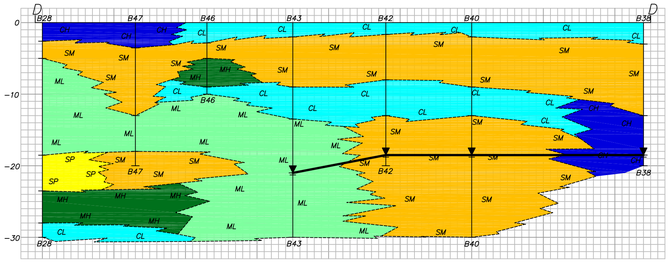
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1"=10' V



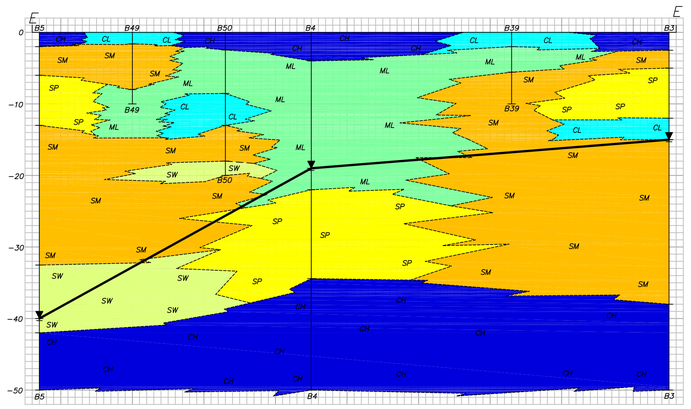
SECTION B–B
Scale: 1"=400' H
1"=10' V



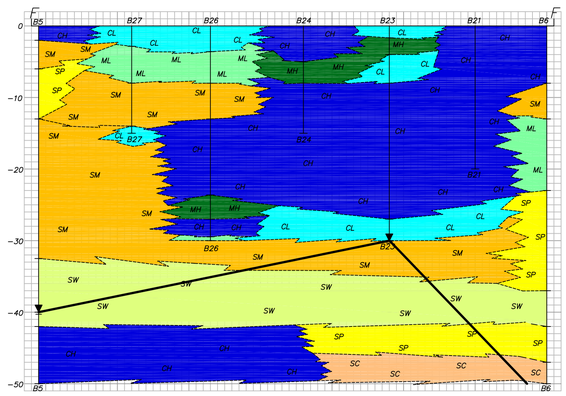
SECTION C–C
Scale: 1"=400' H
1"=10' V



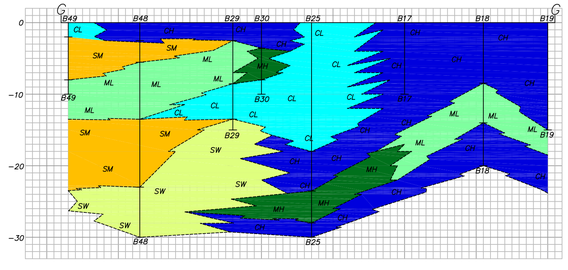
SECTION D–D
Scale: 1"=400' H
1"=10' V



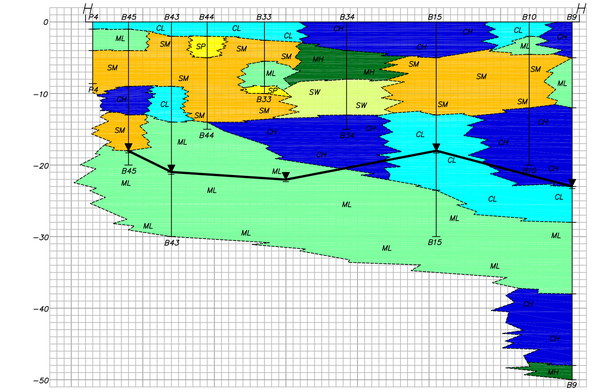
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Scale: 1"=400' H
1"=10' V



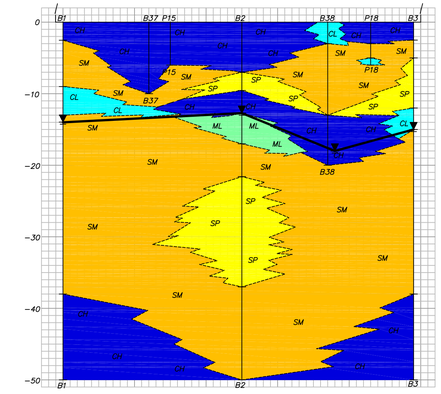
SECTION F–F
Scale: 1"=400' H
1"=10' V



SECTION G–G
Scale: 1"=400' H
1"=10' V



SECTION H–H
Scale: 1"=400' H
1"=10' V



SECTION I–I
Scale: 1"=400' H
1"=10' V

LEGEND

- CH – Inorganic CLAY of very high plasticity and very low permeability.
- CL – Inorganic CLAY of moderate to high plasticity and very low permeability.
- ML – Inorganic SILT with variable percentages of very fine sand and clay, low permeability, and low to moderate plasticity.
- MH – Inorganic dilatent SILT, typically at liquid limits, low permeability, moderate plasticity.
- SM – Silty SAND, moderate to rapid permeability, low plasticity, typically very fine grained with variable silt fraction ranging from 15–45%.
- SP – Poorly graded SAND, rapid permeability, very low plasticity, typically very fine to medium grained, 5–15% fines.
- SW – Well graded SAND, very rapid permeability, very low plasticity, trace fine gravel.
- SC – Clayey SAND, slow permeability, low to moderate plasticity, poorly graded, 35–45% fines.
- Groundwater

APPROVED BY:

BRIAN E. PAPURELLO C.E.G. No.

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GEOLOGIC CROSS SECTIONS
OF
SALINAS AG INDUSTRIAL BUISNESS PARK
Abbott Street, Between Harkins and Harris Roads
SALINAS, CALIFORNIA

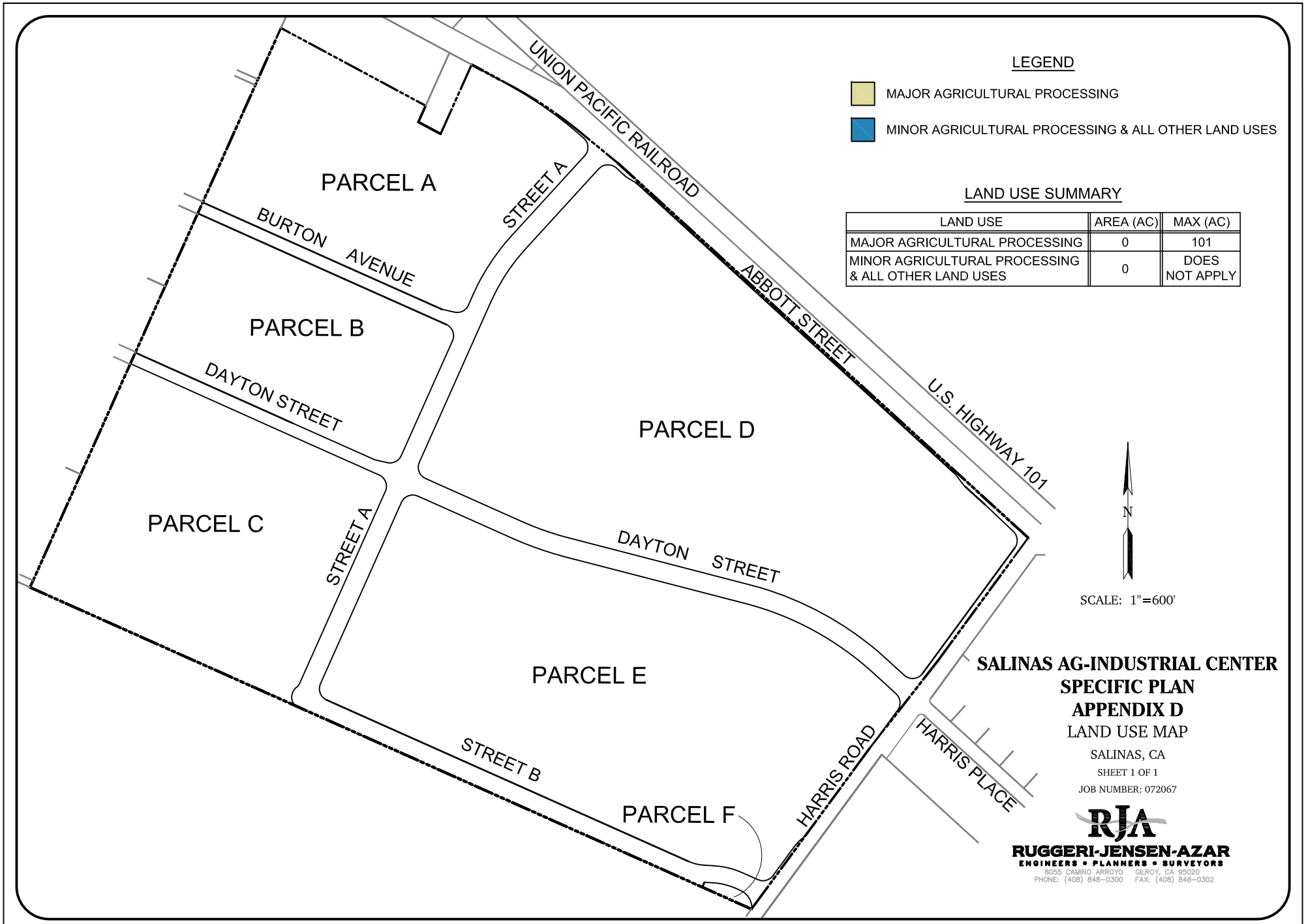
SCALE: AS SHOWN
DATE: FEB. 2009
JOB: LSS-0620-01

SHEET 1
OF 1 SHEETS

NO.	DATE	BY	REVISION
1	2/25/09	CDC	Released to Client

SalinasAgIndustrial.dwg

APPENDIX D


UNION PACIFIC RAILROAD
PARCEL A
BURTON AVENUE
STREET A
PARCEL B
DAYTON STREET
PARCEL C
STREET A
PARCEL D
ABBOTT STREET
U.S. HIGHWAY 101
DAYTON STREET
PARCEL E
STREET B
PARCEL F
HARRIS ROAD
HARRIS PLACE
LEGEND
MAJOR AGRICULTURAL PROCESSING
MINOR AGRICULTURAL PROCESSING & ALL OTHER LAND USES
LAND USE SUMMARY
LAND USE | AREA (AC) | MAX (AC)
MAJOR AGRICULTURAL PROCESSING | 0 | 101
MINOR AGRICULTURAL PROCESSING & ALL OTHER LAND USES | 0 | DOES NOT APPLY
N
SCALE: 1"=600'
SALINAS AG-INDUSTRIAL CENTER
SPECIFIC PLAN
APPENDIX D
LAND USE MAP
SALINAS, CA
SHEET 1 OF 1
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APPENDIX E

City of Salinas Zoning Code **Article III. Division 5. Industrial (I) Districts.** *Article III (this column) is modified by Chapter 5 of the Specific Plan* as Shown in the Column to the Right. *(Crossed-out paragraphs are modified/replaced by the SP Development Regulation(s) at the right of the respective paragraph)*	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Development Regulations** *Chapter 5 of the Specific Plan modifies Article III. Division 5. of the City of Salinas Zoning Code as noted in this column*
Notes: 1. In keeping with the provisions of the Specific Plan Overlay District (Section 37-40.090 of the Salinas Municipal Code), use classifications, development regulations and design principals of the Specific Plan modify those contained in Article III and Article V of the Salinas Municipal Code. Where a conflict occurs between the provisions of this Specific Plan and the base district regulations, special provision or other provisions of the Municipal Code, the Specific Plan goals, policies and regulations shall prevail (Section 37-40-120 of the Salinas Municipal Code). 2. Municipal Code Articles I, II, IV, & VI as adopted in November 2006 shall apply to the *Specific Plan.* Articles III & V as adopted in November 2006 shall be the code that applies to the *Specific Plan* except were modified by the *Specific Plan* as stated in note 1, above. *Future amendments by the City to Articles III and V of the Zoning Code shall not be automatically applicable to this Specific Plan unless:* 1. *such amendments are necessary to a) protect the occupants of the Plan Area from a condition dangerous to their health or safety, or b) comply with state or federal law; or* 2. *such amendments (other than those discussed in item 1., above) are processed as Type 1 Major Amendments to this Specific Plan, per the requirements set forth in Chapter 9, Section 9.3.3."*		
~~***Sec. 37-30.300 Purpose***~~ ~~*In addition to the general purposes listed in Article I, Division 1: General Provisions, the purpose of the industrial (I) districts regulations is to:*~~	1.	**5.2 Purpose** The *Specific Plan* Development Regulations modify the Zoning Code Articles III and V and apply only within the *Plan Area*. They establish a regulatory framework for the *Plan Area* tailored to the nature of agricultural-industrial businesses, including accommodating the functional needs of such facilities and enabling the businesses to quickly proceed from concept to operation. The *Specific Plan* Regulations also serve to:
~~*(a) Provide appropriately located areas consistent with the general plan for a broad range of manufacturing and service uses*~~	2.	a) Establish appropriately-located agricultural-industrial land uses within the *Plan Area;*
~~*(b) Strengthen the city's economic base, and provide employment opportunities close to home for residents of the city and surrounding communities*~~	3.	b) Strengthen the City's agricultural-industrial economic base by providing business and employment opportunities;
~~*(c) Minimize the impact of ag-industrial uses on adjacent residential and commercial districts; and*~~	4.	c) Minimize the impact of agricultural-industrial uses on adjacent agricultural uses with boundary buffers;

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~~*(d) Promote safe ag- industrial areas through the incorporation of crime prevention through environmental design (CPTED) features in development*~~	5.	d) Promote safe agricultural-industrial areas through the incorporation of natural surveillance and the allowance of secured areas on the sites
~~*(e) The additional purposes of each industrial (I) district are as follows:*~~	6.	
~~*(1) Industrial-General Commercial (IGC) District. The industrial-general commercial (IGC) district provides for a range of retail, wholesale, and service businesses not generally suitable in commercial districts because they attract heavy automobile and truck traffic or have certain adverse impacts; and to provide opportunities for certain limited manufacturing uses that have impacts comparable to those of retail and service.*~~	7.	Not applicable to the Specific Plan.
~~*(2) Industrial-Business Park (IBP) District. The industrial-business park (IBP) district regulations allow development of sites with high architectural and landscape standards for industrial office centers, limited manufacturing, warehousing and large-scale, single destination retail and other limited retail uses which may not be appropriate in retail areas.*~~	8.	Not applicable to the Specific Plan.
~~*(3) Industrial-General (IG) District. The industrial-general (IG) district regulations provided for the full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable for location in Salinas; and protect Salinas' general industrial areas from competition for space from unrelated commercial uses that could more appropriately be located elsewhere in the city. (Ord. No. 2463 (NCS).)*~~	9.	e) Supply clear, industry-specific requirements for development within the *Plan Area* that promote the predictability upon which potential users can base their facility location decisions, thereby attracting industries to Salinas and strengthening the City's economic and employment base.

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~~***Sec. 37-30.310 Use Classifications***~~ ~~*Table 37-30.130*~~	10.	**5.4 Land Use Classifications** Table 3-1 "Land Use Classifications" in Chapter 3 establishes the use standards for the *Plan Area*. Table 3-1 and its accompanying footnotes replace Zoning Code Section 37-30.310, including Table 37-30.130 and its accompanying footnotes.
~~*(1) Building materials and service uses shall not adjoin any R District.*~~	11.	Not applicable to the Specific Plan.
~~*(2) Minor utilities shall not unreasonably interfere with the use, enjoyment, or aesthetics of adjacent uses.*~~	12.	Paragraph replaced by Specific Plan Land Use Table 3-1 and accompanying footnotes.
~~*(3) See Section 37-50.020: Adult entertainment facilities. Adult bookstores shall be subject to the same supplemental regulations applicable to adult entertainment facilities.*~~	13.	Not applicable to the Specific Plan.
~~*(4) In the industrial districts only accessory retail sales limited to thirty percent of the total square footage of all structures on a site or two thousand five hundred square feet, whichever is less, shall be allowed excluding convenience stores. Goods being sold at retail must be directly related to those uses, which are permitted uses requiring a SPR, or uses which require a CUP, on the site.*~~	14.	Paragraph replaced by Land Use Table 3-1 and accompanying footnotes.
~~*(5) Commercial recreation and entertainment uses less than two thousand square feet in floor area are allowed with a SPR.*~~	15.	Not applicable to the Specific Plan.
~~*(6) See Section 37-50.260: Service stations, vehicle repair, and vehicle washing.*~~	16.	See [5.7(n) Supplemental]: *Service stations, vehicle repair, and vehicle washing*.
~~*(7) See Section 37-50.280: Speculative buildings.*~~	17.	Not applicable to the Specific Plan.

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~~*(8) See Section 37-50.320: Warehousing limited. The CUP for limited warehousing is not subject to administrative approval pursuant to Section 37-60.500: Administrative conditional use permits. Approval by the planning commission shall require an affirmative vote of five members. Any CUP application receiving an affirmative vote of our members of the planning commission shall automatically be set for hearing for a final determination by the city council. All other general appeal rights remain for these CUP applications.*~~	18.	Not applicable to the Specific Plan.
~~*(9) See Section 37-50.170: Outdoor storage and display for any outdoor activity or use.*~~	19.	See [5.7(i) Supplemental]: *Outdoor storage and display for any outdoor activity or use.*
~~*(10) See Section 37-50.300: Temporary use of land.*~~	20.	See [5.7(p) Supplemental]: *Temporary use of land*, Land Use
~~*(11) See Section 37-50.010: Accessory uses and structures. Accessory uses and structures will require a SPR or a CUP if required for the principal use.*~~	21.	See [5.7(a) Supplemental]: *Accessory uses and structures.*
~~*(12) Heliports shall be located more than one thousand feet from an R district. Heliports used exclusively for emergency aircraft flights for medical purposes by law enforcement, fire fighting, military, or other persons who provide emergency flights for medical purposes do not require a CUP.*~~	22.	Not applicable to the Specific Plan.
~~*(13) See Section 37-50.150: Mural Exhibits.*~~	23.	See [5.7(g) Supplemental]: *Mural Exhibits.*
~~*(14) The maximum floor area allowed for any structure devoted to vehicle-related retail sales and services is limited to seventy-five thousand square feet in the IGC district.*~~	24.	Paragraph replaced by Specific Plan Land Use Table 3-2 and accompanying footnotes.
~~*(15) See Section 37-50.230; Salvage and wrecking operations.*~~	25.	Not applicable to the Specific Plan.
~~*(16) Salvage and wrecking operations shall not adjoin an arterial street or U.S. Highway 101.*~~	26.	Not applicable to the Specific Plan.

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~~*(17) Day care may be considered in the IBP and IG districts subject to approval of a CUP for an existing industrial facility which is at least six acres in size and where the day care facility will be located a minimum of five hundred feet from the nearest property line.*~~	27.	Paragraph replaced by Specific Plan Land Use Table 3-1 and accompanying footnotes.
~~*(18) ATM facilities, which are located entirely within a building and are not externally accessible, shall be a permitted use.*~~	28.	Paragraph replaced by Specific Plan Land Use Table 3-1 and accompanying footnotes.
~~*(19) See Section 37-50.030: Alcohol license review.*~~	29.	See [5.7(b) Supplemental]: *Alcohol license review.*
~~*(20) See Section 37-50.290: Telecommunication facilities.*~~	30.	See [5.7(o) Supplemental]: *Telecommunication facilities.*
~~*(21) Uses within an industrial complex must be otherwise authorized by SPR within the zoning district.*~~	31.	Paragraph replaced by Specific Plan Land Use Table 3-1 and accompanying footnotes.
~~*(22) Vehicle sales and services (including vehicle rentals) in the IG district shall be limited to vehicles which meet one or more of the following requirements:*~~ ~~*a) The vehicle must have a minimum gross vehicle weight rating (GVWR) of twenty-six thousand one pounds or more; or*~~ ~~*b) The vehicle is designed or used for carrying more than ten passengers (including the drive); or*~~ ~~*c) The vehicle is designed or able to tow a vehicle or trailer which has a GVWR of ten thousand one pounds or more; or*~~ ~~*d) The vehicle is designed or able to tow any combination of two trailers or a vehicle and a trailer.*~~	32.	Paragraph replaced by Specific Plan Land Use Table 3-1 and accompanying footnotes.
~~*(23) Convenience stores shall be limited to two thousand five hundred square feet in the IGC and IG districts.*~~	33.	Paragraph replaced by Specific Plan Land Use Table 3-1 and accompanying footnotes.
~~*(24) Does not apply to the parking required to serve the use per Section 37-50.360: off-street parking and loading spaces regulations.*~~	34.	Paragraph replaced by Specific Plan Land Use Table 3-1 and accompanying footnotes.

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~~*(25) In the IG district, wineries may have tasting rooms as an accessory use limited to thirty percent of the total square footage of all structures on a site or two thousand five hundred square feet whichever is less.*~~	35.	Paragraph replaced by Specific Plan Land Use Table 3-1 and accompanying footnotes.
~~*(26) In the IGC and IG districts, accessory business and professional offices shall be limited to thirty percent of the total square footage of all structures on a site or two thousand five hundred square feet, whichever is less. Business and professional offices, which are not directly related to the principal use on-site or accessory offices that exceed the thirty percent limitation referenced above, may be considered subject to the approval of a CUP. (Ord. No. 2463 (NCS).)*~~	36.	Paragraph replaced by Specific Plan Land Use Table 3-1 and accompanying footnotes.
~~***Sec. 37-30.320. Development regulations.***~~ ~~*Table 37-30.140*~~	37.	**5.5 Development regulations** Paragraph replaced by *Specific Plan* Table 5-1 "Development Standards" and accompanying footnotes.
~~*(A) Minimum lot sizes may be reduced when the exclusive use of such lots is intended for utility substations, pumping substations, and other similar facilities or where two or more separate lots would be created and be subject to a reciprocal agreement utilizing shared parking, landscaping, and related facilities when it can be demonstrated that the purpose of the district can be achieved and that the public health, safety, and general welfare will be maintained.*~~	38.	Paragraph replaced by Specific Plan Table 5-1 "Development Standards" and accompanying footnotes.
~~*(B) See Section 37-50.070 (a) and (b): Development on Existing Lots.*~~	39.	Not applicable to the Specific Plan.

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~~*(C) See Section 37-50.040: Building projections into yards.*~~ ~~*Double-frontage lots shall provide front yards on each frontage except in the case of alleys. Front and corner side yards may be reduced to ten feet in IG districts on lots that do not front on arterial streets.*~~	40.	Paragraph replaced by Specific Plan Table 5-1 "Development Standards" and accompanying footnotes. Also see [5.7(c) Supplemental]: *Building Projections into yards.*
~~*(D) A thirty-foot side, front and rear yard shall adjoin any R district and structures shall not intercept a forty-five-degree inclined plane inward from a height of ten feet above existing grade at an R district boundary line. (Ord. No. 2463 (NCS).)*~~	41.	Not applicable to the Specific Plan.
~~***Sec. 37-30.330. Design standards.***~~ ~~*(a) **Purpose.** These design standards are intended to assist the designer in understanding the city's requirements for high quality industrial development. These standards complement the development regulations contained in this division by providing good examples of potential design solutions and by providing design interpretations of the various regulations. These standards ensure the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers.*~~	42.	**5.6 Design standards** a) **Purpose:** These design standards are intended to assist the Master Developer and/or Individual Developers in understanding the *Specific Plan* requirements for development within the *Plan Area.* These standards support the provisions of the *Specific Plan,* including the land use categories and standards presented in Chapter 3, the design principles presented in Chapter 4 and all *Specific Plan* Development Regulations contained in this chapter. The design standards explain the application of the primary design elements for the *Plan Area* and provide the flexibility necessary to support the needs of the agricultural-industries wishing to locate within the *Plan Area*.
~~*(b) **Applicability.** Although most applicable to the IGC and IBP zoning districts, these standards shall also apply to the IG zoning district but primarily for those uses visible from public rights-of-way and U.S. Highway 101.*~~	43.	b) **Applicability.** These design standards shall apply exclusively to the *Salinas Agricultural-Industrial Center Specific Plan*.
~~*(c) **Site Planning.***~~ ~~*(1) The main elements of sound industrial site design include the following:*~~	44.	c) **Site Planning.** 1) The main elements of the Specific Plan design include the following:

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~~*(A) Controlled Site Access;*~~	45.	A) a backbone circulation network that facilitates the movement of large vehicles through the site and facilitates access to individual businesses, thereby promoting the viability of the industries within the *Specific Plan*;
(B) Site planning, lighting, and architectural design that encourage natural surveillance;	46.	B) site planning, lighting, and architectural design that encourage natural surveillance;
~~*(C) Service areas located at the sides and rear of buildings;*~~	47.	C) service, parking, loading, circulation, and storage areas located at the front, sides and/or rear of buildings harmonious with the overall functionality and appearance of the structures and the site;
(D) Convenient access, visitor parking, and on-site circulation;	48.	D) convenient access, visitor parking, and on-site circulation;
~~*(E) Screening of outdoor storage, work areas, and equipment; and*~~	49.	E) appropriate screening of outdoor storage, work areas, and equipment; and
~~*(F) Landscaped open space.*~~	50.	F) unifying design of enhanced landscaping by the requirement of Landscape Buffer Easements along all public streets in the *Specific Plan Area*.

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~~*(2) A variety of building and parking setbacks should be provided in order to avoid long monotonous building facades and to create diversity on those facades that are visible from any private or public street.*~~	51.	2) The primary design element of the *Specific Plan* is the required Landscape Buffer Easements along all public streets. Vegetation within the Landscape Buffer Easements will create a pleasant view from the public streets by varying the design pallet with elements such as plant colors, textures, heights and placement, along with optional features such as monuments, decorative walls, etc. Additionally, a variety of other architectural treatments such as building textures, colors and simple surface design features will aid in the break-up of long monotonous building facades and create diversity in site areas visible from major public streets and other public streets if such are added with subsequent subdivisions.
~~*(3) Structures should be located on landscape islands, where the office portion of the building does not directly abut paved parking areas. A minimum five-to seven-foot landscape strip should be provided between parking areas and the office portion of a structure.*~~	52.	3) Required on-site landscaping is intended to be kept at a minimum; however, each site will include a minimum 5-foot landscape strip between employee/visitor parking areas and a structure, and adjacent to office portions of the structure not directly abutting employee/visitor parking areas.
~~*(4) Where industrial uses are adjacent to nonindustrial uses, appropriate buffering techniques such as setbacks proportional to building size, screening and landscaping need to be provided to mitigate any negative effects of industrial operations.*~~	53.	4) Adjacent to the existing farmland southwesterly of the *Specific Plan*, a minimum 70-foot Agricultural Buffer Easement, measured from the *Specific Plan* boundary, will be provided. Along Harris Road across from the agricultural lands southeasterly of Harris Road, a 20-foot buffer, measured from the *Specific Plan* boundary, will be provided. Portions of "B" Street, Harris Road widening, utilities, appurtenances, and limited landscaping may be located within these buffers.

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(d) ***Natural Surveillance.*** *Whenever feasible, design and placement of buildings and other physical features are encouraged to maximize visibility and facilitate natural surveillance from public rights-of-way and other public areas. This includes building orientation, placement of windows, doors, and balconies, building and site entrances and exits, placement of parking, lighting, and refuse containers, placement and type of landscape materials, location of walkways, types of walls and fences (including the use of picket, wrought-iron, and similar materials to promote visibility when appropriate), and other physical obstructions in a manner which discourages the potential for criminal activity.*	54.	d) **Natural Surveillance.** When feasible, design and placement of buildings and other physical features to maximize visibility and facilitate natural surveillance from public rights-of-way and other employee/visitor areas are encouraged. This includes building orientation, placement of windows, doors, and balconies, building and site entrances and exits, placement of parking, lighting, and refuse containers, placement and type of landscape materials, location of walkways, types of walls and fences (including the use of picket, wrought-iron, and similar materials to promote visibility when appropriate), and other physical obstructions in a manner which discourages the potential for criminal activity.
~~*(e)* ***Architecture.*** *As a category of structure types, industrial structures often present unattractive and monotonous facades. There are, however, a variety of design techniques that can be used on building facades that are visible from any public or private street, to help overcome this situation and to direct development into a cohesive design statement.*~~	55.	e) **Architecture.** As a category of structure types, agricultrual-industrial structures are utilitarian and often present unattractive and monotonous facades. The function of agricultural-industrial buildings must be served and their form addressed utilizing effective but practical methods. There are a variety of simple design techniques and landscaping design practices that can be applied to help enhance views of the buildings from public streets, such as:
(1) Employ variety in structure forms, to create visual character and interest.	56.	1) Employ a variety of building siding textures and colors to create visual character and interest.

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~~*(2) Avoid long, unarticulated facades. Facades with varied front setbacks are strongly encouraged. Wall planes should not run in a continuous direction for more than fifty feet without an offset.*~~	57.	2) The Landscape Buffer Easement adjacent to the public street will serve as the primary screening for site buildings and accessory structures. Additionally: A) Non-industrial uses: Avoid long, unarticulated facades. Facades with varied front setbacks are strongly encouraged. Wall planes should not run in a continuous direction for more than fifty feet without an offset. B) Industrial uses: Unarticulated building facades visible from a public street and longer than 100 feet shall be broken up utilizing one, or a combination of: architectural materials and textures; trim features; down spout placement; murals; and color themes to create variety and interest and to form pockets of light and shadow, providing relief from monotonous, uninterrupted expanses of wall. Varied setbacks, while not required, can help to provide depth and contrast on elevation planes, and are encouraged when they can be utilized effectively without becoming a detriment to the business operations.

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~~*(3) Avoid blank front and corner side wall elevations on street frontages.*~~	58.	3) Wall Elevations A) Non-industrial users: Avoid blank front and corner side wall elevations on public street frontages. B) Industrial users: Large agricultural-industrial structures within the *Specific Plan* shall avoid blank front and corner side wall elevations through the use of combinations of wall color and texture, varied landscaping element sizes and colors, textures and heights, and other creative, cost efficient methods for minimizing blank, uninteresting views from the public streets.

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~~*(4) Windows are encouraged to be placed to maximize natural surveillance.*~~	59.	4) Windows for surveillance A) Non-industrial uses: Windows shall be used in the employee/visitor areas, when feasible, to reduce indoor lighting requirements. B) Industrial uses: The manufacturing, processing, cooling and similar uses that will make up a majority of the *Specific Plan* agricultural-industries do not readily accommodate windows, and the placement of doors is driven by the process layout within the building. The portions of structures devoted to office and professional uses should utilize windows and doors to establish character and provide natural surveillance, as a means of accessing natural light and reducing the need for indoor artificial lighting. Where they are utilized, windows and doors should relate to the scale of the portion of the elevation on which they appear. In these areas, the windows and doors can establish character by their rhythm and variety. Recessed openings, while not required, can help to provide depth and contrast on elevation planes, and are encouraged when they can be utilized effectively without becoming a detriment to the business operations.
~~*(5) Entries to industrial structures should portray a quality office appearance while being architecturally tied into the overall mass and building composition.*~~	60.	5) Primary employee/visitor entryways to industrial structures shall portray a quality appearance while being architecturally tied into the overall mass and building composition.

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~~*(6) All elevations of a structure that are visible from public and private streets and U.S. Highway 101 shall be architecturally treated.*~~	61.	6) Building Elevations A) Non-industrial uses: All elevations of a structure that are visible from public streets and U.S. Highway 101 shall be architecturally treated. B) Industrial uses: The portion(s) of large structures that are visible from public streets and U.S. Highway 101 shall be treated utilizing the concepts set forth in Item (e)(2)(B), above.
~~*(7) Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. Windows and doors can establish character by their rhythm and variety. Recessed openings help to provide depth and contrast on elevation planes.*~~	62.	7) Windows as Design Elements A) Non-industrial uses: Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. Windows and doors can establish character by their rhythm and variety. Recessed openings help to provide depth and contrast on elevation planes. B) Industrial uses: See Item (e)(2)(B), and (e)(4)(B), above.
~~*(8) Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.*~~	63.	8) Sensitive alteration of colors and materials are allowable methods of producing diversity and enhance architectural forms.
~~*(9) The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous, uninterrupted expanses of wall.*~~	64.	9) Wall Planes A) Non-industrial uses: The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous, uninterrupted expanses of wall. B) Industrial uses: See Item (e)(2)(B), above.

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Site Development

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(10) Design elements which are undesirable and should be avoided include:	65.	10) Design elements which are undesirable and should be avoided include:
~~*(A) Highly reflective surfaces at the ground story;*~~	66.	A) Highly reflective surfaces at the ground story;
~~*(B) Large blank, unarticulated wall surfaces;*~~	67.	B) Large expanses of monolithic wall surfaces not broken by elements such as landscaping features or architectural treatments such as building color, surface texture, material changes, and others as mentioned in Item (e)(2)(B), above;
~~*(C) Exposed, untreated precision block walls;*~~	68.	C) Exposed, untreated precision block walls visible from Abbott Street or the project backbone streets;
~~*(D) Chain link, barbed wire, or razor wire fencing visible from public rights-of-way;*~~	69.	D) Barbed wire or razor wire fencing visible from the public rights-of-way;
(E) False fronts;	70.	E) False fronts;
(F) "Stuck on" mansard roofs on small portions of the roofline;	71.	F) "Stuck on" mansard roofs on small portions of the roofline;
~~*(G) Unarticulated building facades; and*~~	72.	G) Large expanses of monolithic building facades not broken by elements such as building color, surface texture, material changes, landscaping features and other architectural treatments as mentioned in Item (e)(2)(B), above;
~~*(H) Materials with high maintenance such as stained wood, shingles, or metal siding.*~~	73.	H) Material with high maintenance such as stained wood or shingles, or that can be easily damaged such as vinyl siding or large expanses of Styrofoam elements.
(11) Wall materials that will withstand abuse by vandals or accidental damage from machinery and vehicles are encouraged.	74.	11) Wall materials that will withstand abuse by vandals or accidental damage from machinery and vehicles are encouraged.
~~*(12) All metal buildings shall have architectural enhancements on street facades to provide visual interest and variety to the streetscape.*~~	75.	12) Portions of metal buildings visible from public streets shall be treated utilizing the concepts set forth in Item (e)(2)(B), above.

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~~*(13) Berming in conjunction with landscaping can be used at the building edge to reduce structure mass and height along facades.*~~	76.	13) Berming in conjunction with landscaping can be used within the Landscape Buffer Easements and/or at the building edge to reduce structure mass and height along facades.
~~*(14) Doors located on the inside of the building are the preferred method for providing large loading doors while keeping a clean, uncluttered appearance from the exterior.*~~	77.	14) Exterior loading doors, loading ramps, loading docks, etc. are allowed within the *Specific Plan Area*. Such loading areas can be made harmonious with the overall appearance of structures by utilizing color themes, common architectural features, and the repetition and pattern inherent in such building elements. While they are not required, interior loading facilities are allowed.
~~*(f) **Roof Treatments.***~~ ~~*(1) The roofline at the top of the structure should not run in a continuous plane for more than fifty feet without offsetting or jogging the roof plane.*~~	78.	**f) Roof Treatments.** 1) The roofline at the top of non-industrial buildings running in a continuous plane for more than one hundred feet shall be broken up by varying one, or more, of the following: heights; architectural elements; colors; textures; or materials Industrial uses are excluded from this requirement.
~~*(2) Nearly vertical roofs (A-frames) and piecemeal mansard roofs (used on a portion of the building perimeter only) should not be used. Mansard roofs should wrap around the entire perimeter of the structure.*~~	79.	2) Nearly vertical roofs (A-frames) and piecemeal mansard roofs (used on a portion of the building perimeter only) should not be used. Mansard roofs should wrap around the entire perimeter of the structure.

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~~*(3) All roof top equipment must be screened from public view by screening materials of the same nature as the building's basic materials. Mechanical equipment should be located below the highest vertical element of the building.*~~	80.	3) Rooftop Equipment and Coatings; A <u>Non-industrial uses</u>: All roof-top equipment must be screened from public view by screening materials of the same nature as the building's basic materials. Mechanical equipment should be located below the highest vertical element of the building. B <u>Industrial uses:</u> Roof-top equipment on buildings within the Abbott Street Frontage Zone shall be screened from view along the Abbott Street frontage utilizing materials of the same nature as the building's basic materials, or painted the same color as the building. Light colored, solar reflecting roofing materials and/or coatings having a published reflectance of 0.3 or higher shall be used for the individual, flat-roofed industrial buildings with roof areas of 5,000 square feet or more.
(4) The following roof materials shall not be used:	81.	4) The following roof materials shall not be used:
(A) Corrugated metal (standing rib metal roofs are permitted) unless the city planner determines the material is appropriate for the architectural style or theme of the building;	82.	A) Corrugated metal (excluding standing rib metal roofs) unless the City Planner determines the material is appropriate for the architectural style or theme of the building;
(B) Highly reflective surfaces that create glare; and	83.	B) Highly reflective surfaces that create glare; and
(C) Illuminated roofing.	84.	C) Illuminated roofing.
(5) The roof design should be considered as a component of the overall architectural design theme.	85.	5) The roof design should be considered as a component of the overall architectural design theme for non-industrial uses.

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~~*(g) **Parking and Circulation.***~~ ~~*(1) The parking lot and cars should not be the dominant visual elements of the site. Large expansive paved areas, located between the street and the building, are to be avoided in favor of smaller multiple lots separated by landscaping and buildings. Angled parking is highly encouraged for larger parking lots that can accommodate one-way aisles.*~~	86.	**g) Parking and Circulation.** 1) Parking lot and cars should not be the dominant visual elements of the site. The Landscape Buffer Easements required along the public streets are the primary screening element for parking lots visible from the public streets. They help reduce the visual dominance of large parking lots and cars from the public street utilizing one, or more of the following within the Landscape Buffer Easement: plant placement; plant variety in color, texture, and height; rolling landscaped earth berms; low screen walls; or changes in grade elevation. Angled parking with one-way aisles are allowed.
(2) Site access and internal circulation should be designed in a straightforward manner that emphasized safety and efficiency. The circulation system should be designed to reduce conflicts between vehicular and pedestrian traffic, combine circulation and access areas, where feasible, provide adequate maneuvering and stacking areas, and consideration for emergency vehicle access. Circulation routes and parking areas should be separated.	87.	2) Site access and internal circulation should be designed in a straightforward manner that emphasizes safety and efficiency. The circulation system should be designed to reduce conflicts between vehicular and pedestrian traffic; combine circulation and access areas, where feasible; to provide adequate maneuvering and stacking areas; and with consideration for emergency vehicle access. Circulation routes and parking areas should be separated.
(3) Entrances and exits to and from parking and loading facilities shall be clearly marked with appropriate directional signage where multiple access points are provided. The use of sidewalks, pavement, gates, lighting, and landscaping to and from entrances and exits shall also be used to clearly guide the public.	88.	3) Entrances and exits to and from parking and loading facilities shall be clearly marked with appropriate Site Entrance and/or On-Site Directional Signs where multiple access points are provided. The use of sidewalks, pavement, gates, lighting, and landscaping to and from entrances and exits shall also be used to clearly guide employees and visitors.
(4) Vehicles shall not be required to enter the street in order to move from one area to another on the same site.	89.	4) Vehicles shall not be required to enter the street in order to move from one area to another on the same site.

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Site Development

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~~*(5) Parking lots adjacent to and visible from public streets shall be adequately screened from view through the use of rolling landscaped earth berms, low screen walls, changes in grade elevation, landscaping, or combinations thereof.*~~	90.	5) Parking lots adjacent to and visible from the public streets shall be adequately screened from view by implementation of the Landscape Buffer Easements per Section 5.6 item (g)(1).
~~*(6) All parking areas serving the public are encouraged to be visible from the interior of the structures, especially entrances.*~~	91.	6) Parking areas serving visitors should be visible from the interior of the employee/visitor/office portions of the structures and their corresponding entrances.
~~*(7) The industrial site shall be a self-contained development capable of accommodating its own parking needs. The use of the public street for parking and staging of trucks is not allowed.*~~	92.	7) The *Center* shall be a self-contained development capable of accommodating its own parking needs. Individual users will establish and monitor operational procedures for on-site parking. The use of the public street for parking and staging of trucks is not allowed.
~~*(8) Parking areas are encouraged to provide facilities for vehicles with alternative fueling systems (such as electric vehicle charging areas, etc.)*~~	93.	8) Sites with 10 or more required employee/visitor parking spaces shall designate, in primary employee/visitor parking location, a minimum of 10% of the total required parking spaces as reserved for carpools and alternative fuel vehicles and shall provide an alternative fueling system (such as an electric vehicle charging area) for at least one employee/visitor vehicle.
(9) Industrial uses that rely on larger trucks for pickup and deliveries shall include separated truck parking facilities on-site to support the use.	94.	9) All Industrial uses that rely on large trucks for pickup and deliveries shall include separated truck parking facilities on-site to support the use. Major Agricultural Processing uses shall provide entrances for line/field trucks separate from passenger vehicles in order to reduce truck/auto conflicts.

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~~*(h) **Loading Facilities.***~~ ~~*(1) To alleviate the unsightly appearance of loading facilities for industrial uses, these areas should not be located at the front of buildings where it is difficult to adequately screen them from view. Such facilities are more appropriate at the rear of the site where special screening may not be required.*~~	95.	**h) Loading Facilities.** 1) Recognizing the crucial and functional nature of loading areas, including loading doors, loading ramps and loading docks, the Specific Plan does not restrict the location of such building features for industrial uses. Loading areas may be located in the lot front, sides, side corner or rear of buildings. Care shall be taken in placement of loading facilities to avoid conflict with driveways, on-site drive aisles and employee/visitor parking areas. Landscape Buffer Easements adjacent to public streets (See section 5.6 (g)(1)) will serve as the primary screening for the functional building features. Loading facilities at the front and side corners including docks, ramps and doors, may be additionally screened from the employee/visitor areas in a manner that is harmonious with the overall appearance of the structures and the site. Such optional screening may include on-site landscaping, decorative walls, or fences.
~~*(2) When it is not feasible to locate loading facilities at the rear of the building, loading docks and doors shall not dominate the frontage and must be screened from view of the street by the use of landscaped berms or a combination of landscaping and architecturally enhanced walls. Chain link with slats is not acceptable for screening along public or private streets. Loading facilities should be offset from driveway openings.*~~	96.	Not applicable, see Item (h)(1), above.

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~~*(3) Backing from the public street onto the site, for loading into front-end docks, causes unsafe truck maneuvering and shall not be used.*~~	97.	3) In order to avoid backing from a public street onto a site for delivery or loading purposes, adequate turn-around and backing areas shall be provided on-site without disruption of circulation or parking facilities. Backing from public streets onto the site for delivery or loading from loading docks, shall not be permitted.

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~~*(i)* ***Landscaping.*** ~~*(1) For industrial uses, landscaping should be used to define areas by helping to focus on entrances to buildings, parking lots, loading areas, defining the edges of various land use, providing transition between neighboring properties (buffering), and providing screening for outdoor storage, loading, and equipment areas.*~~	98.	**i) Landscaping** 1) Definition of Areas A) Non-industrial uses: For non-industrial uses shown in Table 3-1, landscaping should be used to define areas by helping to focus on entrances to buildings, parking lots, loading areas, defining the edges of various land use, providing transition between neighboring properties (buffering), and providing screening for between the street and outdoor storage, loading, and equipment areas. B) Industrial uses: The role of On-site Landscaping for industrial sites within the *Plan Area* is to define employee/visitor driveway entrances, visitor entrances to buildings, and visitor and employee parking lots. On-site screening of truck parking, truck staging areas, circulation routes, outdoor equipment & material storage areas, and loading areas is not required. C) Agricultural Buffer Easement: This landscaping will be located along the *Plan Area's* southwestern and southeastern boundary. Vegetation within the Agricultural Buffer Easement will be limited to low-lying shrubs and grasses that will not cast shadows or disburse seeds into adjacent farmland. D) Landscape Buffer Easement: The Landscape Buffer Easement should be used as a unifying element throughout the *Plan Area* by establishing a consistent width, location, and planting palette along all backbone streets.

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(2) Landscaping shall be in scale with adjacent buildings and be of appropriate size at maturity to accomplish its intended goals.	99.	2) Landscaping shall be in scale with adjacent buildings and be of appropriate size at maturity to accomplish its intended goals.
(3) Use of vines on walls is appropriate in industrial areas because such wall often tend to be large and blank.	100.	3) Use of vines on walls is appropriate in industrial areas because such wall often tend to be large and blank.
~~*(4) Landscaping around the entire base of buildings, especially where offices and similar customer-oriented areas are located, is encouraged to soften the edge between the parking lot and the structure.*~~	101.	4) Primary landscaping will be provided in the Landscape Buffer Easement areas along public streets. Landscaping around the entire base of buildings, especially where offices and similar visitor-oriented areas are located, is encouraged to soften the edge between the parking lot and the structure.
~~*(5) Trees should be located throughout the parking lot and not simply at the ends of parking aisles. In order to be considered within the parking lots, trees should be located in planters that are bounded on at least three sides by parking area paving or related site hardscape. Trees shall also be provided between the public sidewalk and parking areas.*~~	102.	5) Trees shall be located throughout the employee and visitor parking areas, and shall be provided both within and at the ends of parking aisles. Truck parking, truck staging areas, circulation routes, outdoor equipment and material storage areas, and loading areas are not subject to this requirement. The 5-foot area behind the public sidewalk and the area within the Landscape Buffer Easement shall be planted with groundcover, shrubs, and trees.
(6) Landscaping shall be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks, or the use of concrete curbs.	103.	6) Landscaping shall be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks, or the use of concrete curbs.
(7) As the ground cover, shrubs and trees mature, landscaping shall be maintained to minimize the conflicts between natural surveillance and the landscaping.	104.	7) As the ground cover, shrubs and trees mature, landscaping shall be maintained to minimize the conflicts between natural surveillance and the landscaping.

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~~*(j) **Walls and Fences.***~~ ~~*(1) Walls will serve a major function in the industrial landscape to provide a clear indication of ownership of space and movement from public to semipublic to private space. Walls will also be used to screen automobiles, loading and storage areas, and utility structures and provide barriers to conflicting uses. Walls should be as low as possible while still performing their screening and security functions.*~~	105.	**j) Walls and Fences.** 1) Walls and fences can contribute to the safety and security of certain uses within the *Plan Area* while providing a clear indication of ownership of space, and a balanced movement from public to semipublic to private space. Walls and fences may be used at the option of Individual Developers to screen automobiles, loading areas, storage and equipment areas, and utility structures, to provide barriers to conflicting uses, and to provide security. When used, walls and fences should be as low as possible while still performing their screening and security functions.
~~*(2) Where walls are used at property frontages, or screen walls are used to conceal storage and equipment areas, they should be designed to blend with the site's architecture. Both sides of all perimeter walls should be architecturally treated. Plant materials should be used in combination with such walls.*~~	106.	2) The sides of walls visible from Abbott Street or the project public streets should be made architecturally harmonious with the overall appearance of site and structures by utilizing color themes, surface textures, and/or landscaping.
~~*(3) When security fencing is required, it should be a combination of solid pillars or short solid wall segments and wrought iron grill work.*~~	107.	3) The *Specific Plan* accommodates land uses that require a safe and secure environment while at the same time needing low maintenance options. Therefore, security fencing may be barbed wire fencing within the *Specific Plan Area* when not visible from Abbott Street or U.S. Highway 101.

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~~*(4) Long expanses of fence or wall surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided.*~~	108.	4) Planting within the Landscape Buffer Easement adjacent to the public street will serve as the primary screening for any site perimeter fences or walls. Additionally, expanses of site perimeter fence or wall surfaces visible from a public street and generally longer than 100 feet shall be broken up by utilizing one, or a combination of: architectural materials and textures; decorative fence features; landscaping; or color themes to create variety and interest and to form pockets of light and shadow, providing relief from monotonous, uninterrupted expanses of wall. Varied setbacks, while not required, can also help to provide depth and contrast on elevation planes.
~~*(k)* ***Screening.*** *(1) Screening for outdoor storage shall be determined by the height of the material being screened.*~~	109.	**k) Screening** 1) The Landscape Buffer Easement adjacent to the public street will serve as the primary screening mechanism for site buildings, accessory structures, storage and other outdoor areas. Other screening of outdoor storage is not required for industrial uses allowed in the *Plan Area*. Where screening is provided, a combination of elements may be used including walls, fences, berms, and landscaping.
~~*(2) Where screening is required, a combination of elements should be used including solid masonry walls, berms, and landscaping.*~~	110.	2) Where screening is provided a combination of elements may be used including walls, fences, berms, and landscaping.
~~*(3) Black powder or vinyl-coated chain link fencing with black slatting is an acceptable screening material only for areas of a lot not visible from a public or private street or U.S. Highway 101.*~~	111.	3) Black powder or vinyl-coated chain link fencing with black slatting is an acceptable screening material within the *Plan Area*.

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~~*(4) Any outdoor equipment, whether on the roof or side of a structure, or on the ground, shall be screened from public view. The method of screening shall be architecturally integrated in terms of materials, color, shape, and size. The screening design shall blend with the building design. Where individual equipment is provided, a continuous screen is desirable.*~~	112.	4) Outdoor Equipment A) Non-industrial uses: Any outdoor equipment, whether on the roof or side of a structure, or on the ground, shall be screened from public view. The method of screening shall be architecturally integrated in terms of materials, color, shape, and size. The screening design shall blend with the building design. Where individual equipment is provided, a continuous screen is desirable. B) Industrial uses: The Landscape Buffer Easements provide the screening of outdoor ground-mounted or mechanical equipment from view of public streets. Screening, other than paint, of roof mounted equipment is not required with the single exception of roof-mounted equipment on buildings within the Abbott Street Frontage Zone that is visible from the *Plan Area's* Abbott Street frontage. Where screening is required or provided, a combination of elements may be used including, but not limited to, architectural treatment, paint color(s) matching the building, solid masonry walls, berms, landscaping, and, for ground-level equipment, black powder or vinyl-coated chain link fencing with slats.
~~*(5) The need to screen rooftop equipment shall be taken into consideration during the initial design phase for the structure.*~~	113.	5) The need to screen rooftop equipment shall be taken into consideration during the initial design phase of the structure.

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~~*(l) **Lighting.***~~ ~~*(1) Lighting should be used to provide illumination for the security and safety of on-site areas such as parking lots, walkways, entrances, exits, and related areas.*~~	114.	**l) Lighting** 1) Lighting should be used to provide illumination for the security and safety of on-site areas such as parking lots, loading areas, material & equipment storage areas, walkways, entrances, exits, and related areas.
~~*(2) The design of light fixtures and their structural support shall be architecturally compatible with main buildings on-site. Illuminators should be integrated within the architectural design for the buildings.*~~	115.	2) The design of light fixtures and their structural support shall be generally compatible with main buildings on-site.
(3) As a security device, lighting should be adequate but not overly bright. All accesses to buildings should be well lighted.	116.	3) As a security device, lighting should be adequate but not overly bright. All accesses to buildings should be well lighted.
(4) All exterior fixtures should be illuminated from dusk until dawn, unless otherwise approved for the site.	117.	4) Exterior security lighting fixtures should be illuminated from dusk until dawn, unless otherwise approved for the site.
(5) Any exterior lighting device designed for security lighting should be protected by weather and vandal-resistant covering.	118.	5) Any exterior lighting device designed for security lighting should be protected by weather and vandal-resistant covering.
(6) All lighting should be shielded to confine light spread within the site boundaries and "sky-glow" impacts.	119.	6) All lighting should be shielded to confine light spread within the site boundaries and "sky-glow" impacts.
(7) Lighting shall be maintained at all times to the standards approved for the site.	120.	7) Lighting shall be maintained at all times to the standards approved for the site.

Footnote: For the purposes of this document, "industrial uses" shall mean all uses under the heading of "Industrial" in *Specific Plan,* Chapter 3, Table 3-1 and "non-industrial uses" shall mean all other uses in said Table 3-1.

City of Salinas Zoning Code **Article III. Division 5. Industrial (I) Districts.** *Article III (this column) is modified by Chapter 5 of the Specific Plan* as Shown in the Column to the Right. *(Crossed-out paragraphs are modified/replaced by the SP Development Regulation(s) at the right of the respective paragraph)*	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Development Regulations** *Chapter 5 of the Specific Plan modifies Article III. Division 5. of the City of Salinas Zoning Code as noted in this column*
~~*(m) **Signs.***~~ ~~*(1) Every structure should be designed with a precise concept for adequate signing. Provisions for sign placement, sign scale in relationship with the building, and the readability of the sign shall be considered in developing the overall signing concept. All signs should be highly compatible with the structure and site design relative to color, material, and placement.*~~	121.	**m) Signs** 1) Master Sign Program A) The Master Developer for the *Center* shall prepare a "Master Sign Guidelines" prior to the initial construction stage, establishing sign style(s), materials, colors, lettering, etc. for the Center and conforming with the Design Principals in *Specific Plan* Chapter 4, Section 4.5.8 "Master Sign Program". B) Signs within the *Center* shall be designed and placed in accordance with the "Master Sign Guidelines" and *Specific Plan* Chapter 4, Section 4.5.8 "Master Sign Program". C) Adequate signage should be considered with the design of the structure. Provisions for sign placement, sign scale in relationship with the building, and the readability of the sign shall be considered in developing the overall signing concept.
~~*(2) Monument-type signs are the preferred alternative for business identification. Where several tenants occupy the same site, individual wall mounted signs are appropriate in combination with a monument sign identifying the development and address.*~~	122.	2) Chapter 4, Section 4.5.8 "Master Sign Program" of the *Specific Plan* sets forth the Master Sign Program for the *Plan Area,* and presents possible sign styles.
~~*(3) The use of backlit individually cut letter signs is strongly encouraged.*~~	123.	3) The use of backlit individually cut letter signs are allowed.

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City of Salinas Zoning Code **Article III. Division 5. Industrial (I) Districts.** *Article III (this column) is modified by Chapter 5 of the Specific Plan* as Shown in the Column to the Right. *(Crossed-out paragraphs are modified/replaced by the SP Development Regulation(s) at the right of the respective paragraph)*	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Development Regulations** *Chapter 5 of the Specific Plan modifies Article III. Division 5. of the City of Salinas Zoning Code as noted in this column*
~~*(4) The industrial site should be appropriately signed to give directions to loading and receiving areas, visitor parking, and other special areas.*~~	124.	4) Individual sites within the *Plan Area* shall be appropriately signed to give directions to truck entrances, loading and receiving areas, visitor entrances, and other special areas. The signage shall be designed to minimize confusion and reduce unnecessary interaction between trucks and visitor/employee vehicles. The signage shall conform to the "Master Sign Program" in *Specific Plan* Chapter 4, Section 4.5.8 and the "Master Sign Guidelines".

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City of Salinas Zoning Code **Article V. Supplemental Regulations** *(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)*	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** *(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)*
Sec. 37-50.010. Accessory uses and structures (a) **Purpose.** The purpose of this section is to establish regulations governing the location, maximum height, size, and design requirements for accessory structures and uses within all zoning districts.	125.	**a) Accessory Uses and Structures:** (Appendix E line items 125-211) Zoning Code Section 37-50.010 "Accessory uses and structures" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*
(b) **Definitions.** The following definitions shall apply to this section:	126.	See line 125
(1) Accessory Structure. A structure which:	127.	See line 125
a. Is detached from or attached to a principal structure and not designed or used for living or sleeping purposes:	128.	See line 125
i. Is subordinate to and serves a principal structure.	129.	See line 125
ii. Is subordinate in area, extent or purpose to the principal structure.	130.	See line 125
iii. Contributes to the comfort, convenience, or necessity of the occupants of the principal structure; and	131.	See line 125
iv. Is located on the same lot as the principal structure.	132.	See line 125
(2) Accessory Use. A use which:	133.	See line 125
(A) Is subordinate to and serves a principal use;	134.	See line 125
(B) Is subordinate in areas, extent, or purpose denoted to the principal use;	135.	See line 125
(C) Contributes to the comfort, convenience, or necessity of occupants of the principal use; and	136.	See line 125
(D) Is located on the same lot as the principal use.	137.	See line 125
(3) Architectural Entry Features. Unenclosed projecting overhead elements such as a shed, arch, or gable providing roof coverage and weather protection over the doorways of structures. Such entries shall be an integral architectural feature compatible with and attached to the main structure.	138.	See line 125
(2) Building Line. The exterior wall surface of the main residential building exclusive of architectural projections or eaves.	139.	See line 125

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
(3) Deck. An unenclosed accessory structure, usually made of wood or similar material built to provide a solid continuous horizontal surface for outdoor use which is separated from the ground by airspace and has ground-mounted supports such as footings, piers, posts, or similar features. Deck railings shall not be considered an enclosure.	140.	See line 125
(4) Façade. That portion of any exterior elevation on the building extending from grade to top of parapet, wall, or eaves along the entire width of the building elevation.	141.	See line 125
(4) Porch. An unenclosed (open on a minimum of one side) platform with a roof structure and with or without railings that is attached to and accessible from the principal structure. Porches are typically located at the entrance to the principal structure and are not heated or cooled. Porch railings shall not be considered an enclosure.	142.	See line 125
(5) Railing. A nonsight-obscuring fence-like barrier (made of wood, metal, or similar material) comprised of one or more horizontal rails, bars, or members supported by two or more spaced vertical posts typically used in conjunction with decks, porches, balconies, and staircases.	143.	See line 125
(6) Utility Shed. A one-story accessory structure enclosed on at least three sides and at least four feet in height, with a floor area not exceeding one hundred twenty square feet.	144.	See line 125
(c) **Accessory Uses.** An accessory use may be deemed accessory to a permitted use, conditionally permitted use, or a use allowed with a site plan review.	145.	See line 125
(d) **Regulations Applying to Accessory Structures in All Districts.** The following regulations shall apply to all accessory structures:	146.	See line 125
(1) Residential Occupancy. Unless provided for elsewhere in this Zoning Code, accessory structures shall not be used for residential occupancy. Enclosed accessory structures with plumbing and/or gas utility connections shall be required to obtain a	147.	See line 125

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City of Salinas Zoning Code Article V. Supplemental Regulations *(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)*	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** *(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)*
conditional use permit except for hot tubs, gazebos used to cover hot tubs, spas or pools, or other similar uses as determined by the City Planner. Plumbing for laundry facilities, water heaters and softeners, and HVAC units in garages are exempt.		
(2) All accessory structures shall be subject to the regulations and standards of this section, regardless of whether the accessory structure is allowed as a permitted use, use subject to the approval of a site plan review, or a conditionally permitted use under the applicable base zoning district.	148.	See line 125
(3) Nonconforming Uses. Accessory structures shall not be permitted to be constructed on any parcel or lot that has an existing nonconforming use except as permitted in accordance with Section 37-50.160: *Nonconforming uses and structures.*	149.	See line 125
(4) Accessory Structures as Usable Open Space. Unenclosed accessory structures that are designated for and used for open space or recreational purposes may be counted as usable open space if the structure's size and location are consistent with the definition of usable open space contained in Section 37-10.450: *"U" definitions.* However, the square footage of such structures shall also be counted toward the maximum square footage requirements for accessory structures except as provided for in Section 37-50.010(f) (4).	150.	See line 125
(5) Design Standards	151.	See line 125
(A) Accessory structures are subject to the design regulations as specified for the applicable zoning district where the structure is to be located.	152.	See line 125
(B) The architectural design of accessory structures shall be compatible with the design of the principal structure by the use of complementary building colors and materials, window and roofing treatments, and architectural detailing.	153.	See line 125
(C) The rooflines and pitches of accessory structures shall be compatible and harmonious with those of the principal structure. Flat roofs are discouraged unless appropriate to the architectural style of the principal structure.	154.	See line 125
(6) Required Egress. No accessory structure shall be	155.	See line 125

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City of Salinas Zoning Code Article V. Supplemental Regulations *(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)*	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** *(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)*
located so as to block pedestrian or vehicular egress from other structures (such as a window or door).		
(7) Distance Between Structures. All accessory structures (except for unenclosed trellises and arbors (no solid roofs or walls), and utility sheds) shall be subject to the minimum distance between structure regulations of the applicable zoning district unless otherwise specified in this section.	156.	See line 125
(8) Trampolines play structures, and similar recreational equipment are subject to the requirements of this section and the applicable zoning district.	157.	See line 125
(9) Temporary structures such as carports, tents, and canopies consisting of membrane structures, metal, or similar materials are subject to the requirements of this section and the applicable zoning district.	158.	See line 125
(10) Second Dwelling Units. Second dwelling units are not considered accessory structures and are not subject to the regulations of this section.	159.	See line 125
(e) **Additional Regulations for Residential Accessory Structures Located in R Districts.**	160.	See line 125
(1) Timing. Residential accessory structures (either attached to or detached from a principal structure) shall not be established or constructed prior to the start of construction of a principal structure on-site, except that construction trailers may be placed on a site not more than fifteen days prior to the time site clearance and grading begins. Construction trailers shall be removed at the completion of construction prior to issuance of a certificate of occupancy. Construction trailers shall not be used for residential occupancy at any time.	161.	See line 125
(2) Maximum Height. Except as otherwise provided for in this section, the maximum height of a residential accessory structure shall be twelve feet, subject to the provisions of this subsection, provided that pitched roofs shall not exceed a height of fifteen feet. In no case shall the top of the roof ridge of an accessory structure exceed the top of the roof ridge of the principal structure. For residential accessory structures that are located in the area of historic and architectural merit as indicated on Figure COS-3 (Historic and Architectural Resources) of the general	162.	See line 125

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City of Salinas Zoning Code Article V. Supplemental Regulations *(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)*	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** *(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)*
plan conservation/open space element, pitched roofs of accessory structures may exceed the maximum height specified for such structures in order to match the pitch of the roof of the principal structure subject to the approval of the City Planner. In order to approve the increased roof height, the City Planner must determine the following:		
(A) The exterior walls of the accessory structure do not exceed a maximum of eight feet in height;	163.	See line 125
(B) Any portion of the roof structure located within a distance of five feet of the property line does not exceed the maximum height for pitched roofs or other provisions of this section;	164.	See line 125
(C) The increased roof height does not contain habitable space;	165.	See line 125
(D) The top of the roof ridge of an accessory structure does not exceed the top of the roof ridge of the principal structure or the maximum height for the applicable zoning district, whichever is less; and	166.	See line 125
(E) The principal structure has historic or architectural significance.	167.	See line 125
(3) Review/Permit Requirements. Residential accessory structures shall be subject to the following review/permit requirements.	168.	See line 125
(A) In the R-L and R-M-3.6 districts, residential accessory structures shall be permitted uses on lots with single-family detached dwelling units except as otherwise required in this section. Such structures; however, may be subject to the issuance of a building permit by the development and engineering services department. Residential accessory structures shall require a site plan review or a conditional use permit if required for the principal use by the applicable base zoning district.	169.	See line 125
(B) In the R-M 2.9 and R-H districts, residential accessory structures require a site plan review or conditional sue permit if required for the principal use. Residential accessory structures on lots located in an R-M-2.9 and R-H district with a single-family detached or attached dwelling unit shall be subject to the regulations in *Section 37-50.010(f)*. Accessory uses shall	170.	See line 125

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City of Salinas Zoning Code Article V. Supplemental Regulations ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
comply with all regulations applicable to the principal structure on-site.		
(f) **Additional Regulations for Residential Accessory Structures Located in R-L and R-M-3.6 Districts—Required Yards—Maximum Square Footage—Exemptions.**	171.	See line 125
(1) Attached Residential Accessory Structures.	172.	See line 125
(A) Front, Corner Side, Interior Side, or Rear Yards. Accessory structures that are attached to the principal structure are subject to the same required yards as the principal structure except that unenclosed porches and architectural entry features may encroach a maximum of five feet into the required front or corner side yard and as specified in *Section 37-50.010(i): Utility Sheds.*	173.	See line 125
(2) Detached Residential Accessory Structures.	174.	See line 125
(A) Front or Corner Side Yards. Detached accessory structures shall not be permitted in front or corner side yards or to project beyond the front or corner side yard façade or building line of the principal structure on the site except as specified in *Section 37-50.710: Landscape architectural features.*	175.	See line 125
(B) Rear or Interior Side Yards. Detached accessory structures located in a rear or interior side yard shall be located not less than five feet from a rear or interior side yard property line except:	176.	See line 125
(i) As specified in *Section 37-50.010(i): Utility Sheds;* and	177.	See line 125
(ii) Unenclosed trellises and arbors (no solid roofs or walls), including any portions thereof, that are a maximum of one hundred twenty square feet or less in size and a maximum of eight feet or less in height shall not be located closer than one foot from any property line in the rear yard.	178.	See line 125
(3) Maximum Square Footage. Unless otherwise specified as exempt in accordance with *Sections 37-50.010(f)(4)(A)* and *(B): Exemptions,* the following	179.	See line 125

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City of Salinas Zoning Code Article V. Supplemental Regulations ***(**Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only**)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** ***(**The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column**)***
shall apply to all detached and attached residential accessory structures:		
(A) The total square footage of all residential accessory structures more than four feet in height shall not exceed four hundred square feet or ten percent of lot area, whichever is more except for lots with single-family attached dwelling units. Lots with single-family attached dwelling units shall not exceed a maximum of one hundred twenty square feet for all residential accessory structures more than four feet in height.	180.	See line 125
(B) Any residential accessory structure with a square footage greater than fifty percent of the square footage of the principal structure shall be subject to the approval of a conditional use permit.	181.	See line 125
(4) Exemptions. The following residential accessory structures shall be exempt from the requirements of *Sections 37-50.010(f)(3)(A)* and *(B):*	182.	See line 125
(A) Up to a maximum of four hundred square feet for required off-street covered parking, and	183.	See line 125
(B) Unenclosed porches that are attached to the front or corner side façade of a principal structure.	184.	See line 125
(g) **Additional Regulations for Accessory Structures in A, MU, C, PS, OS, P, and I Districts and for Nonresidential Uses in R Districts.** Accessory structures and uses require a site plan review or conditional use permit if required by the principal use. Accessory structures shall comply with all regulations applicable to the principal structure on-site. Residential accessory structures shall be subject to the regulations in *Section 37-50.010(f)*.	185.	See line 125
(h) **Additional Regulations for Accessory Structures in the NU Districts.** Accessory structures located in NU districts shall be subject to the requirements of *Article III, Division 8: New Urbanism (NU) Districts.*	186.	See line 125
(i) **Utility Sheds.** In an A, R-L, R-M, or R-H district, utility sheds shall be allowed on any lot with a single-family detached dwelling unit, subject to the following:	187.	See line 125
(1) Area. A utility shed may not exceed a maximum of one hundred twenty square feet in area, and the aggregate area of utility sheds on any lot shall not exceed two hundred forty square feet. The square	188.	See line 125

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City of Salinas Zoning Code Article V. Supplemental Regulations ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
footage of all utility sheds shall be included in and not be in addition to the maximum area permitted for all accessory structures as specified in *Section 37-50.010(f)(3)* above.		
(2) Location. Utility sheds shall not occupy a front or corner side yard, nor project beyond the front or corner side yard façade or building line of the principal structure. Utility sheds may be located within other required yards, except that there shall be a minimum one-foot setback from interior property lines within the front half of the lot. In addition to other provisions of this section, placement of utility sheds shall provide on at least three sides, a minimum separation of thirty-six inches from other structures (except fences) and must not impede emergency access.	189.	See line 125
(3) Height and Relation to Property Line. Unless allowed by an exception granted in accordance with Section 37-50.010(i)(7), the maximum height of a utility shed shall be seven feet within	190.	See line 125
(4) Rain Runoff. Utility shed roofs within five feet of any property line shall be equipped with a rain gutter, or otherwise designed to prevent roof runoff from draining onto adjacent property.	191.	See line 125
(5) Plumbing. Internal plumbing is prohibited within a utility shed.	192.	See line 125
(6) Other Codes. An exemption from the requirement to obtain building permits for utility sheds due to their size shall not be interpreted to exempt such sheds from other such building permits or city approvals as required by law.	193.	See line 125
(7) Exceptions. The planning commission or City Planner may grant minor exceptions from certain height requirements within this subsection. The process for considering exceptions shall be that set forth for minor exceptions pursuant to *Section 37-60.490(a): Conditional Use Permit for a Minor Exception.* Exceptions may be considered when a utility shed is screened by existing landscaping or natural features or a utility shed is screened by an adjacent, legal fence. In no case; however, shall a utility shed height exceed the maximum height allowed for accessory structures.	194.	See line 125

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City of Salinas Zoning Code Article V. Supplemental Regulations ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
(j) **Satellite Dish Antennas.** A satellite dish antenna may be installed on a lot in any zoning district if it complies with the criteria identified in this section. Satellite television antennae less than thirty inches in diameter are permitted in any zone and are not subject to the requirements of this section, provided that such antennae are attached to a permitted main or accessory structure on the lot.	195.	See line 125
(1) A, R, and NU (NE, NG-1, NG-2) Districts.	196.	See line 125
(A) Locations Prohibited. No satellite dish antenna shall be located in a front or corner side yard or within existing easements;	197.	See line 125
(B) Setbacks. Front and corner side property lines: twenty feet; interior side and rear property lines: twenty feet, except that no setback shall be required in interior side and rear setback areas if the antenna does not exceed six feet in height;	198.	See line 125
(C) Maximum height: fifteen feet, measured from ground level immediately under the antenna to the highest point of the antenna or any appurtenance attached to it, provided that the City Planner, may approve mounting an antenna on the rear half of a roof if no other feasible location exists.	199.	See line 125
(2) C, I, MU, NU (VC), P, OS, and PS Districts.	200.	See line 125
(A) Roof-mounted Antennas. Satellite dish antennas shall be located on the roof of a structure whenever feasible, providing the dish is not visible or can be adequately screened from view of public and private streets;	201.	See line 125
(B) Ground-mounted Antennas. All satellite dish antennas that cannot be installed on the roof in a manner that is not visible from a public street shall be located directly adjacent to a building, whenever feasible. Ground-mounted dishes shall be located to the rear or interior side of the building, whenever feasible, in order to be screened from view from the front of the building and public streets. Ground-mounted dishes shall be adequately screened from view from public and private streets, unless required for antenna focusing purposes;	202.	See line 125
(C) Location Prohibited. No satellite dish antennas	203.	See line 125

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
shall occupy a required parking space, adversely impact any vehicle circulation, or be located within existing easements;		
(D) Maximum height: twenty feet measured from ground or roof level immediately under the antenna to the highest point of the antenna or any appurtenance attached thereto;	204.	See line 125
(E) Permit Required. A site plan review shall be required for all satellite dish antennas in any C, I, MU, NU (VC), P, OS, or PS district which are visible from public rights-of-way or public areas.	205.	See line 125
(k) **Swimming Pools, Spas, and Hot Tubs.** Swimming pools, spas, and hot tubs may be placed anywhere on a lot except within required front or corner side yards and existing easements, subject to the following:	206.	See line 125
(1) Fencing. A fence or wall not less than six feet high shall be provided around the pool, spa, or hot tub. The fence or wall shall enclose the facility completely to prevent unauthorized access. Hedges or other plant materials shall not substitute for a fence or wall.	207.	See line 125
(2) Openings in Fence. If a nonsolid fence is provided, fence openings shall not be wider than four inches.	208.	See line 125
(3) Latches. Every door or gate opening shall e provided with a self-closing and self-latching device.	209.	See line 125
(4) Emergency Access. A three-foot clear path shall be provided around fifty percent or more of the pool perimeter, excepting spas and hot tubs.	210.	See line 125
(5) Swimming pool and spa equipment shall be set back a minimum of two and one-half feet from the property line, provided that a screen, which matches the exterior of the principal structure, surrounds such equipment. (Ord. No. 2463 (NCS).)	211.	See line 125
Sec. 37-50.020. Adult entertainment facilities.	212.	Not applicable to the Specific Plan.
Sec. 37-50.030. Alcohol license review.	213.	**b) Alcohol license review:** (Appendix E line items 213-250) Zoning Code 37-50.030 "Alcohol license review" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific*

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
		Plan.
(a) **Purpose.** The purpose of this section is to provide for the orderly integration of alcohol-related uses in the city, including the sale of beer, wine, and distilled spirits.	214.	See line 213
(b) **Definitions.** The following definitions shall apply to this section:	215.	See line 213
(1) Brew Pubs. An establishment in which beer is manufactured in limited quantities for on-site and off-site sales, distribution, and consumption.	216.	See line 213
(2) Downtown Alcohol-related Use License Area. All parcels located within the six-block area bounded by Monterey Street, East and West San Luis Street, Salinas Street, and East and West Market Streets as shown on **Figure 37-50.10**. Parcels must be contained within the area defined by these streets. Frontage on the listed streets is not sufficient to meet the definition.	217.	See line 213
(3) Guests. Persons who, during the hours when meals are regularly served, come to a restaurant for the purposes of ordering and obtaining, in good faith, a meal.	218.	See line 213
(4) Meals. The usual assortment of foods commonly ordered at various hours of the day and prepared on the premises.	219.	See line 213
(5) Off-sale (Off-premises Consumption) Alcohol-related Use. Alcoholic beverages, including distilled spirits, beer, and wine, sold in original, unopened containers for consumption off the premises where sold.	220.	See line 213
(6) On-sale (On-premises Consumption) Alcohol-related Use. Alcoholic beverages, including distilled spirits, beer, and wine, sold on the premises to be consumed on the premises.	221.	See line 213
(7) Premises. A lot or parcel, together with all related buildings, structures, open spaces, and parking areas.	222.	See line 213
(8) Restaurant. A commercial establishment, with kitchen facilities, which is regularly, and in a bona fide manner, used principally for the preparation, cooking, and serving of food to customers for compensation and where seating or other physical accommodation is provided for on-site dining. May also include accessory catering services.	223.	See line 213

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
(9) Wine Tasting Room. An establishment in which wine and wine-related products are available for off-site sale, distribution, and consumption and where wine, limited to that offered for sale, is sampled on the premises. Nothing in this section shall be construed to require that any food be sold or purchased with any beverage.	224.	See line 213
(c) **Conditional Use Permit Required.** A conditional use permit shall be required for all alcohol-related uses (including changes of existing alcohol license type as administered by the state of California Alcoholic Beverage Control Department) except as provided in *Section* 37-50.030*(g): Exceptions* below.	225.	See line 213
(d) **City Planner and Planning Commission Authority.**	226.	See line 213
(1) The City Planner shall have the authority to grant a conditional use permit for: (A) Any on-sale alcohol-related use; (B) Any off-sale alcohol-related use not located in an area of undue concentration; and (C) Any alcohol-related use (such as brew pubs and wine tasting rooms) with both off-sale and on-sale licenses located in the downtown alcohol-related use license area.	227.	See line 213
(2) The planning commission shall have the authority to grant a conditional use permit for all other alcohol-related uses.	228.	See line 213
(e) **Required Findings.** In addition to findings required pursuant to *Article VI, Division 8: Conditional Use Permits*, the following findings shall be made prior to the approval of a conditional use permit for alcohol-related uses:	229.	See line 213
(1) The alcohol-related use will neither adversely affect the welfare of the area nor of surrounding residentially zoned neighborhoods, giving due consideration to the distance of the proposed use from other alcohol-related uses, residentially zoned property, public schools, public playgrounds, and other similar uses; and giving further consideration to crime rates, calls for emergency services, and residential densities in the surrounding area.	230.	See line 213
(2) For any off-sale alcohol-related use located within an area of undue concentration (as defined by	231.	See line 213

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
Business and Professions Code Sections 23958.4, 23817.5, and 23817.7, and administered by the State Department of Alcoholic Beverage Control), *Section* 37-60.500*: Administrative conditional use permits* shall not apply except as authorized in *Section* 37-50.030*(e)(3)* below. For off-sale alcohol-related uses located in an area of undue concentration, the planning commission shall also make the findings required by Business and Professions Code Sections 23858.4, 23817.5, and 23817.7 that public convenience or necessity would be served by the issuance of the alcohol license by the ABC, even though such premises is located within an area of undue concentration. The planning commission is authorized by the city council to make the determination of public convenience or necessity through the conditional use permit process. Such findings are not required or applicable to on-sale alcohol-related uses located in an area of undue concentration.		
(3) For alcohol-related uses that have both on-sale and off-sale alcohol sales (specifically brew pubs and wine tasting rooms) in the downtown alcohol-related use license area, the city council authorizes the City Planner in accordance with *Section* 37-60.500*: Administrative conditional use permits* to approve an administrative conditional use permit for such uses, if applicable, and to make a determination of public convenience or necessity in conformance with the required findings specified in *Section* 37-50.030 *(e) (2)* above. The city council authorizes this authority in order to facilitate and implement the redevelopment and entertainment goals for the downtown alcohol-related use license area.	232.	See line 213
(f) **Additional Requirements for Alcohol-related Uses.** The following conditions shall be imposed as part of a conditional use permit issued for an alcohol-related use:	233.	See line 213
(1) The premises shall be maintained free of litter at all times.	234.	See line 213
(2) For on-sale alcohol-related uses, no alcoholic beverages shall be sold, dispensed, or offered for consumption except within the licensed premises.	235.	See line 213
(3) For off-sale alcohol-related uses:	236.	See line 213

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
(A) No alcoholic beverages shall be consumed on the premises; (B) No sale or distribution of alcoholic beverages shall be made from a drive-up or walk-up window; (C) No display of alcoholic beverages shall be made from an ice tub; and (D) No "single serving" or "one-can" sales of alcoholic beverages shall be made from the premises. A sign to this effect in English and Spanish shall be maintained at the cashier station at all times.		
(4) For service stations which include off-sale liquor establishments: (A) No alcoholic beverage shall be displayed within five feet of the cash register or the front door of the permitted premises unless displayed in a permanently affixed cooler; (B) No advertisement of alcoholic beverages shall be displayed at or located on motor fuel islands, nor shall self-illuminated advertising for alcoholic beverages be located on buildings or windows; and (C) Alcohol shall not be sold between the hours of 10:00 p.m. and 6:00 a.m. Coolers containing alcoholic beverages shall be locked between the hours of 10:00 p.m. and 6:00 a.m.	237.	See line 213
(5) As applicable, conditions including, but not limited to, requirements for employee security, buffering of neighboring uses, exterior lighting, hours of operation, and coin- or token-operated amusement games may be imposed.	238.	See line 213
(6) All business owners and managers shall complete a program certified by the Department of Alcoholic Beverage Control (ABC) as a qualified responsible beverage service (RBS) program prior to the commencement of the use. Any business established after the effective date of the ordinance codified in this section shall require such training of all owners and managers within ninety days of ownership transfer or hire. Failure of managers to	239.	See line 213

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obtain training shall be the liability of the owner. The owner shall maintain on the premises a file containing the certificates of training and shall present the file and its contents upon request by the city at any time during normal business hours. The provisions of this section regarding responsible beverage training shall be suspended upon a finding by the City Planner that the training is not reasonably available.		
(g) **Exceptions.**	240.	See line 213
(1) The following uses are not subject to the requirement to obtain a conditional use permit or a site plan review: (A) Any bona fide nonprofit organization which conducts an event or activity not more than twelve days in each calendar year, at which event or activity any alcoholic beverage is to be sold, served, given away, or consumed at such event or activity; (B) An establishment that changes business ownership. This exemption shall not apply if the previous (alcohol-related) use has been discontinued for more than six months; (C) Wholesale distribution or manufacture of alcoholic beverages.	241.	See line 213
(2) An on-sale alcohol use at a restaurant (not located in the downtown alcohol-related use license area) is allowed with a site plan review (in lieu of a conditional use permit) provided all of the following requirements are met: (A) The primary use of the restaurant is for sit-down food service of patrons. Seating for sit-down food service of patrons is provided on the premises and constitutes at least fifty percent of the establishment's seating area. The on-sale alcohol use is accessory to the food service use and there is not a distinguishable separate bar area. (B) Alcohol shall not be sold on Sunday through Thursday after 11:00 p.m. until 6:00 a.m. the following day, and after 12:00 midnight on Friday and Saturday until 6:00 a.m. the following day. (C) The use is not located within the phase II	242.	See line 213

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area of the Salinas central city planning and revitalization area as determined by the Salinas redevelopment agency. (D) The use is not located within one hundred feet of a residence or within three hundred feet of a park or five hundred feet of a school. The distance shall be measured from the closest exterior wall of the building/suite or property line (if there is no building) where the alcohol-related facility is located to the nearest property line of the site containing a residential dwelling unit or zone, school, or park site. This requirement does not apply to restaurants in the downtown alcohol-related use license area.		
(3) Accessory on-sale alcohol-related uses in the downtown alcohol-related use license area are permitted subject to the issuance of a site plan review (in lieu of a conditional use permit) if it meets the following requirements:	243.	See line 213
(A) The primary use is limited to a restaurant (including those with outdoor seating), hotel, bed and breakfast inn, or theater and the alcohol-related use is clearly accessory to that use.	244.	See line 213
(B) Any bar and related seating area comprises less than fifty percent of the floor area of the principal uses in the building or one thousand square feet, whichever is less	245.	See line 213
(C) For restaurants, the primary use shall be for sit-down food service of patrons. Seating for food service shall be provided on the premises and constitutes at least fifty percent of the establishment's seating area.	246.	See line 213
(D) Alcohol shall not be sold on Sunday through Thursday after 11:00 p.m. until 6:00 a.m. the following day, and after 12:00 midnight on Friday and Saturday until 6:00 a.m. the following day.	247.	See line 213
(4) The following uses shall not be subject to the requirements of *Sections* 37-50.030*(f)(2)* and 37-50.030*(f)(3)(A):*	248.	See line 213

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City of Salinas Zoning Code Article V. Supplemental Regulations ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
(A) Wine tasting rooms and brew pubs located in the downtown alcohol-related use license area; and	249.	See line 213
(B) Wineries.	250.	See line 213
Sec. 37-50.040. Building projections into yards.	251.	**c) Building Projections into Yards:** (Appendix E line items 251-259) Zoning Code Section 37-50.040 "Building projections into yards" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan and below in paragraphs (a)(2) & (4):*
(a) **Building Projections.** Projections in required yards shall be permitted as follows unless otherwise provided for in this Zoning Code:	252.	See line 251
(1) Fireplaces or chimneys: two and one-half feet into a yard;	253.	See line 251
(2) Uncovered and unenclosed stairs, terraces, platforms, decks and subterranean garages (not more than thirty inches in height above site grade): three feet for a length of ten feet parallel to the adjoining property line in a side yard; and six feet for a length of ten feet parallel to the adjoining property line in a rear yard;	254.	**(a) Building Projections** (2) Non-industrial uses: Uncovered and unenclosed stairs, terraces, platforms, decks and subterranean garages (not more than thirty inches in height above site grade) may project into a yard or Landscape Buffer Easement, up to one foot. Industrial uses: Uncovered and unenclosed stairs, terraces, platforms, loading docks, and decks may project into a yard or Landscape Buffer Easement, up to 1-foot.
(3) Unenclosed porches and architectural entry features: five feet into a front or corner side yard;	255.	See line 251
(4) Cornices, eaves, canopies, awnings, and similar ornamental features. Two and one-half feet into a yard. Cornices, eaves, canopies, and similar ornamental features provided in conjunction with ground floor unenclosed porches and architectural entry features may encroach an additional two and one-half feet into a front or corner side yard beyond that permitted in *Section 37-50.040(3)* above;	256.	(4) Cornices, eaves, canopies, awnings, and similar ornamental features: Two and one-half feet into a yard setback. Cornices, eaves, canopies, and similar ornamental features provided in conjunction with ground floor unenclosed porches and architectural entry features may encroach an additional 2 ½-feet into a yard setback, beyond what is permitted in Table 5-1.
(5) Balconies and protruding windows: five feet into a front, corner side, or rear yard and two and one-half feet into an interior side yard, except in the R-H districts, a balcony may encroach five feet into an	257.	See line 251

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interior side yard;		
(6) Other stairs. Two and one-half feet into an interior side or rear yard except in the R-H districts; stairs may encroach five feet into an interior side or rear yard. Uncovered and unenclosed stairs, which provide direct pedestrian access to and are only used in conjunction with ground floor unenclosed porches and architectural entry features, may encroach an additional three feet into a front or corner side yard beyond that permitted in *Section 37-50.040(3)* above;	258.	See line 251
(7) In R and NU (NE, NG-1, and NG-2) districts, heating, ventilation, air conditioning, swimming pool and spa equipment, and water heating equipment: two and one-half feet into a yard, provided that such equipment is surrounded by an architectural screen which matches the exterior of the residential structure. (Ord. No. 2463 (NCS).)	259.	See line 251
Sec. 37-50.050. Condominium conversions.	260.	**d) Condominium Conversions:** (Appendix E line items 260-266) Zoning Code Section 37-50.050 "Condominium Conversions" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*
(a) **Permit Required.** A planned unit development permit shall be required for all condominium conversions. The following findings are required:	261.	See line 260
(1) The applicant has submitted an evaluation report prepared by an architect or civil engineer licensed in California describing the condition and useful life of the roof, foundations, mechanical and electrical systems, plumbing, structural elements, paved surfaces, exterior paint, sprinkler systems for landscaping and utility delivery systems of all existing buildings and structures and such report indicates that all such elements have been determined to have a remaining useful life of two or more years;	262.	See line 260
(2) The elements identified in *Section 37-50.050(a)(1)* with a remaining useful life of less than two years shall	263.	See line 260

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be repaired or replaced;		
(3) In the case of a residential conversion, the conversion will not have an adverse impact on the supply of affordable housing, particularly for low and very-low income households as indicated by a vacancy/rent study; and	264.	See line 260
(4) Additional improvements will be made consistent with these zoning regulations to the extent feasible.	265.	See line 260
(b) **Vacancy/Rent Study.** A vacancy/rent study shall be provided as part of an application for a residential condominium conversion. The study shall be prepared for the City Planner by their designee. The applicant shall be responsible for the cost of the study. (Ord. No. 2463 (NCS).)	266.	See line 260
Sec. 37-50.060. Density bonus.	267.	Not applicable to the Specific Plan.
Sec. 37-50.070. Development on existing lots.	268.	Not applicable to the Specific Plan.
Sec. 37-50.080. Exceptions to height limits.	269.	**e) Exceptions to Height Limits:** (Appendix E line items 269-271) Zoning Code Section 37-50.080 "Exceptions to Height Limits" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*
(a) **Permitted Exceptions.** Towers, cornices, spires, cupolas, and similar architectural features, chimneys, elevator penthouses, water tanks, flagpoles, monuments, radio and television antennas, transmission towers, fire towers, and similar structures, and necessary mechanical appurtenances covering not more than ten percent of the ground areas covered by the structure to which they are accessory may exceed the maximum permitted height in the district in which the site is located. Exceptions do not apply to satellite dish antennas, which are included under *Section* 37-50.010*: Accessory uses and structures* or to telecommunications facilities, which are included under *Section* 37-50.290*: Telecommunication facilities*.	270.	See line 269
(b) **Structures in the Airport Overlay District.** Structures located in the airport overlay district are subject to the height limitations of *Article IV, Division 7: Airport (AP) Overlay District*. (Ord. No. 2463 (NCS).)	271.	See line 269

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
Sec. 37-50.090. Fences, walls, and hedges.	272.	**f) Fences, Walls and Hedges:** (Appendix E line items 272-311) Zoning Code Section 37-50.090 "Fences, walls, and hedges" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*
(a) **Purpose.** The purpose of this section is to establish regulations governing the location and maximum height of fences, walls, and hedges within all zoning districts.	273.	See line 272
(b) **Definitions.** The following definitions shall apply to this section:	274.	See line 272
(1) Fence. A barrier enclosing or bordering a yard, boundary, or an object (or any portion thereof) primarily made of wood, vinyl, metal, or similar material.	275.	See line 272
(2) Hedge. A row of bushes, small trees, or similar vegetation planted close together to form a barrier enclosing or bordering a yard, boundary, or an object (or any portion thereof).	276.	See line 272
(3) Nonsight-obscuring. Something that does not interrupt or interfere with the line of sight.	277.	See line 272
(4) Wall. A solid barrier enclosing or bordering a yard, boundary, or an object (or any portion thereof) typically made of stone, masonry, stucco, concrete, or similar material. Excludes retaining or building walls or walls made of wood.	278.	See line 272
(c) **Height Measurement.** The maximum height of a fence, wall, or hedge shall be measured from the existing or finished grade, as applicable, except within the front or corner side yard, the maximum height of a fence, wall, or hedge shall be measured from the top of the nearest street curb elevation. When there is a difference in the ground level between two adjoining lots, the height of any wall or fence constructed along any interior side or rear property line shall be determined by measuring from the lot with the higher finished grade directly abutting the fence, wall, or hedge.	279.	See line 272
(d) **Location and Maximum Height.** The maximum height of fences, walls, and hedges in required yards (also see *Section 37-50.090(e): Required Walls)* shall be as follows:	280.	See line 272

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(1) Residential and Agricultural Districts (See **Figure 37-50.20**).	281.	See line 272
(A) Front yards: three feet;	282.	See line 272
(B) Corner side yards:	283.	See line 272
(i) Within ten feet of a corner side property line: three feet, or	284.	See line 272
(ii) If setback a minimum of ten feet from the corner side yard property line: eight feet. Such a fence, wall, or hedge may extend along the corner side yard portion of the lot as well as the length of the house until the fence, wall, or hedge meets the required front yard setback. At no time shall such fence, wall, or hedge encroach into any area of unrestricted visibility as specified in *Section 37-50.460: Driveway and corner visibility;*	285.	See line 272
(C) Interior side or rear yards: eight feet.	286.	See line 272
(2) Commercial and Mixed Use Districts.	287.	See line 272
(A) Front yards and corner side yards and within required landscape planters adjoining a street pursuant to *Section 37-50.690 (g)(2)(A)*: three feet;	288.	See line 272
(B) Interior side and rear yards: eight feet.	289.	See line 272
(3) Industrial Districts.	290.	See line 272
(A) Front yards and corner side yards and within required landscape planters adjoining a street pursuant to *Section 37-50.690 (g)(2)(A)*: three feet if sight-obscuring. If nonsight-obscuring and set back a minimum of ten feet from the front or corner side yard property line: eight feet;	291.	See line 272
(4) Public/Semipublic, Parks and Open Space Districts. The maximum height of fences, walls, and hedges in required yards shall be determined at the time of the approval of the site plan review or conditional use permit (as required by the applicable zoning district) for the principal use where the fence, wall or hedge is proposed to be located. If no such approval is required under the applicable zoning district or if the principal use is existing and no use, building or site modifications are proposed for the site other than the installation of a fence, wall, or hedge, the City Planner shall make the	292.	See line 272

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determination of the maximum fence, wall, or hedge height permitted for the site based on site conditions, use of the site, and surrounding uses and zoning districts.		
(5) New Urbanism Districts. Fences, walls, and hedges located on properties in the new urbanism (NU) districts shall be subject to the requirements of *Article III, Division 8: New Urbanism (NU) Districts.*	293.	See line 272
(e) **Required Walls.** Solid walls shall be required to be installed as follows:	294.	See line 272
(1) An eight-foot-high solid wall shall be required along any property line of an R-H district that abuts an R-L or R-M zoning district except in required front or corner side yards where the maximum height shall be three feet.	295.	See line 272
(2) A six-foot-high solid wall shall be required along any property line of an R-M-2.9 district that abuts an R-L-5.5 or R-M-3.6 zoning district except in required front or corner side yards where the maximum height shall be three feet.	296.	See line 272
(3) An eight-foot-high solid wall shall be required along any property line of a C or MU district that abuts an R district except in required front and corner street side yards where the maximum height shall be three feet.	297.	See line 272
(4) An eight-foot-high solid wall shall be required along any property line of an I district that abuts an R, C, MU, or PS district, except in required front and corner side yards where the maximum height shall be three feet.	298.	See line 272
(5) Required walls shall be installed by the developer or property owner of the parcel with the more intensive zoning designation at the time such parcel is developed; or at the time of a major modification of an existing structure or use located on such parcel. For purposes of this section, higher density residential zoning districts are more intensive than lower density residential zoning districts; commercial, mixed use, and industrial zoning districts are more intensive than residential zoning districts; and industrial zoning districts are more intensive than all other zoning districts	299.	See line 272

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(f) **Exceptions.** Decorative fence features such as entry arbors, posts (including caps), pilasters, picket fence scallops, pedestrian gates, and similar features may exceed the maximum height limitations specified for maximum three-foot-high fences located in required front yards and corner side yards (and in required landscape planters) if the fence/feature is nonsight-obscuring and there is no view obstruction as follows:	300.	See line 272
(1) Posts, Post Caps, Pilasters, and Similar Features. These features may extend a maximum of twelve inches above the maximum fence height (to a maximum height of forty-eight inches if the features are located a minimum of five feet apart as shown on **Figure 37-50.30.** The features shall have a consistent design and be constructed of the same materials. The maximum width, length, or depth dimension of the feature shall be eight inches.	301.	See line 272
(2) Picket Fence Scallops. A picket fence may extend a maximum of six inches above the maximum fence height to accommodate a scallop fence design (a series of concave or convex picket projections as shown on **Figure 37-50.30.** The maximum width of a picket shall be no greater than three and one-half inches. A minimum one inch separation shall be provided between pickets that are less than two inches in width and a minimum one and three-quarters inch separation shall be provided between pickets that are two inches or greater in width.	302.	See line 272
(3) Entryway Arbors. One entryway arbor substantially open not exceeding a maximum of twenty square feet in total area and eight feet in height is permitted in either a front or corner side yard (whichever yard provides the primary pedestrian access to the principal building) as shown on **Figure 37-50.40A**. the square footage of the arbor shall be determined by measuring the length and width of the area located within the rectangle formed around the posts of the arbor or the roof portion of the arbor whichever dimension is larger as shown on **Figure 37-50.40B**. This exception shall only apply to an entryway arbor. All other freestanding arbors are subject to the provisions of *Section 37-50.710: Landscape architectural features.* No entryway arbor shall be located in an area of unrestricted visibility pursuant to *Section 37-50.460: Driveway*	303.	See line 272

Footnote: For the purposes of this document, "industrial uses" shall mean all uses under the heading of "Industrial" in *Specific Plan,* Chapter 3, Table 3-1 and "non-industrial uses" shall mean all other uses in said Table 3-1.

City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
and corner visibility.		
(4) Pedestrian Gates. A pedestrian gate not exceeding a maximum width of five feet may extend a maximum of twelve inches above the maximum fence height (to a maximum of forty-eight inches in height) if constructed of nonsight-obscuring material consistent with the fence or entryway arbor material and not located in an area of unrestricted visibility pursuant to *Section 37-50.460: Driveway and corner visibility.*	304.	See line 272
(g) **Screening.** Walls or fences used for screening purposes in commercial, mixed use, and industrial zoning districts in accordance with *Section 37-50.170: Outdoor storage and display* may be higher than eight feet upon a determination by the City Planner as part of the site plan review or conditional use permit approval that no adverse visual or aesthetic impacts will affect adjacent properties and public rights-of-way and that the height is the minimum needed to accomplish the screening or buffering purpose for which it is constructed.	305.	See line 272
(h) **Tennis Courts.** Tennis court fencing shall generally be nonsight-obscuring, shall not exceed a maximum height of fifteen feet, and shall observe the setback of accessory structures within the zones where they are located. However, in no case shall such a fence be located closer than five feet from an interior side or rear property line.	306.	See line 272
(i) **Driveway and Corner Visibility Requirements.** All fences, walls, and hedges shall be subject to the driveway visibility requirement of *Section 37-50.460: Driveway and corner visibility.*	307.	See line 272
(j) **Noise Mitigation.** The City Planner may allow the maximum height of fences and walls to be increased above the maximums in order to mitigate noise levels that exceed the maximum levels permitted in *Section 37-50.180(a): Noise*, subject to the approval of a site plan review. Such an exception may be granted by the City Planner upon his/her approval of an acoustic noise study meeting the requirements of *Section 37-50.180(a): Noise*.	308.	See line 272
(k) **Prohibited Fences.**	309.	See line 272
(1) No barbed wire, razor or electrified fencing, or	310.	See line 272

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
similar fencing is permitted in any district, except that barbed wire may be used on a limited basis for security or safety purposes in the (IG) general industrial district (when not visible from an arterial, collector street, or U.S. Highway 101), and in the IBP (industrial-business park), and in the IGC (industrial-general commercial) districts of not visible from any public right-of-way subject to the approval of site plan review.		
(2) Chain link fencing shall be prohibited in any front or corner side yard or in any required landscape planter pursuant to *Section 37-50.690(g)(2)(A)* in an R, C or MU district. Ord. No. 2463 (NCS).)	311.	See line 272
Sec. 37-50.100. Home occupations.	312.	Not applicable to the Specific Plan.
Sec. 37-50.110. Infill residential development in the R-L district.	313.	Not applicable to the Specific Plan.
Sec. 37-50.120. Large family day care homes.	314.	Not applicable to the Specific Plan.
Sec. 37-50.130. Live-work units.	315.	Not applicable to the Specific Plan.
Sec. 37-50.140. Mobilehome parks.	316.	Not applicable to the Specific Plan.
Sec. 37-50.150. Mural exhibits.	317.	**g) Mural Exhibits:** (Appendix E line items 317-329) Zoning Code 37-50.150 "Mural exhibits" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*
(a) **Purpose.** The purpose of this section is to support art in public places and provide opportunities for noncommercial mural exhibits of a social, cultural, or historical event that beautifies and appeals to all segments of the community.	318.	See line 317
(b) **Definition.** The following definition shall apply to this section:	319.	See line 317
(1) Mural or Mural Exhibit. A noncommercial painted or mosaic tile style exhibit which covers all or a major portion of a wall or a building façade and which contains no sign, gang affiliation symbols, or "specified anatomical areas."	320.	See line 317

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
(c) **Where Permitted.** Mural exhibits are permitted in C, I, MU, NU (VC), P, and PS zoning districts.	321.	See line 317
(d) **Permit Required.** All mural exhibits shall be subject to the approval of site plan review prior to installation.	322.	See line 317
(e) **Review—Administrative Procedure.** Mural exhibits shall be subject to review by the City Planner for the sole purpose of ensuring that such exhibits are consistent with the provisions of this section. In recognition of the subjective nature of mural exhibits, should the City Planner find the proposed mural exhibit to be in conflict with the provisions of this section, the applicant may request that the planning commission make the final determination in regard to this issue.	323.	See line 317
(f) **Requirements for Issuance.** Prior to the approval of the site plan review for a mural exhibit, the City Planner shall determine compliance with the following provisions:	324.	See line 317
(1) Mural exhibits shall not have specified anatomical areas or specified sexual activities as defined in *Section 37-50.020: Adult entertainment facilities;* and	325.	See line 317
(2) Gang affiliation symbols shall not be used in mural exhibits.	326.	See line 317
(g) **Mural Exhibits as Signs.**	327.	See line 317
(1) Mural exhibits containing an advertising message, announcement/declaration, insignia, surface, or space, which is erected or maintained in view of the observer thereof for identification, advertisement, or promotion of the interests of any person, entity, product, or service, shall be considered a sign.	328.	See line 317
(2) Mural exhibits containing any sign message shall be considered a sign and shall be subject to the provisions of *Article V, Division 3: Signs*. (Ord. No. 2463 (NCS).)	329.	See line 317
Sec. 37-50.160. Nonconforming uses and structures.	330.	**h) Nonconforming Uses and Structures:** (Appendix E line items 330-372) Zoning Code Section 37-50.160 "Nonconforming uses and structures" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
(a) **Purpose.** The purpose of this section is to limit the number and extent of nonconforming uses by controlling their enlargement, their reestablishment following abandonment, their alteration, and their restoration after cessation due to destruction of the structures containing them. This section, while permitting the use and maintenance of nonconforming structures, limits them by prohibiting their restoration following destruction and by prohibiting alteration, enlargement or relocation upon the site in any manner that would increase the discrepancy between the standards contained in this division and the conditions existing on the subject property.	331.	See line 330
(b) **Continuation and Maintenance of Nonconforming Uses.**	332.	See line 330
(1) A use, lawfully occupying a structure or a site on the effective date of the ordinance codified in this chapter, or of amendments thereto, that does not conform with the use regulations for the district in which it is located or the applicable lot area per dwelling unit regulations shall be deemed a nonconforming use. Nonconforming uses may only be continued subject to the requirements of this division.	333.	See line 330
(2) A use that does not conform with the parking, loading, screening, open space, or planting area regulations of the zoning district in which it is located shall not be deemed a nonconforming use solely on the basis of these deficiencies.	334.	See line 330
(3) No nonconforming use shall be enlarged or extended to occupy any part of a structure or site that it did not occupy on the effective date of the ordinance codified in this chapter, or of the amendments hereto that cause it to become a nonconforming use.	335.	See line 330
(4) No structure or use that fails to meet the performance standards of *Section 37-50.180: Performance standards*, shall be enlarged or extended unless conditions are imposed and implemented, which will result in elimination of the nonconformity with the required conditions.	336.	See line 330
(5) A structure containing or serving a nonconforming use shall not be relocated, enlarged, or structurally altered unless required by law or for health/safety reasons, or unless the relocation, enlargement, or	337.	See line 330

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
alteration eliminates or reduces the extent of the nonconformity.		
(6) No structure partially occupied by a nonconforming use shall be relocated, altered, or enlarged in such a way as to permit the enlargement or the expansion of the space occupied by the nonconforming use.	338.	See line 330
(7) A structure containing or serving a nonconforming use may be maintained and repaired, provided that the cost of the maintenance and repair does not exceed fifty percent of the cost to replace the structure as determined by the City Planner in the same manner as the building official determines final valuation for the purposes of building permit fees.	339.	See line 330
(c) **Continuation and Maintenance of Nonconforming Uses.**	340.	See line 330
(1) A structure, lawfully occupying a site on the effective date of the ordinance codified in this chapter, or amendments thereto, which fails to meet certain development standards established in this chapter and enumerated in this section shall be deemed a nonconforming structure. Nonconforming structures may be continued, maintained, and expanded subject to the requirements of this division. Development standards addressed by this paragraph include: size of yards, height of structures, driveways, distance between structures, maximum floor area, and required parking or open space.	341.	See line 330
(2) A nonconforming structure may be structurally altered, enlarged, or reconstructed provided there is no increase in the discrepancy with the standards referenced in the section for the zoning district in which the structure is located and the structure is similar in character to the original structure. Routine maintenance and repairs may be performed on nonconforming structures.	342.	See line 330
(3) In the case of an enlargement or an addition, the development standards reference in this section shall only be applicable to the enlargement or addition and not the entire structure.	343.	See line 330
(d) **Restoration of a Damaged Structure.**	344.	See line 330
(1) Where Damage Causes Less Than Fifty Percent of	345.	See line 330

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
Replacement Cost. Whenever a structure that does not comply with the standards for front yards, side yards, rear yards, height of structures, maximum floor area, distances between structures, driveways, or usable open space prescribed in the regulations for the district in which it is located, is destroyed by fire or other calamity to the extent of less than fifty percent of replacement cost, the structure may be restored and the nonconforming use may be resumed, provided that restoration is started within twelve months and diligently pursued to completion. Floodplain management requirements must also be met.		
(2) Where Damage Causes Fifty Percent or Greater of Replacement Cost. Whenever a structure that does not comply with the standards for front yards, side yards, rear yards, height of structures, maximum floor area, distances between structures, driveways or usable open space prescribed in the regulations for the district in which it is located, or the sue of which does not conform with the regulations for the district in which it is located, is destroyed by fire or other calamity, to an extent fifty percent or greater of replacement cost, the structure shall not be restored except in full conformity with the regulations for the district in which it is located, and the nonconforming use shall not be resumed except as follows:	346.	See line 330
(A) A property containing a single-family dwelling unit, multifamily consisting of up to four dwelling units, or a residential condominium structure in R, NU (NE, NG-1, and NG-2), and CO/R districts which does not conform to standards for setbacks, height of structures, distance between structures, useable open space, or lot area per dwelling unit may be rebuilt with the same floor area, whatever the extent of the damage, provided that the nonconformity is not enlarged to the extent it would increase the discrepancy between conditions existing at the time of the damage and the standards prescribed in this chapter.	347.	See line 330
(B) Commercial office structures which conform to parking requirements in effect prior to the adoption of this Zoning Code shall not be	348.	See line 330

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City of Salinas Zoning Code Article V. Supplemental Regulations ***(**Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only**)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** ***(**The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column**)***
considered nonconforming structures as a result of the adoption of this Zoning Code and may be rebuilt with the same floor area, whatever the extent of the damage, provided that parking or parking lot landscaping is the only nonconformity.		
(3) The extent of damage or partial destruction shall be determined by the City Planner in the same manner as the building official determines final valuation for the purposes of building permit fees. Valuation shall be based upon the cost to replace the structure at the time the damage occurs. The determination of the City Planner may be appealed in accordance with *Article VI, Division 17: Appeals.*	349.	See line 330
(e) **Elimination of Nonconforming Uses and Structures.**	350.	See line 330
(1) Nonconforming Use When No Structure Involved. In any district the nonconforming use of land shall be discontinued within one year from the date of notification in accordance with the provisions of this section.	351.	See line 330
(2) Nonconforming Use of a Structure. All nonconforming uses of a structure shall be discontinued within the time periods specified below, unless an exception is granted pursuant to *Section 37-50.160(e)(3)* below:	352.	See line 330
(A) R and NU (NE, NG-1, and NG-2) districts: three years from the date of notification in accordance with the provisions of this section.	353.	See line 330
(B) A, C, MU, NU (VC), I, OS, P and PS districts: ten years from the date of notification in accordance with the provisions of this section.	354.	See line 330
(3) Notification and Exception Procedures. The City Planner may determine those properties for which lawfully existing uses were rendered nonconforming by reason of adoption of the ordinance codified in this chapter and the zoning map. Written notice of the City Planner's determination of such nonconformance, the termination procedures, and the requirements of this section shall be mailed to all owners of record and to the occupant of each such property. Within one year of the date of mailing of such notice, any property owner, lessee	355.	See line 330

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City of Salinas Zoning Code Article V. Supplemental Regulations ***(**Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only**)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** ***(**The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column**)***
with the consent of the owner, or purchaser of such property acting with the consent of the owner may apply to have such property excepted from the provisions of this section as follows:		
(A) Application Requirements. An exception from the requirements of this section shall be initiated by submitting an application to community planning and development.	356.	See line 330
(B) Commission Action. The planning commission shall hold a duly noticed public hearing within a reasonable time on each application for an exception from the termination requirements of this section. Following the hearing, the commission may determine whether the use of the property on the date of adoption of the ordinance codified in this Zoning Code is compatible with and not detrimental to the land uses designated in the general plan for the surrounding area and properties, and may issue a certificate of exception. The commission may recommend such conditions as it may find necessary to ensure compatibility including, but not limited to, required improvement of or modifications to existing improvements on the property; limitations on hours of operations; limitations on the nature of operations; and a specified term of years for which the exception shall be granted.	357.	See line 330
(C) Appeal of Commission Action. The decision of the planning commission may be appealed in accordance with *Article VI, Division 17: Appeals.*	358.	See line 330
(f) **Abandonment of Nonconforming Use.**	359.	See line 330
(1) A nonconforming use that is abandoned, discontinued, or changed to a conforming use for a continuous period of one hundred eighty days or more shall not be re-established, and the use of the structure or site thereafter shall be in conformity with the regulations for the district in which it is located.	360.	See line 330
(2) The City Planner may extend the one-hundred-eighty-day limit for re-establishing a nonconforming use if a property owner can demonstrate to the City Planner's satisfaction based on substantial evidence that the use has not been abandoned, discontinued,	361.	See line 330

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or changed and that the re-establishment of the use is being diligently pursued or that a building permit for reconstruction, without alteration or enlargement, has been issued. The decision of the City Planner may be appealed to the planning commission in accordance *with Division 17: appeals.*		
(g) **Minor Exceptions.**	362.	See line 330
(1) The planning commission or City Planner may grant minor exceptions from certain regulations contained in this section as follows:	363.	See line 330
(A) Construction of raised grade stairways, architectural archways, architectural entry features and covered porches in required yards and required open space;	364.	See line 330
(B) Construction of a residential addition including a second or third story that will be equal to or less than the existing legal nonconforming setback. A residential addition includes attached or detached covered parking (garages and carports);	365.	See line 330
(C) Alteration of historic resources and landmarks whereby the structure's historical or architectural integrity may be affected;	366.	See line 330
(D) Replacement of an existing detached accessory structure that encroaches into required setbacks, when all of the following findings are made:	367.	See line 330
(i) The replacement detached accessory structure's encroachment(s) into the required setback(s) will be equal to or less than the existing detached accessory structure's respective setbacks(s) encroachment,	368.	See line 330
(ii) The roof of a detached accessory structure located within five feet of any property line shall be equipped with a rain gutter or otherwise designed to prevent roof runoff from draining onto adjacent property,	369.	See line 330
(iii) The replacement structure will not exceed the maximum square footage permitted for accessory structures	370.	See line 330

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under *Section 37-50.010(f)(3),*		
(iv) The replacement structure will be of the same nature as the original detached accessory structure (e.g., garage to garage, gazebo to gazebo).	371.	See line 330
(2) Application. Applications for a minor exception shall be initiated by submitting an application for a minor conditional use permit for a minor exception to community planning and development. (Ord. No. 2463 (NCS).)	372.	See line 330
Sec. 37-50.170. Outdoor storage and display.	373.	**i) Outdoor Storage and Display:** (Appendix E line items 373-398) Zoning Code 37-50.170 "Outdoor Storage and Display" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan, with the exception that paragraph (e) is modified as follows:*
(a) **Purpose.** The purpose of this section is to establish regulations governing the outdoor storage and display of merchandise, materials, equipment, or the conduct of business outdoors on private property except as otherwise provided for in this section.	374.	See line 373
(b) **Prohibitions.** Unless otherwise permitted in this section, outdoor storage and display of merchandise, materials, or equipment, or the conduct of business outdoors, is prohibited unless allowed as a temporary use in accordance with Section 37-50.300: Temporary Use of land or authorized by a conditional use permit. Unless specifically authorized, outdoor facilities shall not be located within the public right-of-way.	375.	See line 373
(c) **Permitted Exceptions.** The outdoor storage or display of the following merchandise, materials, or equipment, or the conduct of business outdoors, is permitted:	376.	See line 373
(1) Automobiles, boats, recreational vehicles, motorcycles, and construction vehicles, provided outdoor storage and display shall be limited to vehicles or equipment offered for sale or rent only, excepting such vehicles in the R or NU (NE, NG-1 and NG-2) districts in accordance with *Section 37-50.190: Recreational vehicles, prohibited vehicles, and equipment parking and storage;*	377.	See line 373

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(2) Nurseries, provided that nonplant materials be screened from an abutting public street in a C district and any adjoining R or NU (NE, NG-1, and NG-2) district;	378.	See line 373
(3) Building materials and services, public utility service yards and utilities, provided that such uses be screened from an abutting public street and any adjoining R or NU (NE, NG-1, and NG-2) district and provided that a landscaping planter shall be provided adjoining any street property line which is equal to ten percent of lot width with a minimum of eight feet and maximum of fifteen feet;	379.	See line 373
(4) Fruit and vegetable stands in an A district:	380.	See line 373
(5) Restaurants, including accessory on-sale (on-premises) alcohol sales, in accordance with all of the following conditions:	381.	See line 373
(A) There is no outdoor preparation of food or beverages,	382.	See line 373
(B) The premises shall be maintained in a way that prevents the accumulation of waste paper and other debris, and the blowing of such paper and debris off the premises,	383.	See line 373
(C) Adequate restroom facilities are provided pursuant to various requirements of this Zoning Code,	384.	See line 373
(D) Adequate measures will be taken to prevent the use from becoming a nuisance to adjoining properties or uses;	385.	See line 373
(6) Merchandise displayed within a completely roofed alcove, kiosk, or entryway and inside the line of the building face, which does not impact pedestrian circulation, parking, or landscaped areas in the central city overlay (downtown core area);	386.	See line 373
(7) Industrial uses in the IG District are, provided such uses shall be screened from an abutting IBP, C, R, MU, P, OS, or A district and from an abutting public or private street or U.S. Highway 101;	387.	See line 373
(8) Temporary uses, in accordance with *Section 37-50.300: Temporary use of land;*	388.	See line 373
(9) Automobile service stations, repair, and washing, in accordance with *Section 37-50.260: Service stations, vehicle repair, and vehicle washing;*	389.	See line 373

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(10) Automatic teller machines (ATMs), in C, MU, and I districts;	390.	See line 373
(11) Farmers' markets, street fairs, and swap meets, which do not otherwise qualify as a temporary use in accordance with *Section 37-50.300: Temporary use of land,* may be allowed in a C, MU, or PS district subject to a conditional use permit;	391.	See line 373
(12) Reverse vending machines and small collection facilities, in the C, I, and PS districts.	392.	See line 373
(d) **Outdoor Uses in the Central City Overlay (Downtown Core Area) District.** Outdoor display of the following specialty merchandise, materials, or equipment, or the conduct of business outdoors may be allowed on a public sidewalk in the central city overlay (downtown core area) district upon issuance of an encroachment permit from the development and engineering services permit center:	393.	See line 373
(1) Display for the sale of flowers and plants;	394.	See line 373
(2) Newspaper and magazine stands operated by an employee;	395.	See line 373
(3) Restaurant seating, including accessory on-sale (on-premises) alcohol sales;	396.	See line 373
(4) Other specialty services or specialty items for display or sale, intended to enhance the pedestrian orientation of the downtown core area.	397.	See line 373
(e) **Screening.** A solid fence or wall shall be required for all uses requiring a screen. The height of merchandise, materials, and equipment stored or displayed may exceed the height of the screening fence or wall.	398.	**(e) Screening.** Non-industrial areas: A solid fence or wall shall be required for all uses requiring a screen. The height of merchandise, materials, and equipment stored or displayed may exceed the height of the screening fence or wall. Industrial areas: Where screening is required, or provided, a combination of elements may be used including, but not limited to, architectural treatment, solid masonry walls, berms, landscaping, and/or black powder or vinyl-coated chain link fencing with slats. The height of merchandise, materials, and equipment stored or displayed may exceed the height of the screening fence or wall.
Sec. 37-50.180. Performance standards.	399.	**j) Performance Standards:** (Appendix E line items 399-451) Zoning Code 37-50.180

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City of Salinas Zoning Code Article V. Supplemental Regulations ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
		"Performance standards" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan, with the exception that Section (a) "Noise" is modified and replaces Table 37-50.50 as follows:*
The following performance standards shall apply to all use classifications in all zoning districts:	400.	See line 399
(a) **Noise.** No use shall create ambient noise levels which exceed the following standards (see **Table 37-50.50)**, as measured at the property boundary:	401.	*a)* **Noise.** No use shall create ambient noise levels which exceed 75 dBA as measured at the property boundary. (*Replaces Table 37-50.50)*
(1) Duration and Timing. The noise standards in Table 37-50.50 shall be modified as follows to account for the effects of time and duration on the impact of noise levels:	402.	(1) This standard shall be modified to account for the effects of time and duration on the impact of noise levels as follows:
(A) In residential zones, the noise standard shall be 5.0 dBA lower between 9:00 p.m. and 7:00 a.m.	403.	See line 399
(B) Noise that is produced for no more than a cumulative period of five minutes in any hour may exceed the standards above by 5.0 dBA.	404.	(B) Noise that is produced for no more than a cumulative period of five minutes in any hour may not exceed 75 dBA (no modification from the ambient noise levels); and
Table 37-50.50	405.	Table not used, replaced with standard in Line 265.
(C) Noise that is produced for no more than a cumulative period of one minute in any hour may exceed the standards above by 10.0 dBA.	406.	(C) Noise that is produced for no more than a cumulative period of one minute in any hour may not exceed 80 dBA.
(2) Acoustic Study. The City Planner may require an acoustic study for any proposed project or use that has the potential to create a noise exposure greater than that deemed acceptable by this section and require appropriate mitigation measures. The City Planner or their designee shall prepare the study. The applicant shall be responsible for the cost of the study.	407.	(2) Acoustic Study. The City Planner may require an acoustic study for any proposed use that has the potential to create a noise exposure greater than that deemed acceptable by this section and require appropriate mitigation measures. The City Planner or their designee shall prepare the study. The Master Developer or Individual Developer (as applicable) shall be responsible for the cost of the study.

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
(3) Noise Measurement. Noise shall be measured with a sound level meter, which meets the standards of the American National Standards Institute (ANSI Section S1.4-1979, type 1 or type 2). Noise levels shall be measured in decibels from the property line closest to the noise source. The unit of measure shall be designated as dBA. A calibration check shall be made of the instrument at the time any noise measurement is made.	408.	(3) Noise Measurement. Noise shall be measured with a sound level meter, which meets the standards of the American National Standards Institute (ANSI Section S1.4-1979, type 1 or type 2). Noise levels shall be measured in decibels from the property line closest to the noise source. The unit of measure shall be designated as dBA. A calibration check shall be made of the instrument at the time any noise measurement is made.
(4) Noise Attenuation Measures. The City Planner may require the incorporation into a project of any noise attenuation measures deemed necessary and feasible to ensure that noise standards are not exceeded.	409.	(4) Noise attenuation measures may be incorporated into a project to aid in conformance with the noise standards set forth in this chapter.
(5) Exceptions. Sporting events and the like shall be exempt from these noise standards. Events issued a special event permit by the city may also be exempted from these noise standards as part of the review and approval process for that permit.	410.	See line 399
(6) Delivery Hours. The hours of delivery for commercial/industrial uses with loading areas/docks and related service areas that abut or have direct street access from adjoining residential districts or other noise sensitive uses shall be limited to 7:00 a.m. to 9:00 p.m., seven days a week, unless an acoustic study is prepared for the City Planner by their designee which demonstrates that the proposed use and related delivery activities will not exceed the maximum noise levels established in **Table 37-50.50.**	411.	6) Delivery hours are not restricted within the *Plan Area*.
(b) **Glare.**	412.	See line 399
(1) From Glass. Mirror or highly reflective glass shall not significantly increase glare visible from adjacent streets and property or pose a hazard for motor vehicles.	413.	See line 399
(2) From Roofs. Highly reflective roof surfaces shall be prohibited in the airport overlay district unless it can be demonstrated to the satisfaction of the deputy city manager or their designee, that such surfaces will not pose a hazard to aircraft.	414.	See line 399
(3) From Outdoor Lighting. Parking lot and security lighting in any district shall be shielded or directed	415.	See line 399

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
away from any R or NU (NE, NG-1, or NG-2) district properties located within one hundred feet. Lighting for outdoor court or field games within three hundred feet of an R or NU (NE, NG-1, or NG-2) district shall require approval of a conditional use permit.		
(c) **Combustibles and Explosives.** The use, handling, storage, and transportation of combustibles and explosives shall comply with the provisions of the most recently adopted Uniform Fire Code.	416.	See line 399
(d) **Radioactive Materials.** The use, handling, storage, and transportation of radioactive materials shall comply with the provisions of the California radiation control regulations (California Administrative Code, Title 17).	417.	See line 399
(e) **Hazardous and Extremely Hazardous Materials.** The use, handling, storage, and transportation of hazardous and extremely hazardous materials shall comply with the provisions of the California hazardous materials regulations (California Administrative Code, Title 22, Division 4).	418.	See line 399
(f) **Heat and Humidity.** Uses, activities, and processes shall not produce any unreasonable, disturbing, or unnecessary emissions of heat or humidity, at the property line of the site on which they are situated, that cause material distress, discomfort, or injury to the average person.	419.	See line 399
(g) **Electromagnetic Interference.** Uses, activities, and processes shall not cause electromagnetic interference with normal radio or television reception to R or NU (NE, NG-1, and NG-2) districts, or with the function of other electronic equipment beyond the property line of the site on which they are situated.	420.	See line 399
(h) **Ecological and Biological Resources.**	421.	See line 399
(1) Riparian/Wetland Habitat.	422.	See line 399
(A) A one-hundred-foot setback shall be established along Gabilan and Natividad Creeks and other unnamed creeks (including the reclamation ditch) within the city. The setback shall be measured from the top of bank or outside edge of the riparian woodland, whichever is greater.	423.	See line 399
(B) A one-hundred-foot setback area shall be	424.	See line 399

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City of Salinas Zoning Code Article V. Supplemental Regulations *(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)*	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** *(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)*
established along wetlands not associated with creeks (e.g., seasonal wetland swales or ponds) within the city. The setback shall be measured from the outside edge of the wetland.		
(C) For properties located in the future growth areas of the city as indicated on Figure LU-1 (future growth area) of the general plan land use element, development activities shall be prohibited in the setback area except for recreational uses such as trails, playfields and play equipment, picnic areas, and related activities. No buildings, structures, or parking lots shall be constructed in the required setback area.	425.	See line 399
(D) For properties located in the city's existing boundary as indicated on Figure LU-1 (future growth area) of the general plan land use element, development activities may be considered within the setback area if the City Planner determines the encroachment will not have a significant adverse impact on the riparian and wetland resources either because: (1) the implementation of alternative mitigation measures will achieve a comparable or a better level of mitigation than the strict application of the one-hundred-foot setback, or (2) the property being developed is adjacent to a reclamation ditch, and no riparian or wetland resources are identified outside of the areas of the improved ditch, as demonstrated and confirmed in either case by a biotic resources study prepared for the City Planner by their designee. The applicant shall be responsible for the costs of the study, feasible mitigation, and monitoring during project implementation.	426.	See line 399
(E) Prior to the initiation of site construction and grading activities, fencing shall be temporarily placed at the outside edge of the setback area. This fencing shall remain in place until construction is completed.	427.	See line 399
(F) If any site grading is proposed in the setback area to accommodate the development activities specified above, a riparian/wetland revegetation, preservation, maintenance and monitoring plan shall be required and prepared	428.	See line 399

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
for the City Planner by their designee for the area of disturbance. Such plan must be prepared and processed/approved concurrent with the grading plan. The applicant shall be responsible for the costs of the plan, feasible mitigation, and monitoring during project implementation.		
(G) Prior to any site grading that may occur in a creek, wetland, or in the setback area, the applicant shall receive authorization/approval to fill wetlands and "other" waters (Section 404 Permit) from the U.S. Army Corps of Engineers, pursuant to the requirements of the Clean Water Act. The applicant shall also obtain a water quality certification from the Regional Water Quality Control Board, and a 1601/1603 streambed alteration agreement from the California Department of Fish and Game. The project shall also comply with the city's stormwater master plan, develop a SWPP approved by the city engineer, and obtain a national pollutant discharge elimination system (NPDES)/stormwater pollution prevention plan (SWPPP) permit.	429.	See line 399
(H) Where feasible, creeks and wetlands shall be retained in their natural channels rather than placing them in culverts or in underground pipes. If streambanks must be deepened, widened, or straightened, a riparian/wetland habitat mitigation and management plan shall be required. FEMA floodplain amendments may also be required. The plan shall be prepared for the City Planner and city engineer by their designee prior to the approval of the project. The plan shall identify measures for the applicant to compensate for unavoidable impacts to riparian or wetland resources and indicate the appropriate replacement ratio for the impacts to the riparian and wetland resource, pursuant to current state and federal policies. The plan shall include a five-year maintenance and monitoring program. The applicant shall be responsible for the costs of	430.	See line 399

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the plan, feasible mitigation, and monitoring during project implementation.		
(I) The applicant shall also receive authorization from the National Marine Fisheries Service for a "take" of steelhead and from the U.S. Fish and Wildlife Service for "take" of California red-legged frog if adverse impacts to creek resources and/or these species cannot be avoided.	431.	See line 399
(2) Oak Tree Retention.	432.	See line 399
(A) Coast live oak and valley oak trees shall not be removed in conjunction with development activities. Prior to any development activities adjacent to or within an oak woodland as indicated in Figure COS-4 (vegetative communities) of the conservation/open space element of the general plan, all coast live oak and valley oak trees shall be surveyed prior to construction activities to determine if any raptor nests are present and active. If active nests are observed, the construction shall be postponed until the end of the fledgling period. The survey shall be prepared for the City Planner by their designee. The applicant shall be responsible for the costs of the survey, feasible mitigation, and monitoring during project implementation.	433.	See line 399
(B) If such an oak tree must be removed for health or safety reasons, a survey shall be prepared for the City Planner by their designee prior to its removal to determine: (1) if any raptors are nesting in the oak woodland, and (2) if the tree is a potential bat roost site. If raptors are found, removal of the tree must be postponed until the end of the fledgling period. If the tree is a potential bat roost site, measures shall be implemented to avoid impacts to bats, such as exclusionary devices. The applicant shall be responsible for the costs of the survey, feasible mitigation, and monitoring during project implementation.	434.	See line 399
(3) Special Status Species.	435.	See line 399
(A) A biological assessment shall be conducted for	436.	See line 399

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the City Planner by their designee prior to development activities located within sensitive habitat areas as identified on Figure COS-4 (vegetative communities) of the conservation/open space element of the general plan to access the potential for the following special status species: Congdon's tarplant, Contra Costa goldfields, Pinnacles buckwheat, Alkali milk-vetch, Santa Cruz clover, Hutchison's larkspur, Kellogg's horkelia, burrowing owl, California tiger salamander, California red-legged frog, southwestern pond turtle, and other species which are subsequently listed by a federal or state resource agency. If suitable habitat for any of these species is observed, then focused surveys during the appropriate season shall be conducted. Such surveys, as applicable, will include winter and spring surveys for tiger salamander, protocol presence/absence surveys for burrowing owl, and spring/summer surveys for special status plant species. The applicant shall be responsible for the costs of the assessment/surveys, feasible mitigation, and monitoring during project implementation.		
(B) The California Department of Fish and Game shall be consulted regarding the appropriate level of effort and protocol prior to conducting focused wildlife species surveys. If any of the above-mentioned species are found to inhabit the survey area, the City Planner may require the preparation and implementation of a mitigation plan to provide protection for the habitat. If impacts to occurrences are deemed unavoidable, the plan shall identify mitigation measures to compensate for impacts to the species. As part of the mitigation plan, a one-hundred-foot buffer shall be established around rare plant occurrences. The mitigation plan shall include measures to manage the rare plant occurrences for their protection and persistence at the site. The plan shall be reviewed and approved by California	437.	See line 399

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Department of Fish and Game prior to the approval of the project. The plan shall be prepared for the City Planner by their designee. The applicant shall be responsible for the costs of the plan, feasible mitigation, and monitoring during project implementation.		
(C) Prior to any proposed development within one hundred fifty feet of the stream corridors, protocol presence/absence surveys for California red-legged frog, southwestern pond turtle, and nesting birds shall be conducted and a mitigation measure plan recommended to avoid or mitigate potential adverse impacts. The city shall not approve a project prior to obtaining written approval from the California Department of Fish and Game that the proposed mitigation plan has been approved. The surveys shall be conducted and the plan prepared for the City Planner by their designee. The applicant shall be responsible for the costs of the survey, plan, feasible mitigation, and monitoring during project implementation.	438.	See line 399
(D) The requirements of this section shall not apply to those species that are subsequently de-listed by a federal or state resource agency.	439.	See line 399
(i) **Cultural Resources.** The following requirements shall apply to discretionary development review application proposals only:	440.	See line 399
(1) Historic Resources. For structures that potentially have historic significance, a study shall be conducted for the City Planner by their designee to determine whether the structure is a historical resource, the actual significance of the structure, and potential impact of the proposed development in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5. The applicant shall be responsible for the costs of the study, feasible mitigation, and monitoring during project implementation.	441.	See line 399
(2) Archaeological Resources. For all development proposals within the Carr Lake/Natividad Creek Corridor as indicated on Figure COS-4 (vegetative communities) of the conservation/open space	442.	See line 399

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element of the general plan, a study shall be conducted for the City Planner by their designee to determine if significant archaeological resources are potentially present and if the project will significantly impact the resources. If significant impacts are identified, the City Planner may require the project to be modified to avoid the impacts, or require mitigation measures to mitigate the impacts. Mitigation may involve archaeological investigation and resources recovery. The applicant shall be responsible for the costs of the study, feasible mitigation, and monitoring during project implementation.		
(3) Paleontological Resources. Development proposals will be assessed by the City Planner for potential impacts to paleontological resources in accordance with the CEQA guidelines. If the project involves earthwork, the City Planner may require a study to be conducted to determine if paleontological assets are present, and if the project will significantly impact the resources. The study shall be prepared for the City Planner by their designee. The applicant shall be responsible for the costs of the study, feasible mitigation, and monitoring during project implementation.	443.	See line 399
(j) **Dust Control.** To reduce dust and particulate matter, implement fugitive dust control measures such as:	444.	See line 399
(1) Restrict the outdoor storage of fine particulate matter. The use of tarps, soil surfactants, watering, or other appropriate dust control measures shall be required in conjunction with the storage of such materials;	445.	See line 399
(2) Provide tree buffers between residential and agricultural uses. Requirements related to location, minimum spacing, height, and appropriate tree type shall be determined by the City Planner or their designee based on the type of adjacent agricultural operation(s) currently existing and assumed to exist in the foreseeable (ten-year) future, distance of closest residential dwelling unit from the nearest agricultural activities, and any other existing or proposed buffers (such as roads, easements, berms, walls, etc.) located between the residential	446.	See line 399

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subdivision or development and the ongoing agricultural operation;		
(3) Monitor construction of agricultural activities and emissions;	447.	See line 399
(4) Pave areas used for vehicular maneuvering in accordance with the requirements of *Section* 37-50.350*: Basic requirements for off-street parking and loading*; and	448.	See line 399
(5) Other fugitive dust control measures as approved by the City Planner.	449.	See line 399
(k) **Stormwater and Water Quality Management.** Parking lot and site design for all new and improved developments shall conform to the city's national pollutant discharge elimination system (NPDES) permit requirements; most recent edition adopted by the State Water Quality Control Board. Such requirements shall also include those contained in the most recently adopted/approved Salinas design standards, development standards, grading ordinance, stormwater management plan, and stormwater management and discharge control ordinance. Measures to reduce surface runoff from individual sites, encourage low impact development strategies/design, and ensure high quality water discharges therefrom shall be included in all site designs to meet the goals, objectives, and standards of such city NPDES permit.	450.	See line 399
(l) **Evidence of Compliance.** The City Planner shall require such evidence of compliance with performance standards as deemed necessary prior to approval of the development review application. (Ord. No. 2463 (NCS).)	451.	See line 399
Sec. 37-50.190. Recreational vehicles, prohibited vehicles, and equipment parking and storage.	452.	Not applicable to the Specific Plan.
Sec. 37-50.200. Recycling and solid waste disposal regulations.	453.	**k) Recycling and Solid Waste Disposal:** (Appendix E line items 453-476) Zoning Code 37-50.200 "Recycling and solid waste disposal regulations" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan below in paragraphs (c)(1)(A), and (B):*
(a) **Purpose.** The purpose of this section is to:	454.	See line 453

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(1) Ensure the provision of adequate locations, which are compatible with surrounding land uses, for the collection, separation, processing, and shipping of recyclable materials including newspapers, plastic, glass, and aluminum;	455.	See line 453
(2) Regulate the location of recycling and trash containers and enclosures in order to provide adequate, convenient space for the collection, storage, and loading of recycled materials at multifamily residential, commercial, and industrial land use sites;	456.	See line 453
(3) Increase the recycling of reusable materials consistent with statewide goals to reduce solid waste disposal; and	457.	See line 453
(4) Decrease the impact of the consumption of renewable and nonrenewable resources on the environment.	458.	See line 453
(b) **Applicability. Table 37-50.70** describes the applicability of the regulations contained within this section:	459.	See line 453
Table 37-50.70	460.	See line 453
(c) **Development Regulations.**	461.	(c) **Development Regulations**
(1) Materials, Construction, Design, and Location.	462.	(1) Materials, Construction, Design, and Location.
(A) The walls of each recycling and solid waste enclosure shall be constructed of solid masonry material with an exterior surface finish compatible with the main structure(s).	463.	(A) Walls are required for recycling and solid waste enclosures as follows: (1) Walls are required for recycling and solid waste enclosures located within the Abbott Street Frontage Zone and visible from Abbott Street. The enclosure shall be constructed of solid masonry material with an exterior surface finish compatible with the main structure(s) and include a solid gate. (2) Walls or fences are required for recycling and solid waste receptacles/bins visible from other public streets. The walls/fences may be constructed of black powder or vinyl-coated chain link with black slats or solid masonry material. The enclosure shall include a solid, black

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		powder or vinyl-coated chain link gate. (3) When not visible from a public street, recycling and solid waste receptacle/bin enclosures are not required when the receptacle/bin is located within a larger fenced area. At the option of the Master Developer or Individual Developer (as applicable), such receptacles/bins may be enclosed by fences or walls constructed of black powder or vinyl-coated chain link with slats or solid masonry material. Enclosure gates are not required, but are allowed.
(B) Each recycling and solid waste enclosure shall have a solid gate capable of screening the contents of the enclosure. A chain link fence with slats is not permissible except for industrial uses location in the IG zoning district when the trash enclosure will not be visible from any public rights-of-way or public areas (such as parking lots). In such case, the fence shall be black, vinyl coated with black slats unless the City Planner approves another type.	464.	(B) Gates shall be per the requirements in paragraphs (c)(1)(A), above.
(C) The walls of each recycling and solid waste enclosure shall be a minimum of six feet in height.	465.	See line 453
(D) Enclosures shall be adequate in capacity, number, and distribution to achieve fifty percent or greater recycling of the total recyclable wastes generated on-site.	466.	See line 453
(E) Each recycling and solid waste enclosure shall be designed to allow walk-in pedestrian access without having to open the main enclosure gate. An example of walk-in pedestrian access is demonstrated in Figure 37-50.50.	467.	See line 453
(F) The property owner shall supply and maintain adequate bins and containers for recycling and waste disposal.	468.	See line 453
(G) Whenever feasible, the recycling collection area and the trash collection area shall be adjacent	469.	See line 453

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to one another and in one enclosure.		
(H) Recycling and solid waste enclosure dimensions shall be in conformance with the city's recycling and solid waste contractor's requirements.	470.	See line 453
(2) Instructional Signs. Signs shall be conspicuously posted on each recycling and trash enclosure giving instructions on the use of the recycling bins and containers.	471.	See line 453
(3) Landscaping. A two-foot perimeter surrounding each recycling and solid waste enclosure, exclusive of access to the enclosure, shall be planted with landscaping.	472.	See line 453
(4) Setbacks. No recycling or solid waste enclosures shall be located in any front or corner side yard.	473.	See line 453
(5) Use of Parking Spaces. No recycling or solid waste enclosures (including access doors, when open) shall be located in any required parking space, except as provided for in this section.	474.	See line 453
(6) Waiver of Parking, Landscaping Areas, or Open Space Requirements. In order to meet the required recycling and trash enclosure requirements, an existing development may use one parking space, landscaping area, or open space area for the location of the recycling containers if the City Planner can find that the loss of the parking, landscaping area, or open space area will not have a deleterious effect on the need for such areas or the aesthetics of the existing development. Such a waiver shall be obtained in accordance with the site plan review process.	475.	See line 453
(d) **Exceptions.** The City Planner may grant exceptions to this section when the City Planner finds that existing conditions prevent its practical application. (Ord. No. 2463 (NCS).)	476.	See line 453
Sec. 37-50.210. Recycling facilities.	477.	**l) Recycling Facilities:** (Appendix E line items 477-536) Zoning Code Section 37-50.210 "Recycling Facilities" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan and below in paragraph (e)(4)(B):*

Footnote: For the purposes of this document, "industrial uses" shall mean all uses under the heading of "Industrial" in *Specific Plan,* Chapter 3, Table 3-1 and "non-industrial uses" shall mean all other uses in said Table 3-1.

City of Salinas Zoning Code Article V. Supplemental Regulations ***(**Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only**)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** ***(**The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column**)***
(a) **Purpose.** The purpose of this section is to establish regulations governing recycling consistent with the requirements of the California Beverage Container Recycling and Litter Reduction Act.	478.	See line 477
(b) **Definitions.** The following definitions shall apply to this section:	479.	See line 477
(1) Mobile Recycling Unit. An automobile, truck, trailer, van, and appurtenant bins, boxes, or containers used for the collection of recyclable materials.	480.	See line 477
(2) Recyclable Material. Material including, but not limited to, metals, glass, plastic, and paper which are intended for reuse, remanufacture, or reconstitution for the purpose of using the altered form. Recyclable material does not include refuse or hazardous materials, but may include used motor oil collected and transported in accordance with Sections 25250.11 and 25143.2(b)(4) of the California Health and Safety Code.	481.	See line 477
(3) Recycling Collection Facility, Large. A center for the acceptance by donation, redemption, or purchase of recyclable materials from the public occupying more than five hundred square feet in area and may include permanent structures as well as mobile units, bulk reverse vending machines, and kiosk-type units.	482.	See line 477
(4) Recycling Collection Facility, Small. A center for the acceptance by donation, redemption, or purchase of recyclable materials from the public occupying less than five hundred square feet in area, which may include:	483.	See line 477
(A) A mobile unit;	484.	See line 477
(B) Bulk reverse vending machines or a grouping of reverse vending machines occupying more than fifty square feet;	485.	See line 477
(C) Small freestanding structures; and	486.	See line 477
(D) Unattended containers placed for the donation of recyclable materials.	487.	See line 477
(5) Recycling Facility. A center for the collection and/or processing of recyclable materials. A certified recycling facility or certified processor means a recycling facility certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. On-site	488.	See line 477

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
storage containers or processing facilities used solely for the recycling of material generated by residential property, business, or manufacturer are not recycling centers for the purposes of this section.		
(6) Recycling Processing Facility. A building or enclosed space used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, or remanufacturing.	489.	See line 477
(7) Recycling Processing Facility, Heavy. A processing facility other than a light-processing facility.	490.	See line 477
(8) Recycling Processing Facility, Light. A processing facility occupying less than fifty thousand square feet and including equipment for baling, briquetting, crushing, compacting, grinding, shredding, or sorting of source-separated recyclable materials, except ferrous metals other than food and beverage containers and repairing of reusable materials.	491.	See line 477
(9) Reverse Vending Machine. An automated mechanical device that accepts at least one or more types of empty beverage containers including aluminum cans, glass and plastic bottles, and issues a cash refund or a redeemable credit slip. A reverse vending machine may sort and process containers mechanically, provided that the entire process is enclosed within the machine.	492.	See line 477
(10) Reverse Vending Machine, Bulk. A reverse vending machine designed to accept more than one container at a time and to compute the refund or credit due on the basis of weight.	493.	See line 477
(11) Reverse Vending Machine, Single Feed. A reverse vending machine designed to accept individual containers one at a time.	494.	See line 477
(c) **Permits Required.** No person shall permit the placement, construction, or operation of any recycling facility without first obtaining a permit as identified in **Table 37-50.80:**	495.	See line 477
Table 37-50.80	496.	See line 477

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
(d) **Permits for Multiple Sites.**	497.	See line 477
(1) The City Planner may grant a single site plan review to allow more than one reverse vending machine or small collection facility located on different sites under the following conditions:	498.	See line 477
(A) The operator of each of the proposed facilities is the same.	499.	See line 477
(B) The proposed facilities are determined by the City Planner to be similar in nature, size and intensity of activity.	500.	See line 477
(C) All the applicable criteria and standards set forth in this section are met for each proposed facility.	501.	See line 477
(e) **Development Regulations and Design Standards.**	502.	(e) **Development Regulations and Design Standards.**
(1) Reverse Vending Machines.	503.	See line 477
(A) No machine shall obstruct pedestrian or vehicular circulation.	504.	See line 477
(B) No required parking space shall be occupied.	505.	See line 477
(C) Each machine shall be clearly marked to identify the type of material to be deposited, operating instructions, and the identity and phone number of the operator or responsible person to call if the machine is inoperative.	506.	See line 477
(D) The maximum sign area is four square feet per machine, exclusive of operating instructions.	507.	See line 477
(E) Adequate nighttime lighting shall be provided.	508.	See line 477
(F) No machine located within one hundred feet of an R or NU (NE, NG-1 and NG-2) district shall be visible from residences or public right-of-way located in an R or NU (NE, NG-1, and NG-2) district.	509.	See line 477
(2) Small Recycling Collection Facilities.	510.	See line 477
(A) Small recycling collection facilities shall be no larger than five hundred square feet in area, shall be set back at least ten feet from a front or corner side property line, and shall not obstruct pedestrian or vehicular circulation.	511.	See line 477
(B) No power-driven processing equipment shall be used except for reverse vending machines.	512.	See line 477
(C) All containers shall be constructed and maintained with durable waterproof and rustproof material, covered when the site is not attended, secured from unauthorized entry or removal of material, and of a capacity sufficient	513.	See line 477

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City of Salinas Zoning Code Article V. Supplemental Regulations *(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)*	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** *(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)*
to accommodate materials collected.		
(D) All recyclable material shall be stored in containers or in a mobile unit vehicle.	514.	See line 477
(E) Attended facilities located within one hundred feet of the boundary of an R or NU (NE, NG-1, and NG-2) district shall operate only between 9:00 a.m. and 7:00 p.m.	515.	See line 477
(F) Containers shall be clearly marked to identify the type of material that may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator, and the hours of operation, and shall display a notice stating that no material shall be left outside the recycling enclosure or containers.	516.	See line 477
(G) The maximum sign area shall be sixteen square feet exclusive of informational requirements and operational instruction. Directional sign bearing no advertising message may be installed with the approval of the City Planner if necessary to facilitate traffic circulation or if the facility is not visible from the public right-of-way.	517.	See line 477
(H) No additional parking spaces will be required for customers of a small collection facility located at the established site of a host use. One space will be provided for the attendant, if needed.	518.	See line 477
(I) No required parking spaces shall be occupied by the facility.	519.	See line 477
(3) Large Recycling Collection Facilities.	520.	See line 477
(A) A large recycling collection facility shall be located at least three hundred feet from an R or NU (NE, NG-1, and NG-2) district.	521.	See line 477
(B) Each facility shall be in an enclosed building or within an area enclosed by a solid masonry wall at least eight feet in height with landscaping.	522.	See line 477
(C) Six parking spaces shall be for customers and one parking space shall be provided for each commercial vehicle operated by the recycling facility.	523.	See line 477
(D) Power-driven processing, including aluminum	524.	See line 477

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City of Salinas Zoning Code Article V. Supplemental Regulations *(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)*	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** *(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)*
foil and can compacting, bailing, plastic shredding, or other light processing activities necessary for efficient temporary storage and shipment of material may be allowed if noise mitigation and other conditions are met.		
(4) Recycling Processing Facilities (Light and Heavy Processing).	525.	(4) Recycling Processing Facilities (Light and Heavy Processing).
(A) Processors will operate in a wholly enclosed building except for incidental storage, or within an area enclosed on all sides by an opaque fence or wall not less than eight feet in height and landscaped on all street frontages located at least five hundred feet from an R or MU district except that such facilities may be located closer provided a conditional use permit is obtained.	526.	See line 477
(B) Power-driven processing shall be permitted provided all noise-level requirements are met in accordance with *Section* 37-50.180*: Performance standards*. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding, and sorting of source-separated recyclable materials and repairing of reusable materials.	527.	(B) Power-driven processing shall be permitted provided all noise-level requirements are met in accordance with Chapter 5, Section 5.7(j). Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding, and sorting of source-separated recyclable materials and repairing of reusable materials.
(5) All Recycling Collection and Processing Facilities.	528.	See line 477
(A) No facility shall occupy a required front or corner side yard, and all regulations applicable to the principal structure on the site shall apply to collection and processing facilities except as provided in this section.	529.	See line 477
(B) Facilities shall be designed to be compatible with the architectural character of adjacent structures.	530.	See line 477
(C) A large collector or processing facility may accept used motor oil for recycling from the generator in accordance with Section 25250.11 of the California Health and Safety Code.	531.	See line 477
(D) All exterior storage of material shall be in sturdy containers or enclosures that are covered, secured, and maintained in good condition. Storage containers for flammable material shall be constructed of nonflammable material. No storage, excluding truck trailers and overseas	532.	See line 477

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containers, will be visible above the height of the fencing where screening is required.		
(E) All facilities shall be administered by on-site personnel during hours the facility is open. If a processing facility is located within five hundred feet of an R or NU (NE, NG-1, and NG-2) district, it shall not be in operation between 7:00 p.m. and 7:00 a.m. unless such operating hours are extended by a conditional use permit.	533.	See line 477
(F) Any containers provided for after-hours donation of recyclable materials shall be of sturdy, rustproof construction; shall have sufficient capacity to accommodate materials collected; and shall be secure from unauthorized entry or removal of materials.	534.	See line 477
(G) The site of the facility shall be kept free of litter and any other undesirable material. Containers shall be clearly marked to identify the type of material that may be deposited. A notice shall be displayed stating that no material shall be left outside the recycling containers.	535.	See line 477
(H) Sign requirements shall be those provided for in the zoning district in which the facility is located. In addition, each facility shall be clearly marked with the name and phone number of the facility operator and the hours of operation. (Ord. No. 2463 (NCS).)	536.	See line 477
Sec. 37-50.220. Right to farm.	537.	Not applicable to the Specific Plan.
Sec. 37-50.230. Salvage and wrecking operations.	538.	Not applicable to the Specific Plan.
Sec. 37-50.240. Screening of mechanical equipment.	539.	**m) Screening of Mechanical Equipment:** (Appendix E line items 539-550) Zoning Code Section 37-50.240 "Screening of mechanical equipment" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan and below in paragraphs (a), (b)(1)-(3):*
(a) **Purpose.** ~~To ensure all mechanical equipment whether building, roof, or ground-mounted is adequately~~	540.	(a) **Purpose.** To ensure all mechanical equipment on non-industrial buildings within the *Plan Area*,

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screened from public view.		whether building, roof, or ground-mounted is adequately screened from view from public streets.
(b) **Exterior Building and Roof-mounted Mechanical Equipment.**	541.	(b) **Exterior Building and Roof-mounted Mechanical Equipment.**
(1) Except for solar collectors, all exterior building and roof-mounted mechanical equipment shall be screened from view of adjacent streets (including U.S. Highway 101) and properties by architectural building features or other screening elements that are compatible in color, texture, and design with the primary structure.	542.	(1) Non-industrial uses: Except for solar collectors, all exterior building and roof-mounted mechanical equipment shall be screened from view of adjacent streets (including U.S. Highway 101) and properties by architectural building features or other screening elements that are compatible in color, texture, and design with the primary structure. Industrial uses: Except for solar collectors, all exterior building and roof-mounted mechanical equipment shall be screened from view of adjacent public streets (including U.S. Highway 101) by architectural building features, paint or other screening elements that are compatible in color, texture, and design with the primary structure. The office or office portions of the buildings shall follow the requirements for non-industrial uses, above.
(2) Screening for roof-mounted mechanical equipment shall be integrated into the overall architectural and roof design and shall include the use of parapet walls or other architectural screening features. For new structures and building additions, the design of such screening shall be taken into consideration during the initial design phase for the structure and shall not consist of a separate screening device, which is not part of the overall architectural design of structure.	543.	(2) Non-industrial uses: Screening for roof-mounted mechanical equipment shall be integrated into the overall architectural and roof design and shall include the use of parapet walls or other architectural screening features. For new structures and building additions, the design of such screening shall be taken into consideration during the initial design phase for the structure and shall not consist of a separate screening device, which is not part of the overall architectural design of structure.

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		Industrial uses: Screening for building or roof-mounted mechanical equipment shall be colors and/or materials of the same nature as the building's basic materials. Screening design may include one, or a combination of: paint, parapet walls; or equipment enclosures generally matching the color and texture of the nearest building element immediately below or behind the equipment. The office or office portions of the buildings shall follow the requirements for non-industrial uses, above.
(3) The screening shall be of the same (or greater) height as the height of the roof-mounted equipment unless the City Planner determines that because of the size, height, or location of the proposed equipment/associated building, it will be fully screened from view of adjacent properties and streets (including U.S. Highway 101). In such case, a line of sight graphic shall be provided by the applicant that demonstrates to the satisfaction of the City Planner that the proposed screening will fully screen views of the equipment as required by this section.	544.	(3) Non-industrial uses: The screening shall be of the same (or greater) height as the height of the roof-mounted equipment unless the City Planner determines that because of the size, height, or location of the proposed equipment/associated building, it will be fully screened from view of adjacent properties and streets (including U.S. Highway 101). In such case, a line of sight graphic shall be provided by the Master Developer or Individual Developer (as applicable) that demonstrates to the satisfaction of the City Planner that the proposed screening will fully screen views of the equipment as required by this section. Industrial uses: Screening height is not applicable to Industrial Uses with the exception of office or office portions of buildings, which shall follow the requirements for non-industrial uses, above.
(4) Such graphic shall be submitted to planning and development prior to the approval of any building	545.	See line 539

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permit for the structure. The line of sight graphic shall illustrate the sight line of the mechanical equipment as viewed from a minimum height of six feet above grade level from all adjacent properties and streets (including U.S. Highway 101) (see **Figure 37050.60**).		
(5) For existing buildings that do not have existing parapets or other screening features of sufficient height to adequately screen roof-mounted or building-mounted equipment, a solid screen shall be constructed around any new or replacement roof or building-mounted equipment and/or the equipment shall be painted to generally match the color and texture of the nearest building element immediately below or behind the equipment, as applicable, when viewed from any particular direction. The City Planner shall determine whether such equipment shall be painted or otherwise screened based on the roof type and architectural design of the structure.	546.	See line 539
(6) If roof-mounted equipment will be visible from existing taller buildings with occupied floors adjacent to the subject site, it shall be painted to match the rooftop color.	547.	See line 539
(7) In the IG district, building and roof-mounted mechanical equipment screening shall only be required when the mechanical equipment screening will be visible from adjacent streets (including U.S. Highway 101) or when the mechanical equipment will be visible from an adjacent C, R, or MU district.	548.	See line 539
(c) **Ground-mounted Mechanical Equipment.** Ground-mounted mechanical equipment shall be screened by the use of landscaping, low walls, or similar screening features.	549.	See line 539
(d) **Mechanical Equipment Required to be Screened.** Mechanical equipment that shall be screened in accordance with this section includes, but is not limited to, heating, cooling, refrigeration equipment, plumbing lines, ductwork, transformers, and similar equipment. Satellite dish antennas and microwave equipment are not subject to the requirements of this section and shall be screened in accordance with *Section 37-50.010(j): Satellite Dish Antennas. (Ord. No. 2463 (NCS).)*	550.	See line 539
Sec. 37-50.250. Second dwelling units.	551.	Not applicable to the Specific Plan.

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Sec. 37-50.260. Service stations, vehicle repair, and vehicle washing.	552.	**(1) Service Station, Vehicle Repair and Vehicle Washing:** (Appendix E line items 552-567) Zoning Code Section 37-50.260 "Service stations, vehicle repair, and vehicle washing" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*
The following supplementary development regulations shall apply to the service station, vehicle repair, and vehicle washing use classifications:	553.	See line 552
(a) **Limitations on Use.**	554.	See line 552
(1) Unless otherwise permitted in the district in which the service station is located, service stations shall be limited to the sale of motor vehicle fuels and lubricants, tires, batteries, accessory items, and minor motor vehicle repair.	555.	See line 552
(2) All servicing shall be conducted in an enclosed building except that the following is permitted outside an enclosed building:	556.	See line 552
(A) Pumping motor vehicle fluids;	557.	See line 552
(B) Checking and supplementing various fluids; and	558.	See line 552
(C) Mechanical inspection and adjustments not involving any disassembly.	559.	See line 552
(3) Any vehicle washing, drying, or vacuuming done by mechanical means located within one hundred feet of an R or NU (NE, NG-1, and NG-2) district shall be subject to the approval of a conditional use permit. The distance shall be measured from the closest exterior wall of the building/suite or property line of the site (if there is no building) where the car wash is located to the nearest property line of the site containing a residential dwelling or zone.	560.	See line 552
(4) All vehicle service stations, repair and washing shall comply with the noise standards contained in *Section 37-50.180: Performance standards.*	561.	See line 552
(b) **Outdoor Storage.** The outside storage or display of merchandise or equipment shall be prohibited, except that the following shall be permitted:	562.	See line 552
(1) Tire display: one display rack per pump island but not exceeding a total of two such tire racks per automobile service station. A maximum of twenty-	563.	See line 552

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four tires may be displayed on a service station site;		
(2) Wiper display: two such wiper racks per automobile service station;	564.	See line 552
(3) Lubricant display: one lubricant display per pump island;	565.	See line 552
(4) Vending machines: three per automobile service station.	566.	See line 552
(c) **Signs.** All signage and outside advertising shall be in accordance with *Article V, Division 3: Signs. (Ord. No. 2463 (NCS).)*	567.	See line 552
Sec. 37-50.270. Single room occupancy (SRO) housing.	568.	Not applicable to the Specific Plan.
Sec. 37-50.280. Speculative buildings.	569.	Not applicable to the Specific Plan.
Sec. 37-50-290. Telecommunication facilities.	570.	**(2) Telecommunication Facilities:** (Appendix E line items 570-616) Zoning Code Section 37-50.290 "Telecommunication Facilities" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*
(a) **Purpose.** The purpose of this section is to encourage appropriate development of new and significantly modified telecommunication facilities throughout the city and to prescribe the standards for evaluating telecommunication facilities.	571.	See line 570
(b) **Definitions.** The following definitions shall apply to this section:	572.	See line 570
(1) Antenna, Dish (also known as a parabolic antenna). A bowl-shaped device for the reception and/or transmission of radio frequency communications signals in a specific directional pattern. Dish antennas generally measure four to six feet in diameter and one and one-half to three feet deep.	573.	See line 570
(2) Antenna, Panel (also known as a directional antenna). An antenna that has vertical and horizontal planes that aim signals in specific directions. Panel antennas generally measure three feet to eight feet in height, six inches to twelve inches in width, and six inches to eight inches in depth.	574.	See line 570
(3) Antenna, Whip (also known as omnidirectional antenna). An antenna that transmits and/or receives signals in a three-hundred-sixty-degree radial	575.	See line 570

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pattern. Shaped cylindrically, they generally have diameters between two inches and six inches, and measure between one foot and eighteen feet in height.		
(4) Building-mounted Facility. A telecommunication facility that is constructed in two general forms: (A) roof-mounted, in which antennas are placed on or above the roof, or (B) facade-mounted, in which antennas are mounted to the sides of buildings. Building-mounted facilities can be located on or inside various structures such as water tanks, church steeples, or other creative locations.	576.	See line 570
(5) Lattice Tower. A support structure, typically erected on the ground, consisting of metal crossed strips or bars to support antennas and related equipment.	577.	See line 570
(6) Monopole. A support structure, typically erected on the ground, consisting of a single pole to support antennas and related equipment.	578.	See line 570
(7) Stealth Telecommunication Facility. A wireless telecommunication facility that is not readily visible or apparent because it has been designed to blend into the surrounding environmental and is visually unobtrusive. Examples may include: architecturally screened building-mounted antennas and facilities in steeples; building-mounted facilities that are painted and treated as architectural features to blend with existing buildings; support structures that are disguised as flag poles, public art, windmills, or similar features; or camouflaged with artificial vegetation to resemble a tree.	579.	See line 570
(8) Telecommunications Facilities. Public, commercial, and private electromagnetic and photoelectrical transmission and receiving facilities. Includes antennas for cellular, enhanced specialized mobile radio (ESMR), personal communications services (PCS), earth stations for satellite-based communications, and similar facilities, but does not include satellite dish antennas, which are included under "accessory structures and uses."	580.	See line 570
(9) Telecommunications Facilities, Major. Freestanding or attached monopoles and lattice towers, microwave dish antennas, repeater and receiving stations for radio, television, telegraph, telephone,	581.	See line 570

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
data network, microwave applications, and similar facilities as determined by the City Planner.		
(10) Telecommunications Facilities, Minor. Building-mounted panel antennas, building or roof-mounted whip antennas, and similar facilities as determined by the City Planner. Roof-mounted panel antennas may be considered "minor" provided the antennas do not intercept a forty-five-degree inclined plane inward from the edge of the roof or top of the parapet roof and do not exceed ten feet in height.	582.	See line 570
(c) **Development Regulations.** The following supplementary development standards shall apply to proposed and significantly modified facilities:	583.	See line 570
(1) Setbacks.	584.	See line 570
(A) Major Facilities. The antenna, related support structures, and accessory buildings shall maintain minimum setbacks as follows: front yard and corner side yard property lines: twenty feet; interior side yard and rear yard property lines: ten feet.	585.	See line 570
(B) Major and Minor Facilities. When located within three hundred feet of an R or NU (NE, NG-1, and NG-2) district, the antenna, related support structures, and accessory buildings shall not intercept a forty-five-degree inclined plane inward from the height of ten feet above existing grade at the R or NU (NE, NG-1, and NG-2) district boundary line.	586.	See line 570
(2) Maximum Height. Height is measured from ground level immediately under the antenna to the highest point of the antenna or any appurtenance attached to it. Building-mounted panel antennas shall not extend above the portion of the building to which they are attached, except as provided in this section with required mounting hardware not to exceed four inches above the roof or top of parapet wall. Whip antennas may extend above buildings and exceed maximum height limits. All telecommunication facilities shall meet the requirements of Part 77 of the Federal Aviation regulations and *Article IV, Division 7: Airport (AP) Overlay District*. Maximum height shall be in accordance with the following standards:	587.	See line 570
(A) Major Facilities.	588.	See line 570

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i. A district: thirty Feet;	589.	See line 570
ii. OS and P districts: thirty feet (only stealth telecommunication facilities permitted);	590.	See line 570
iii. R, NU (NE, NG-1, and NG-2) and CO/R districts: not permitted;	591.	See line 570
iv. MU and NU (VC) Districts. In no case shall the telecommunication facility be higher than the portion of the building to which they are attached, or fifty feet, whichever is less (only stealth telecommunication facilities permitted);	592.	See line 570
v. Focused Growth Overlay, Gateway Overlay, and Central City Overlay (Downtown Core and Downtown Neighborhood Areas) Areas. In no case shall the telecommunication facility be higher than the portion of the building to which they are attached, or fifty feet, whichever is less (only stealth telecommunication facilities permitted);	593.	See line 570
vi. C (except for CO/R), I, and PS districts: no higher than the building to which they are attached, or the height limit in the applicable district, whichever is less.	594.	See line 570
(B) Minor Facilities.	595.	See line 570
i. A district: no higher than the portion of the building to which they are attached, or fifty feet, whichever is less;	596.	See line 570
ii. OS and P districts: thirty feet (only stealth telecommunications facilities permitted);	597.	See line 570
iii. R, NU (NE, NG-1, and NG-2) and CO/R districts: thirty feet;	598.	See line 570
iv. MU and NU (VC) districts: thirty feet (only stealth telecommunications facilities permitted);	599.	See line 570
v. Focused growth overlay and central	600.	See line 570

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city overlay districts: thirty feet (only stealth telecommunications facilities permitted);		
vi. C (except for CO/R), I, and PS districts: no higher than the building to which they are attached, or the height limit in the applicable district, whichever is less.	601.	See line 570
(3) Compatibility--Major and Minor Facilities. Telecommunication facilities shall be aesthetically and architecturally compatible with adjacent structures and features in terms of shape, materials, and colors. The City Planner may require stealth telecommunication facilities to achieve compatibility with surrounding uses.	602.	See line 570
(4) Stealth Telecommunication Facilities. Only stealth telecommunication facilities are allowed on properties located in the gateway overlay district, central city overlay (downtown core and downtown neighborhood areas) district, focused growth overlay district, and in the P, OS, NU (VC), or MU districts.	603.	See line 570
(5) Screening--Major and Minor Facilities. A fence or wall shall be required to secure the facility and to provide screening for equipment. The City Planner may consider waiving the requirement for fencing provided all of the following apply: the facility is secured by existing fencing; existing screening is adequate (structures, vegetation, etc.); and no reasonable benefit would be achieved by requiring the fencing.	604.	See line 570
(6) Colors.	605.	See line 570
(A) Major Facilities. Major facilities, unless otherwise required as part of a stealth communication facility, shall be finished with a non-glare grey colored treatment, unless Federal Aviation Administration (FAA) regulations require otherwise.	606.	See line 570
(B) Minor Facilities. Minor facilities, unless otherwise required as part of a stealth communication facility, shall be painted or finished to match the existing structure to which they are attached.	607.	See line 570
(7) Antenna Projections. Antennas and mounting	608.	See line 570

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hardware shall not extend beyond an imaginary cylinder of five-foot radius, measured from the center of the support structure and running perpendicular to the ground. A maximum seven-foot radius may be considered with a conditional use permit authorized by the planning commission. An exception to the seven-foot maximum radius may be approved by the planning commission for the installation of microwave dish or parabolic antennas. This exception allows up to a nine-foot radius. The exception shall only be granted for a maximum of five microwave antennas per facility with a required separation between the microwave antennas of twelve feet measured between the antenna centerlines.		
(8) Co-location. Where the result is less visual impact and the engineering of the service network permits it, antennas should be co-located with other telecommunications facilities.	609.	See line 570
(9) Existing Electrical Transmission Towers. Installation of antennas on existing electrical transmission towers in any zoning district may be considered minor facilities subject to the following standards:	610.	See line 570
(A) Antenna projection shall not exceed four feet measured from the nearest edge of the transmission tower.	611.	See line 570
(B) Antennas shall not extend more than ten feet measured from the top of the tower.	612.	See line 570
(C) Panel antenna(s) shall not exceed eight feet in length.	613.	See line 570
(D) Antennas, mounting hardware, and conduit, shall be treated or painted to match the tower.	614.	See line 570
(E) Ground equipment shall be screened in accordance with *Section* 37-50.290*(c)(5)* above.	615.	See line 570
(10) Unused Facilities. All obsolete or unused facilities shall be removed within twelve months of cessation of telecommunications operations at the site. If any telecommunication facility is not removed within twelve months after the cessation of such operations, the city may remove the facilities at the applicant's cost. The city also reserves the right to require any applicant of a telecommunication	616.	See line 570

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application to post a bond with the city to cover the cost of removal of any such facility.		
Sec. 37-50.300. Temporary use of land.	617.	**(3) Temporary Use of Land:** (Appendix E line items 617-656) Zoning Code Section 37-50.300 "Temporary Use of Land" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*
(a) **Purpose.** The purpose of a temporary use of land permit is to ensure that any land use activity conducted on an intermittent basis for a specific time period does not become permanent.	618.	See line 617
(b) **General.** Any use conducted on an intermittent basis or for a specific period of time, not intended to become permanent, shall not necessarily be listed as a use within a zoning district in which it is located.	619.	See line 617
(c) **Permit Required.** A temporary use of land permit (see *Article VI, Division 4: Administrative Permits*) is required for all temporary uses, unless otherwise indicated.	620.	See line 617
(d) **Requirements for Issuance.** Prior to the issuance of a temporary use of land permit, the City Planner shall determine compliance with the provisions of this Zoning Code as evidenced by all of the following to the extent that they are relevant to the particular use:	621.	See line 617
(1) The use is temporary as provided for in this Zoning Code;	622.	See line 617
(2) The use complies with the provisions of this section;	623.	See line 617
(3) The use will not have adverse parking or pedestrian and vehicular circulation impacts; and	624.	See line 617
(4) The temporary use site will be completely clean of all evidence of the use within three days (or as otherwise specified by the permit) following termination of the use.	625.	See line 617
(e) **Limitations--C, MU, NU (VC), PS, and I Districts.**	626.	See line 617
(1) Temporary uses may include temporary tract offices, model homes, or building yards, parking lots, animal shows, Christmas tree sales, circuses and carnivals, commercial filming, personal property sales, religious assembly, outdoor retail sales, street fairs, swap meets, trade fairs and other temporary uses deemed appropriate by the City Planner.	627.	See line 617

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(2) For the purposes of this section, the term "site" includes a shopping center.	628.	See line 617
(3) For shopping centers, the number of temporary use of land permits allowable each calendar year shall be calculated for the entire shopping center irrespective of the number or ownership pattern of parcels.	629.	See line 617
(f) **Limitations--R and NU (NE, NG-1, and NG-2) Districts.** Temporary uses shall be limited to temporary tract offices, model homes, building yards, or special events on public school grounds, public parks, churches, and other public or semipublic grounds.	630.	See line 617
(g) **Duration.**	631.	See line 617
(1) Pumpkin Patches. The sale of pumpkins between October 1 and November 1;	632.	See line 617
(2) Sales Office, Housing. No longer than thirty days following sale of last dwelling unit in the project;	633.	See line 617
(3) Parking Lots. Parking lots associated with a special event or other temporary use for a period of not more than allowed for the temporary use being served;	634.	See line 617
(4) Circuses and Carnivals. Provision of games, eating and drinking facilities, live entertainment, animal exhibitions, or similar activities in a tent or other temporary structure, on the same site, for a maximum of five continuous days, twice each calendar year;	635.	See line 617
(5) Christmas Tree Sales. Retail sales of Christmas trees between Thanksgiving Day and December 31;	636.	See line 617
(6) Farmer's Markets. The sale of fresh vegetables, fruit, grains, meat, fish, and poultry, for a maximum of three continuous days and no more than twice during each calendar year, unless otherwise allowed by a conditional use permit, or as allowed in the central city overlay (downtown core area) district;	637.	See line 617
(7) Religious Assembly. Religious services conducted on a site that is not permanently occupied by a religious assembly use, for a maximum of five days each calendar year;	638.	See line 617
(8) Outdoor Retail Sales. Retail sales of new	639.	See line 617

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merchandise on the site of a shopping center, or individual use not part of a shopping center, for a maximum of four continuous days six times each calendar year;		
(9) Street Fairs. Provision of games, eating and drinking facilities, live entertainment, or similar activities located within a private street, not requiring use of roofed structures for a maximum of five days, unless otherwise allowed by a conditional use permit;	640.	See line 617
(10) Swap Meets. Retail sale or exchange of new, hand crafted, or secondhand merchandise, on the same site, for a maximum of three continuous days and no more than twice during each calendar year, unless otherwise allowed by a conditional use permit;	641.	See line 617
(11) Temporary Signs. In accordance with *Article V, Division 3: Signs*;	642.	See line 617
(12) Trade Fairs. Display and sale of goods, vehicles, or equipment related to a specific trade or industry, on the same site, for a maximum period of five continuous days each event and not to exceed three such events each calendar year;	643.	See line 617
(13) Tract Offices, Model Homes or Building Yards. Offices and building yards necessary for the sale of homes and the conduct of construction administration, fabrication, and storage of materials and equipment incidental to major construction projects. The use of any tract office or building yard shall end within thirty days following sale of last dwelling unit or completion of construction. Development and use of temporary tract offices or building yards shall be subject, but not limited to, approval of the following conditions:	644.	See line 617
(A) Location,	645.	See line 617
(B) Type and placement of temporary structures,	646.	See line 617
(C) Site improvements including parking, circulation, landscaping, signage, lighting, and screening,	647.	See line 617
(D) Hours of operation,	648.	See line 617
(E) Maintenance, and	649.	See line 617
(F) Post construction clean-up;	650.	See line 617
(14) Other Temporary Uses. Uses deemed appropriate	651.	See line 617

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by the City Planner, for a maximum duration commensurate with other temporary uses.		
(h) **Extensions.** If the City Planner makes a finding of special circumstances to warrant the extension, the City Planner may consider the extension of a temporary use for one additional increment of time.	652.	See line 617
(i) **Frequency of Permits.** The total maximum number of all temporary use of land permits allowed on a site in a calendar year is:	653.	See line 617
(1) For a single land use (uses that do not meet the definition of a shopping center): six;	654.	See line 617
(2) For shopping centers with two hundred thousand square feet of gross floor area or less: ten;	655.	See line 617
(3) For shopping centers with more than two hundred thousand square feet of gross floor area: twelve. (Ord. No. 2463 (NCS).)	656.	See line 617
Sec. 37-50.310. Transfer of development rights.	657.	Not applicable to the Specific Plan.
Sec. 37-50.320. Warehousing limited.	658.	Not applicable to the Specific Plan
Sec. 37-50.330. Vehicle trip reduction.	659.	**q) Vehicle Trip Reduction:** (Appendix E line items 659-716) Zoning Code Sec. 37-50.330 "Vehicle Trip Reduction" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*
(a) **Purpose.** The purpose of this section is to:	660.	See line 659
(1) Meet the state of California air quality and congestion management mandates in accordance with Section 65088 of the Government Code;	661.	See line 659
(2) Implement Salinas general plan policies related to achieving and maintaining acceptable level of service standards, supporting Monterey-Salinas transit goals, and encouraging the use of bicycles and walking activities;	662.	See line 659
(3) Implement the Salinas bikeways plan and Salinas pedestrian plan;	663.	See line 659
(4) Achieve a one and six-tenths percent per year trip reduction; one and thirty-five hundredths average vehicle ridership rate; and/or a sixty percent drive-alone rate; and	664.	See line 659

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(5) Ensure that new development, redevelopment, and expansion of existing uses contain the needed infrastructure and programs to reduce single-occupant vehicle trips.	665.	See line 659
(b) **Definitions.** The following definitions shall apply to this section:	666.	See line 659
(1) Alternative Transportation Modes. Any mode of travel or activity that serves as an alternative to a single occupant vehicle trip. This includes, but is not limited to, all forms of ridesharing such as carpooling or vanpooling, train/rail, public transit, bicycling, walking, or alternative methods of trip reduction such as telecommuting, electronic banking, and on-site employee services.	667.	See line 659
(2) Average Daily Trip (ADT). The anticipated weekday vehicle trips generated by a specific land use as established by the Salinas traffic fee ordinance and any implementing resolution.	668.	See line 659
(3) Average Vehicle Ridership. The figure derived by dividing the number of employees at a regulated work site who commute to and from work between 6:00 a.m. to 10:00 p.m. Monday through Friday, by the number of vehicles driven by these employees between home and the work site over that five-day period.	669.	See line 659
(4) Carpool. A motor vehicle, usually privately owned, occupied by at least two individuals traveling together.	670.	See line 659
(5) Development Approval. Any land use approval for a specific project granted by the city which allows the developer to apply for and receive a building permit for the intended use including, but not limited to, site plan reviews, conditional use permits, and variances.	671.	See line 659
(6) Facilities Trip Reduction Plan. A plan of measures intended to reduce vehicle trips, implemented through the development approval process.	672.	See line 659
(7) Park-and-ride Lot. A parking lot conveniently located near residential communities or along highways which is served by a transit route or can be used by commuters as a staging area for carpool formation or for catching a bus or, on occasion, by visitors as a staging area for tourist/special event shuttle buses as approved by the city engineer.	673.	See line 659

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(8) Reviewing Authority. Unless otherwise specified, the City Planner, planning commission, city council, or designee as indicated by the applicable development review application.	674.	See line 659
(9) Single Occupant Vehicle. A vehicle occupied by one person.	675.	See line 659
(10) Telecommuting. A method of conducting work without leaving one's residence when the residence is not the primary work site.	676.	See line 659
(11) Tourist-oriented Development. A development that primarily attracts nonresidents to the city.	677.	See line 659
(12) Transportation Demand Management. Strategies that result in efficient use of the city's transportation resources through the implementation of programs, plans, or policies designed to encourage changes in individual travel behavior. These strategies may include, but are not limited to, improved transportation options; incentives to use alternative modes of travel; parking and land use management; implementation of TDM programs such as carpools and vanpools; encouraging transit use or non-peak hour trips to/from an origin/destination; pricing to affect travel mode change; encouraging the reduction of elimination of vehicle trips; and shifts in vehicle commute times to non-peak periods.	678.	See line 659
(13) Transportation Management Association. A group of employers or other entities who have joined together in a formal association with the intent to reduce single occupant vehicle trips.	679.	See line 659
(14) Trip. Travel taken by an individual between one origin and one destination, by any mode.	680.	See line 659
(15) Trip Reduction. Reducing the number of vehicle trips primarily by single occupants.	681.	See line 659
(16) Vanpool. Any vehicle, usually provided by an employer or organization used to reduce single occupancy vehicle trips and made available specifically for commuting. Vanpool vehicles generally have larger passenger capacity than a sedan, typically nine or more, and are occupied by two or more individuals traveling together.	682.	See line 659
(17) Vehicle Trip. A point-to-point journey or trip in one	683.	See line 659

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direction using a motorized vehicle. In the example of an employed mother driving a car and dropping off two children at two day care facilities, then going to an instant cash facility on the way to her job, and finally returning home, five vehicle trips have occurred.		
(18) Worksite. The place of employment, base of operation, or predominant work location of an employee.	684.	See line 659
(c) **Facilities Trip Reduction Plan Required.**	685.	See line 659
(1) No applicable development shall be approved without an approved facilities trip reduction plan. Applicable development is any residential development of more than twenty-five dwelling units; or any new tourist, commercial, or industrial development with an anticipated trip generation of two thousand five hundred average daily trips (ADT) or greater; or any existing tourist, commercial, or industrial development with a proposed expansion which is anticipated to generate two thousand five hundred ADTs or more. Trip generation shall be determined by rates established in the Salinas traffic fee ordinance and any implementing resolution. The city engineer shall establish vehicle trip generation factors for applicable development to determine the total number of vehicle trips that would otherwise occur without trip reduction measures. The facilities trip reduction plan shall address achievement of a one and six-tenths percent per year trip reduction, one and thirty-five hundredths average vehicle ridership rate, and/or a sixty percent drive-alone rate.	686.	See line 659
(2) A facilities trip reduction plan is not required for mixed use buildings and developments.	687.	See line 659
(d) **Applicability to Residential Developments.**	688.	See line 659
(1) The facilities trip reduction plan is applicable to all residential developments with twenty-five or more dwelling units.	689.	See line 659
(2) The reviewing authority shall determine the necessary programs to be required of the project as part of the development approval process. The reviewing authority shall consider the nature and size of the project when reviewing the facilities trip reduction plan. Following review of the facilities trip	690.	See line 659

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reduction plan, the reviewing authority may require any of the following measures in order to meet the trip reduction required in this section:		
(A) Provide ridesharing, public transportation, and nearby licensed child care facility information to tenants/buyers as part of move-in materials;	691.	See line 659
(B) Print transit scheduling and bicycle accessibility information on all promotional materials;	692.	See line 659
(C) Bicycle amenities and system improvements, such as bicycle racks, lockers, bicycle lanes, and paths (where appropriate);	693.	See line 659
(D) Bus pull-outs, pedestrian access, transit stops, shelters, and amenities as part of the site plan;	694.	See line 659
(E) Locked and secure transportation information centers or kiosks with bus route/schedule information, as part of common areas;	695.	See line 659
(F) Pedestrian facilities and system improvements linking transit stops and common areas;	696.	See line 659
(G) Park-and-ride facilities;	697.	See line 659
(H) On-site day care facilities;	698.	See line 659
(I) Facilities to encourage telecommuting;	699.	See line 659
(J) Transit-oriented development design and/or pedestrian-oriented design; or	700.	See line 659
(K) Other measures for reducing single-occupant vehicle trips shall be considered.	701.	See line 659
(e) **Applicability to Commercial, Industrial and Tourist-Oriented Developments.**	702.	See line 659
(1) The facilities trip reduction plan is applicable to all commercial, industrial, and tourist-oriented development anticipated to generate two thousand five hundred ADTs or more. In the case of commercial, industrial, and tourist-oriented developments, trip reduction measures shall be implemented to reduce trips by employees, customers, and/or tourists.	703.	See line 659
(2) The reviewing authority shall determine the necessary programs to be required of the project as part of the development approval process. The reviewing authority shall consider the nature and size of the project when reviewing the facilities trip reduction plan. Following review of the facilities trip reduction plan, the reviewing authority may require	704.	See line 659

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any of the following measures in order to meet the trip reduction required in this section:		
(A) On-site day care facilities for employees and customers;	705.	See line 659
(B) Transit scheduling and bicycle accessibility information on all promotional materials;	706.	See line 659
(C) Bicycle amenities and system improvements, such as bicycle racks, lockers, bicycle lanes, and paths (where appropriate), as part of common areas and intermodal connection points;	707.	See line 659
(D) Bus pull-outs, pedestrian access, transit stops, shelters, and amenities as part of the development;	708.	See line 659
(E) Locked and secure transportation information centers or kiosks with bus route/schedule information and a Salinas bicycle facilities map, as part of common areas and at intermodal connection points;	709.	See line 659
(F) Pedestrian facilities and system improvements linking transit stops and common areas and at intermodal connection points;	710.	See line 659
(G) Park-and-ride facilities;	711.	See line 659
(H) Local transportation system management improvements defined as shuttle bus services/bus pools or improved transit service as part of the development;	712.	See line 659
(I) Educational and marketing strategies designed to induce employees, customers, and tourists to reduce their vehicle trips;	713.	See line 659
(J) On-site banking ATMs, restaurants, dry cleaners, grocery and other typically needed services to reduce the need to travel. Link these uses with convenient and pedestrian-oriented paths. Provide transit access that allows bus passengers convenient access to uses with a minimum of walking distance; or	714.	See line 659
(K) Other measures for reducing single-occupant vehicle trips shall be considered such as preferential parking for employees who rideshare; educational and marketing strategies; or other facilities and policies to encourage telecommuting.	715.	See line 659
(3) Submittal of an annual facilities trip reduction plan monitoring report to the city engineer on January 31	716.	See line 659

Footnote: For the purposes of this document, "industrial uses" shall mean all uses under the heading of "Industrial" in *Specific Plan,* Chapter 3, Table 3-1 and "non-industrial uses" shall mean all other uses in said Table 3-1.

City of Salinas Zoning Code Article V. Supplemental Regulations ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
of each year for three years from the date of occupancy of the project. (Ord. No. 2463 (NCS).)		
Division 2. Parking, Loading, and Outdoor Lighting.	717.	**Division 2. Parking, Loading, and Outdoor Lighting.**
Sec. 37-50.340. Purpose.	718.	**Sec. 37-50.340. Purpose.**
The purpose of this section is to:	719.	The purpose of this section is to:
~~(a) Ensure that adequate parking and loading facilities, and outdoor lighting are provided for new land uses, and for major alterations and enlargements of existing uses in proportion to the need for such facilities created by each use; and~~	720.	(a) Ensure that adequate parking and loading facilities, and outdoor lighting are provided for new land uses, and for major alterations and enlargements of existing uses in proportion to the need for such facilities created by each use; and
~~(b) Ensure that off-street parking and loading facilities, and outdoor lighting are designed in a manner that will ensure efficiency, protect the public safety, and, where appropriate, insulate surrounding land uses from adverse impacts. (Ord. No. 2463 (NCS).)~~	721.	(b) Ensure that off-street parking and loading facilities, and outdoor lighting are designed in a manner that will ensure efficiency, protect the public safety, and, where appropriate, insulate surrounding land uses from adverse impacts. (Ord. No. 2463 (NCS).)
Sec. 37-50.350. Basic Requirements for off-street parking and loading.	722.	**(r) Basic Requirements of Off-Street Parking and Loading:** (Appendix E line items 717-738) Zoning Code Sec. 37-50.340 "Purpose" and Sec. 37-50.350 "Basic Requirements for Off-Street Parking and Loading" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan and below in paragraph (g)(4):*
(a) **When Required.** At the time of initial occupancy of a site, change in occupancy or use, construction of a structure, or major alteration or enlargement of a structure, off-street parking facilities, and off-street loading facilities shall be provided in accord with the regulations prescribed in this division. For the purposes of these requirements, "major alteration or enlargement" shall mean a change of use. For purposes of determining parking requirements, a change in occupancy is not a change of use unless the new occupant is considered in a different use classification than the former occupant.	723.	See line 722
(b) **Required Parking.** Except as otherwise provided in this	724.	See line 722

Footnote: For the purposes of this document, "industrial uses" shall mean all uses under the heading of "Industrial" in *Specific Plan,* Chapter 3, Table 3-1 and "non-industrial uses" shall mean all other uses in said Table 3-1.

City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
section or as allowed by the new urbanism (NU) districts, mixed use (MU) districts, central city overlay (downtown core area) district, or focused growth overlay district regulations, all parking required by *Section* 37-50.360*: Off-street parking and loading spaces regulations* shall be off-street.		
(c) **Spaces Required for Alteration or Enlargement.** The number of parking spaces or loading berths required for an alteration or enlargement of an existing use or structure, or for a change of occupancy, shall be in addition to the number of spaces or berths existing prior to the alteration, enlargement or change of occupancy unless the pre-existing number is greater than the number required by this division. In this case, the number of spaces or berths in excess of the required minimum shall be counted as a credit in determining the additional number (if any) of spaces or berths required. Additions to detached single-family residential structures exceeding five hundred square feet in gross floor area shall provide required off-street parking facilities in accordance with *Section* 37-50.360*(c)* below.	725.	See line 722
(d) **Nonconforming Parking or Loading.** No existing use of land or structure shall be deemed to be nonconforming solely because of the lack of off-street parking or loading spaces required by this division, provided that facilities being used for off-street parking and loading as of the effective date of this Zoning Code shall not be reduced.	726.	See line 722
(e) **Spaces Required for Multiple Uses.** Except as otherwise provided in this section for shopping centers or industrial complexes or as allowed by the new urbanism (NU) districts, mixed use (MU) districts, central city overlay (downtown core area) district, or focused growth overlay district, if more than one use is located on a site, the number of off-street parking spaces and loading berths to be provided shall be equal to the sum of the requirements prescribed for each use. This requirement applies not only to multiple uses under separate ownership but also to multiple uses in the same ownership. If the gross floor area of individual uses on the same site is less than that for which a loading berth would be required, but the aggregate gross floor area of all uses is greater than the minimum for which loading berths would be required, the aggregate gross floor area shall be used in determining the required number of loading berths.	727.	See line 722

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
(f) **Joint Use/Shared Parking.** Off-street parking and loading facilities required by this division for any use shall not be considered as providing parking spaces or loading berths for any other use except where the provisions of *Section* 37-50.370*: Reduction of required number of parking and loading spaces*, and/or new urbanism (NU) districts, mixed use (MU) districts, central city overlay (downtown core area) district, or focused growth overlay district regulations apply. Joint use facilities shall contain not less than the total number of loading berths as determined individually, subject to the provisions of *Section* 37-50.350*(i)* below.	728.	See line 722
(g) **Location and Ownership.** The parking and loading required to serve a use shall be on the same site as the use served, except as follows:	729.	**(g) Location and Ownership**
(1) On-street parking which counts toward the required off-street parking requirements for a use in accordance with the new urbanism (NU) districts, mixed use (MU) districts, central city overlay (downtown core area) district, or focused growth overlay district regulations.	730.	See line 722
(2) Parking for interim housing may be located on a different site under the same or different ownership within one hundred fifty feet of the use served, measured from the parking facility to the public entrance, or primary entrance in the case of a private facility, of the use served via the shortest pedestrian route as approved by the City Planner.	731.	See line 722
(3) Parking required to serve a nonresidential use may be on the same or a different site, provided that a minimum of fifty percent of such parking shall be within two hundred feet of the use served, measured from the nearest corner of the parking facility to the public entrance of the use served via the shortest pedestrian route or as otherwise provided in this Zoning Code.	732.	See line 722
~~(4) Required front and corner-side yards and open space areas of a site shall not be used to meet off-street parking requirements.~~	733.	(4) Off-street parking areas may encroach into the required front and/or corner-side yard setbacks a distance of up to one-half of the required setback. Required Landscape Buffer Easements shall not be used to meet off-street parking requirements.
(h) **Life of Facility.** Facilities for off-site parking shall be	734.	See line 722

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
restricted to that use by a recorded deed, lease, or agreement, acceptable to the City Planner and for a period of time consistent with the site plan review requiring the parking, provided that the City Planner may lift the restriction upon finding that substitute parking facilities meeting the requirements of this division are provided. No use shall be continued if the required parking is removed, unless substitute parking facilities are provided to the satisfaction of the City Planner.		
(i) **Common Loading Facilities.** The off-street loading facilities requirements of this division may be satisfied by the permanent allocation of the prescribed number of berths for each use in a common truck loading facility, provided that the total number of berths shall not be less than the sum of the individual requirements. As a requirement of approval, an attested copy of a contract between the parties concerned setting forth an agreement to allow joint use of a common loading facility shall be filed with the application for a site plan review. The city may record the contract.	735.	See line 722
(j) **Computation of Spaces Required.** If, in the application of the requirements of this division, a fractional number equal to or greater than one-half is obtained for any use or facility, one additional parking space or loading berth shall be required for that use or facility.	736.	See line 722
(k) **Paving.** Any area used for the parking, loading, maneuvering, storage, dismantling, wrecking, salvage, or sale of vehicles, recreational vehicles, or machinery shall be surfaced and maintained with asphaltic, concrete, or other permanent surfacing material sufficient to prevent mud, dust, and loose material from escaping the paved areas; and to control hazardous substances or wastes from affecting the quality of the ground or surface waters, subject to the approval of the city engineer. Parking and loading spaces shall be required independent of any paved surface area used for storage, dismantling, wrecking, salvage, or sale of vehicles, recreational equipment, or machinery.	737.	See line 722
(l) **Prohibited Locations.** No vehicle may be parked within a front or corner side yard in an R or NU (NE, NG-1, and NG-2) zoning district except on a paved driveway which provides direct access to the required parking serving the site and which meets the requirements of *Section* 37-50.450*: Driveways*. (Ord. No. 2463 (NCS).)	738.	See line 722

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
Sec. 37-50.360. Off-street parking and loading spaces regulations.	739.	**s) Off-Street Parking and Loading Spaces Regulations:** (Appendix E line items 739-753) Zoning Code Section 37-50.360 "Off-Street Parking and Loading Spaces Regulations" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan and below in paragraph (b)(1) and in Table 37-50.100:*
(a) **Schedule Descriptions.** Off-street parking and loading spaces shall be provided in accord with the schedules identified in **Table 37-50.90**:	740.	See line 739
Table 37-50.90	741.	See line 739
(b) **General Provisions.**	742.	(b) **General Provisions**
(1) References to spaces per square foot are to be computed on the basis of gross floor area unless otherwise specified, and shall include allocations of shared restroom, halls and lobby area, and maintenance areas, but shall exclude area for vertical circulation, mechanical equipment, stairs, or elevators.	743.	(1) References to spaces per square foot are to be computed on the basis of gross floor area (<u>not including accessory structures and sheds</u>) unless otherwise specified, and shall include allocations of shared restroom, halls and lobby area, and maintenance areas, but shall exclude area for vertical circulation, mechanical equipment, stairs, or elevators.
(2) Where the use is undetermined, or not specified in this section, the City Planner shall determine the probable use and the number of parking and loading spaces required. In order to make this determination, the City Planner may require the submission of survey or other data from the applicant or have data collected at the applicant's expense.	744.	See line 739
(3) For uses located in the new urbanism (NU) districts, mixed use (MU) districts, central city overlay (downtown core area) district, or focused growth overlay district, on-street parking may be counted towards the required off-street parking requirement if it meets the requirements of the applicable district.	745.	See line 739
(c) **Schedule A--Number of Spaces Required. Table 37-50.100** identifies the minimum number of off-street parking spaces required by use classification. These minimum space requirements shall be applied to each project except as otherwise provided in this section or as	746.	See line 739

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
allowed by the new urbanism (NU) districts, mixed use (MU) districts, central city overlay (downtown core area) district, or focused growth overlay district regulations:		
Table 37-50.100	747.	***Table 37-50.100*** "Schedule A: Off-Street Parking and Loading spaces Required" is amended to add the following: o <u>Cooling Facility:</u> A minimum of two (2) standard automobile spaces for facilities with a total gross floor area under five-thousand (5,000) square feet; a minimum of five (5) standard automobile spaces for facilities with a total gross floor area between five thousand (5,000) sq. ft. and twenty-five thousand (25,000) sq. ft.; for facilities with a total gross floor area in excess of twenty-five thousand (25,000) sq. ft., a minimum of one (1) per five-thousand (5,000) sq. ft. of gross floor area or a fraction thereof. (Modifies Table 37-50.100, Schedule A: Off-Street Parking and Loading Spaces Required. Classification Group "C"; and o <u>Wineries</u>: One (1) standard automobile space per 2,000 sq. ft. of winery; 1 per 300 sq. ft. of administration/lab office; 1 per 500 sq. ft. of bottling warehouse; 1 per 250 sq. ft. of tasting room. Classification Group "C";
(1) On-street parking may be used to satisfy the off-street parking requirements in accordance with the provisions of Section 37-30.280(q)(3): On-street Parking.	748.	See line 739
(2) The following parking requirements shall apply to properties located in the East Romie Lane Corridor overlay district (see *Article IV, Division 6: East Romie Lane Corridor (ERL) Overlay District)*:	749.	See line 739
(A) In the East Romie Lane Corridor overlay district, medical and dental offices existing as of September 5, 2996, that convert to business and professional offices and return to medical or dental office uses at a later date shall provide parking at the rate of one space for every two hundred fifty square feet of medical or dental	750.	See line 739

Footnote: For the purposes of this document, "industrial uses" shall mean all uses under the heading of "Industrial" in *Specific Plan,* Chapter 3, Table 3-1 and "non-industrial uses" shall mean all other uses in said Table 3-1.

City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
office.		
(B) In the East Romie Lane Corridor overlay district, business and professional offices existing as of September 5, 1996, that convert to medical and dental offices shall provide parking at the rate of one space for every two hundred square feet of medical or dental office.	751.	See line 739
(d) **Schedule B--Number and Type of Off-street Loading Spaces Required. Table 37-50.110** identifies the minimum number of off-street loading spaces required by the use classification group (Note: please refer to the last column of **Table 37-50.100** above for the applicable use classification group). These minimum space requirements shall be applied to each project except as otherwise provided in this section or as allowed by the new urbanism (NU) districts, mixed use (MU) districts, central city overlay (downtown core area) district, or focused growth overlay district regulations.	752.	See line 739
Table 37-50.110	753.	See line 739
Sec. 37-50.370. Reduction of required number of parking and loading spaces.	754.	**t) Reduction of Required Number of Parking and Loading Spaces:** (Appendix E line items 754-762) Zoning Code Section 37-50.370 "Reduction of Required Number of Parking and Loading Spaces" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*
(a) **Reductions Allowed by the City Planner.** The City Planner may consider a reduction from zero to a maximum of twenty percent subject to the approval of a site plan review and a reduction of greater than twenty percent to a maximum of thirty percent subject to the approval of an administrative conditional use permit of the number of parking and loading spaces required by Schedules A and B in *Section* 37-50.360*: Off-street parking and loading spaces regulations* if the City Planner determines/finds any of the following conditions exist:	755.	See line 754
(1) Parking and loading requirements for an existing building(s), due to the exceptional shape or size of the site or other unusual site conditions, are burdensome to the point where they prevent a reasonable range of uses similar to other properties	756.	See line 754

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
in the same zoning district;		
(2) The use or activity is participating in a facilities trip reduction plan in accordance with *Section* 37-50.330*: Vehicle trip reduction*;	757.	See line 754
(3) Multiple uses with different peak parking hours are sharing the same parking and loading spaces; or	758.	See line 754
(4) Survey or other data exists which supports a reduction in parking and loading spaces for uses which, by their nature, are not likely to be converted to another use with greater parking requirements.	759.	See line 754
(b) **Reductions Allowed by the Planning Commission.** Except as otherwise provided for this section, the planning commission may approve reductions greater than thirty percent of the number of parking and loading spaces required by Schedules A and B in *Section* 37-50.360*: Off-street parking and loading spaces regulations*, as part of a conditional use permit, and the commission finds any of the conditions listed in s*ubsection* 37-50.370*(a)* of this section.	760.	See line 754
(c) **Reductions Allowed for Structures with Historical or Architectural Merit.** For structures that are located in the area of historic and architectural merit as indicated on Figure COS-3 (historic and architectural resources) of the general plan conservation/open space element, and which are proposed to be converted to a use with a higher parking requirement, the City Planner may approve reductions up to a maximum of fifty percent of the number of parking and loading spaces required by Schedules A and B subject to the approval of a site plan review. Reductions greater than fifty percent of the required parking for a site may be considered subject to approval of an administrative conditional use permit. In approving such reductions, the City Planner must determine/find, as applicable, that such reduction is required due to existing site factors which prevent the provision of all or some of the parking required for use, and that the proposed reduction is necessary to ensure the historical or architectural significance of the structure is maintained.	761.	See line 754
(d) **Reductions for Conversions of Existing Residential Dwelling Units into Nonresidential Uses.** For conversions of single-family dwelling units into nonresidential uses with a higher parking requirement, the City Planner may authorize parking waivers up to a	762.	See line 754

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
maximum of fifty percent of the number of parking and loading spaces required by Schedules A and B subject to the approval of a site plan review. Reductions greater than fifty percent of the required parking for a site may be considered subject to the approval of an administrative conditional use permit. In approving such reductions, the City Planner or planning commission, as applicable, must determine/find, as applicable, that such reduction is required due to existing site factors which prevent the provision of all or some of the parking required for the conversion of the residential structure to a nonresidential land use, and that the proposed reduction is necessary to ensure the character of the structure is maintained. (Ord. No. 2463 (NCS).)		
Sec. 37-50.380. Parking in-lieu payments.	763.	Not applicable to the Specific Plan.
Sec. 37-50.390. Accessible parking spaces.	764.	**u) Accessible Parking Spaces:** (Appendix E line items 764-766) Zoning Code Section 37-50.390 "Accessible Parking Spaces" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*
All parking facilities shall comply with the requirements of the California Code of Regulations, Title 24, and the Americans with Disabilities Act of 1990, in regard to the provisions of accessible parking spaces for people with disabilities. One parking space shall be provided for each dwelling unit designed for people with disabilities. Parking for people with disabilities shall be provided for all other projects on the basis of total parking provided on-site as identified in **Table 37-50.120**:	765.	See line 764
Table 37-50.120	766.	See line 764
Sec. 37-50.400. Bicycle parking.	767.	**v) Bicycle Parking:** (Appendix E line items 767-774) Zoning Code Section 37-50.400 "Bicycle parking" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan* and below in (a): (a) **Where Required:** Bicycle parking spaces shall be provided for all uses within the *Plan Area*.

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
(a) **Where Required.** Bicycle parking spaces shall be provided for all commercial, industrial, mixed use, and public/semipublic uses with the exception of airport-related uses at the Salinas municipal airport. Bicycle parking shall be in addition to automobile parking spaces.	768.	See line 767
(b) **Number Required.**	769.	See line 767
(1) Public/semipublic zoning district use classifications: as specified by the conditional use permit or a site plan review;	770.	See line 767
(2) Commercial, mixed use (MU), and industrial zoning districts use classifications: ten percent of the requirement for automobile parking spaces where parking space requirements are ten or more spaces.	771.	See line 767
(c) **Design Standards.**	772.	See line 767
(1) For each bicycle parking space required, a U-lock compatible, wave type (see **Figure 37-50.70**), or other type bike rack approved by the city engineer shall be provided on-site, to which a user can secure one wheel and the frame of a bicycle. The stationary object may be either a freestanding bicycle rack or a wall-mounted bracket. For long-term parking needs, such as employees wishing to secure bicycle parking for the workday, an alternative is to install bicycle lockers on the site to match the required bicycle parking requirements.	773.	See line 767
(2) Bicycle parking shall be provided in a manner that does not interfere with pedestrian or vehicular circulation and shall be located near building entrances (not to exceed one hundred feet from the primary building entrance and clearly visible from such entrance). Such parking may be provided in a required landscape area provided the bicycle parking area is mounted on a concrete pad and direct access to/from the bicycle parking area is paved.	774.	See line 767
Sec. 37-50.410. Application of parking space dimensional requirements.	775.	**w) Application of Parking Space Dimensional Requirements:** (Appendix E line items 775-781) Zoning Code Section 37-50.410 "Application of Parking Space Dimensional Requirements" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan*
(a) **Number of Small Parking Spaces Allowed.** Small parking	776.	See line 775

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
spaces, with dimensions of eight feet by sixteen feet, shall be allowed in accordance with **Table 37-50.130**. Such parking shall be dispersed throughout the parking lot:		
Table 37-50.130	777.	See line 775
(b) **Dimension Requirements for Obstructed Spaces.** Each parking space adjoining a wall, column, or other obstruction higher than one-half foot shall be increased by one foot on each obstructed side.	778.	See line 775
(c) **Vertical Clearance.** Vertical clearance for parking spaces shall be seven feet. For residential uses, nonstructural improvements including wall-mounted shelves, storage surface racks, or cabinets may encroach into the vertical clearance in the front five feet of a parking space, provided a minimum of four and one-half feet of vertical clearance is maintained above the finished floor of the garage.	779.	See line 775
(d) **Wheel Stops.** All spaces shall have wheel stops or a six-inch continuous concrete curb three feet from a building, fence, wall, or walkway. Concrete curbs are preferred over individual wheel stops for maintenance and safety concerns. When no pedestrian passage through the parking spaces is possible, a continuous six-inch concrete curb shall be provided. When a parking space abuts a landscaped planter, no curb is necessary provided that the planter is expanded three feet to allow the parked vehicle to overhang the planter. When a parking space abuts a sidewalk, a minimum of four feet of unobstructed travel path along the sidewalk shall be provided.	780.	See line 775
(e) **Dimension Requirements for Residential Garages and Carports.** The minimum interior dimension (unobstructed) for two car garages or carports shall be twenty feet long by twenty feet wide. (Ord. No. 2463 (NCS).)	781.	See line 775
Sec. 37-50.420. Parking configuration and aisle dimensions.	782.	**x) Parking Configuration and Aisle Dimensions:** (Appendix E line items 782-787) Zoning Code 37-50.420 "Parking configuration and aisle dimensions" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*

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(a) Each parking space shall be independently accessible to aisles and driveways in accordance with **Table 37-50.140**:	783.	See line 782
(1) Angle Parking. Parking dimensions and aisle widths for angle parking shall conform to the dimensions indicated in the table titled "Parking Space Requirements at Various Parking Angles."	784.	See line 782
(2) Parallel Parking. Parking dimensions shall be eight feet by twenty-four feet. End stalls may be eight feet by twenty feet. Aisle shall be twelve feet for one-way aisles, and twenty-four feet for two-way aisles.	785.	See line 782
Table 37-50.140	786.	See line 782
(3) The interior dimension requirements for residential garages and carports shall be subject to Section 37-50.410(e).	787.	See line 782
Sec. 37-50.430. Specific parking area design.	788.	**y) Specific Parking Area Design:** (Appendix E line items 788-792) Zoning Code Section 37-50.430 "Specific Parking Area Design" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*
(a) When an applicant can demonstrate to the satisfaction of the City Planner the necessity for variations on the dimensions otherwise required by this division, a specific parking area design may be approved, subject to a site plan review, under the following limitations:	789.	See line 788
(1) The area affected by the specific design shall be for parking by persons employed on the site only. Visitor parking spaces shall meet the dimensions required;	790.	See line 788
(2) The surface area available for parking shall not be less than would be required to accommodate the minimum required number of spaces for large and small cars; and	791.	See line 788
(3) The parking area design will not impede the flow of vehicles, reduce pedestrian safety, or hinder loading or unloading. (Ord. No. 2463 (NCS).)	792.	See line 788
Sec. 37-50.440. Parking access from street.	793.	**z) Parking access from Street:** (Appendix E line items 793-794) Zoning Code Section 37-50.440 "Parking Access from Street" as adopted November 2006 applies to the *Plan Area, unless*

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
		otherwise modified by the Specific Plan.
All spaces in a parking facility, except single-family dwelling units and dwelling units with up to two attached dwelling units shall be accessed via an internal driveway system which does not require a vehicle to re-enter or back over a public right-of-way to access the space unless it is determined by the city engineer to be physically impossible to provide for such access. However, an alley may be used as maneuvering space for access to off-street parking. (Ord. No. 2463 (NCS).)	794.	See line 793
Sec. 37-50.450. Driveways.	795.	**aa) Driveways:** (Appendix E line items 795-819) Zoning Code Section 37-50.450 "Driveways" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan and below in paragraph (b)(1):*
(a) **Driveway Widths.** Driveways shall be designed pursuant to the following standards identified in **Table 37-50.150** unless otherwise specified by the new urbanism (NU) districts, mixed use (MU) districts, focused growth overlay district, or central city overlay (downtown core area) district regulations:	796.	See line 795
Table 37-50.150	797.	See line 795
(b) **Additional Driveway Width Regulations.**	798.	(b) **Additional Driveway Width Regulations.**
~~(1) Driveways located within cul-de-sac "bulbs" or "knuckles" shall not exceed eighteen feet in width.~~	799.	(1) If a driveway is located within cul-de-sac "bulb" or "knuckle" and must be greater that eighteen feet in width, the "bulb" or "knuckle" radius shall be increased accordingly to provide for vehicular movement.
(2) A maximum driveway frontage of seventy-five percent, including flares, shall be permitted on parcels with less than forty feet of street frontage and located within a cul-de-sac "bulb" or "knuckle."	800.	See line 795
(3) A minimum of twenty feet of full height curb shall be maintained between driveways serving the same property.	801.	See line 795
(4) Adjacent driveways on abutting properties may be combined if the total throat width of such combination does not exceed thirty feet.	802.	See line 795
(5) No portion of any driveway shall be permitted	803.	See line 795

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
between:		
(A) The points of curvature of any curb return; and	804.	See line 795
(B) Between the point of intersection of extended curb lines and a point thirty feet therefrom; fifty feet therefrom for commercial and industrial parcels and/or uses; and one hundred fifty feet from an arterial street or as otherwise approved by the city engineer.	805.	See line 795
(6) Circular ends of cul-de-sacs and curb radial over one hundred feet shall not be considered as curb returns for purposes of this section.	806.	See line 795
(c) **Street Access.** Approval of the city engineer shall be required for the location of driveways for the following classification of traditional streets except as otherwise provided for in the specific plan located in the NU districts:	807.	See line 795
(1) Major arterials: one hundred feet or more right-of-way;	808.	See line 795
(2) Minor arterials: eighty-four feet of right-of-way or more;	809.	See line 795
(3) Collectors: sixty feet to sixty-six feet of right-of-way; and	810.	See line 795
(4) Local: sixty feet or less of right-of-way.	811.	See line 795
(d) **Driveway Clearance.** No parking space shall be located so that a vehicle will maneuver within twenty feet of a vehicular entrance measured from the street property line. Deviations from this requirement may be considered in order to accommodate pre-existing conditions if approved by the city engineer and City Planner, taking into consideration the effect on traffic flow both on and off-site.	812.	See line 795
(e) **Safe and Efficient Traffic Flow.** The city engineer shall:	813.	See line 795
(1) Give consideration to the effect of each driveway upon a safe and efficient flow of traffic upon the street and into and from each driveway;	814.	See line 795
(2) Give consideration to the necessity of installing raised median islands at intersections where accidents and congestion may be caused by left turn movements into or from driveways, or across traffic lanes; and	815.	See line 795
(3) Make certain that driveways are positioned to assure the best obtainable flow of street traffic, commensurate with the size and configuration of the property involved.	816.	See line 795

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(f) **Variation from Regulations and Standards.**	817.	See line 795
(1) The city engineer may require driveways in excess of the above widths where unusual traffic, grade, or site conditions prevail.	818.	See line 795
(2) The city engineer may approve narrower driveways to accommodate preexisting conditions and allow for adaptive reuse of older structures. (Ord. No. 2463 (NCS).)	819.	See line 795
Sec. 37-50.460. Driveway and corner visibility.	820.	**bb) Driveway and Corner Visibility and Parking Lot Landscaping:** (Appendix E line items 820-824) Zoning Code Sections 37-50.460 "Driveway and Corner Visibility" and Section 37-50.470 "Parking lot landscaping" as adopted November 2006 apply to the *Plan Area, unless otherwise modified by the Specific Plan.*
Visibility at street corners and at driveways connecting with a public street shall be maintained as an area of unrestricted visibility as follows (see **Figure 37-50.80**):	821.	See line 820
(a) **For Street Corners.** That area between three feet and ten feet above grade which lies twenty-five feet from the intersection of the street rights-of-way measured along both the right-of-way lines, except in the central city overlay (downtown core area) district;	822.	See line 820
(b) **For Driveways.** That area between three feet and ten feet above the driveway grade which lies fifteen feet from the intersection of the edge of the driveway and the property line measured along both the driveway and the property line;	823.	See line 820
(c) **Exceptions.** The City Planner may allow exceptions to the unrestricted visibility for street corners and driveways, following a determination by the city engineer that such exceptions will not adversely affect sight distance or pose a hazard to motorists and pedestrians.	824.	See line 820
Sec. 37-50.470. Parking lot landscaping.	825.	**Municipal Code Section 37-50.470 "Parking lot landscaping"** as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*
Parking lots shall be landscaped in accordance with *Article V,*	826.	See line 825

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Division 4: Landscaping and Irrigation. (Ord. No. 2463 (NCS).)		
Sec. 37-50.480. Outdoor lighting.	827.	**cc) Outdoor Lighting:** (Appendix E line items 827-833) Zoning Code Section 37-50.480 "Outdoor lighting" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*
The following shall apply to all on-site outdoor lighting:	828.	See line 827
(a) Outdoor lighting shall employ cutoff optics that allows no light emitted above a horizontal plane running through the bottom of the fixture. Parking lots shall be illuminated to no more than an average maintained two and four-tenths footcandles at ground level with uniform lighting levels. All building-mounted and freestanding parking lot lights (including the fixture, base, and pole) shall not exceed a maximum of twenty-five feet (a maximum of forty feet in the IG district) in height in all districts. Illumination at an R or NU (NE, NG-1, and NG-2) district property line shall not exceed one-half footcandle maximum. Lighting adjacent to other property or public rights-of-way shall be shielded to reduce light trespass. No portion of the lamp (including the lens and reflectors) shall extend below the bottom edge of the lighting fixture nor be visible from an adjacent property or public right-of-way. A point to point lighting plan showing horizontal illuminance in footcandles and demonstrating compliance with this section shall be submitted for review and approval prior to issuance of a building permit.	829.	See line 827
(b) In the IGC (industrial-general commercial) district, vehicle display areas associated with automobile sales and services may employ a light source of up to twenty-five feet in height maximum. Illumination within vehicle display areas shall not exceed fifteen footcandles at ground level during hours of operation; maximum footcandles shall not exceed five footcandles between 10:00 p.m. and 7:00 a.m. Illumination shall not exceed one-half footcandle at an adjacent R or NU (NE, NG-1, and NG-2) district boundary. Outdoor lighting shall be shielded or directed away from an R or NU (NE, NG-1, and NG-2) district	830.	See line 827
(c) Illumination levels for auto service station canopy lighting, which is located on the underside of the canopy,	831.	See line 827

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shall not exceed an average maintained twenty footcandles (maximum of thirty footcandles) with uniform lighting levels at ground level directly under the canopy. All canopy lighting shall be recessed so that no light is emitted above a horizontal plane running through the bottom of the lighting fixture. Illumination shall not exceed one-half footcandle at an adjacent R or NU (NE, NG-1, and NG-2) district boundary. Outdoor lighting shall be shielded or directed away from an R or NU (NE, NG-1, and NG-2) district and public rights-of-way. All parking lot and other building-mounted lighting shall conform with the above standards.		
(d) Outdoor lighting within the airport overlay district shall be subject to the provisions of *Article IV, Division 7: Airport (AP) Overlay District*.	832.	See line 827
(e) Lighting in the focused growth overlay district, central city overlay (downtown core area) district, mixed use (MU), and new urbanism (NU) districts shall be supplemented by the lighting standards and regulations specified for these districts. (Ord. No. 2463 (NCS).)	833.	See line 827
Sec. 37-50.490. Additional design standards for parking lots, parking structures, and driveways.	834.	**dd) Additional Design Standards for Parking Lots:** (Appendix E line items 834-836) Zoning Code Section 37-50.490 "Additional Design Standards for Parking Lots, Parking Structures, and Driveways" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan*.
(a) Lighting in the focused growth overlay district, central city overlay (downtown core area) district, mixed use (MU), and new urbanism (NU) districts shall be supplemented by the lighting standards and regulations specified for these districts.	835.	See line 834
(b) In reviewing the design of parking lots, parking structures, and driveways in connection with a zoning approval, the City Planner or the planning commission, as the case may be, shall consider the compatibility of the design with adjacent buildings or uses. (Ord. No. 2463 (NCS).)	836.	See line 834
Sec. 37-50.500. Location and design of off-street loading	837.	**ee) Location and Design of Off-Street Loading**

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spaces.		**Spaces:** (Appendix E line items 837-844) Zoning Code Section 37-50.500 "Location and Design of Off-Street Loading Spaces" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*
Off-street loading spaces are subject to the following regulations:	838.	See line 837
(a) Required spaces shall not be within a building, but shall be on the site of the use served or on an adjoining site.	839.	See line 837
(b) On a site adjoining an alley, a required loading space shall be accessible from the alley unless the City Planner and city engineer approve an alternative access.	840.	See line 837
(c) A required loading space shall be accessible without backing a truck across a street property line unless the city engineer determines that provision of turn-around space is infeasible and approves alternative access.	841.	See line 837
(d) An occupied loading space shall not prevent access to a required off-street parking space.	842.	See line 837
(e) A loading area shall not be located in a required front or corner front yard.	843.	See line 837
(f) Except in an I district, a loading area visible from a public or private street or right-of-way shall be screened on three sides by a landscape fence, landscape berm or wall, or hedge at least eight feet in height. (Ord. No. 2463 (NCS).)	844.	See line 837
Sec. 37-50.510. Parking area plan required.	845.	**ff) Parking Area Plan Required:** (Appendix E line items 845-853) Zoning Code Section 37-50.510 "Parking area plan required" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan.*
Prior to the construction of an off-street parking area for a nonresidential use or for multifamily dwellings with more than three dwelling units, a plan shall be submitted to the City Planner for the purpose of indicating compliance with the provisions of this division. This plan shall include:	846.	See line 845
(a) The location and placement of required landscaped areas, including a computation of the required area;	847.	See line 845
(b) A planting plan including a list of plants by name and size keyed to their location on the parking area;	848.	See line 845
(c) Location and description of fencing and architectural screen walls;	849.	See line 845

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(d) Layout and method of irrigation of landscaped areas;	850.	See line 845
(e) Location and placement of parking stalls, including bumpers, striping, and circulation, directional signs, and all dimensions to permit comparison with approved parking standards;	851.	See line 845
(f) Placement and illumination data of parking area lights; and	852.	See line 845
(g) Method of drainage and compliance with NPDES requirements. (Ord. No. 2463 (NCS).)	853.	See line 845
Sec. 37-50.520. Parking design standards.	854.	**gg) Parking Design Standards:** (Appendix E line items 854-917) Zoning Code 37-50.520 "Parking design standards" as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan and below in (d)(1)- (4), (f)(2), (h)(1)&(2), (i)(1)*
(a) **Purpose.**	855.	See line 854
(1) The following design standards are intended as a reference to assist the designer in understanding the city's goals and objectives for parking and loading design. These standards complement the parking and loading regulations contained in this division by providing good examples of potential design solutions and by providing design interpretations of various regulations.	856.	See line 854
(2) The design standards are general and may be interpreted with some flexibility in their application to specific projects. The standards will be used in conjunction with a site plan review or conditional use permit, as applicable, to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers.	857.	See line 854
(3) Projects located within the new urbanism (NU) districts, mixed use (MU) districts, central city overlay (downtown core area) district, or focused growth overlay district are also subject to the parking design standards contained in those sections. Where conflicts between the standards in this section and the parking design standards in the new urbanism districts, mixed use districts, central	858.	See line 854

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city overlay (downtown core area) district, or focused growth overlay district exist, the parking standards in those districts shall prevail.		
(b) **General Design Principles.** A well designed parking facility depends on a variety of desirable elements, including:	859.	See line 854
(1) Ease and convenience for drivers, bicyclists, and pedestrians;	860.	See line 854
(2) The best utilization of available space;	861.	See line 854
(3) Ease of access;	862.	See line 854
(4) Good internal circulation;	863.	See line 854
(5) Easy parking maneuvers;	864.	See line 854
(6) Nearby and accessible public transit;	865.	See line 854
(7) Vehicular and pedestrian safety; and	866.	See line 854
(8) Well designed landscaping and lighting.	867.	See line 854
(c) **Access.**	868.	See line 854
(1) Locate driveways with left-turn entry/exit movements paying special attention to their location relative to the nearest point of street traffic control, especially a signal. Left turn movements can provide unique and special challenges.	869.	See line 854
(2) Locate driveways with right-turn entry/exit movements paying special attention to their location relative to street traffic control. Such movements may not impede through traffic.	870.	See line 854
(3) Driveway throat distance shall be sufficient to prevent vehicles from backing into the public street.	871.	See line 854
(4) Driveway design shall be directly related to the layout of the parking area, amount of reservoir space (e.g., drive-through or drive-in service facilities), type of loading facilities, circulation pattern, placement of any buildings, and relation to the design of the public street, traffic control devices, traffic volumes, and placement of other driveways.	872.	See line 854
(5) Avoid locating entry and exit points where vehicles entering or leaving the site would conflict with large numbers of pedestrians.	873.	See line 854
(6) The number of access points should be limited to only those absolutely necessary to serve the property and to minimize the number of potential conflict points with public streets.	874.	See line 854
(7) Driveway throat distance shall be sufficient to minimize any effect on traffic movements on	875.	See line 854

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adjacent streets.		
(8) Access roads and aisles for parking should be kept at the maximum distance possible from residential dwelling units.	876.	See line 854
(d) **Parking Lot layout.**	877.	**Parking Lot layout.**
(1) ~~When feasible, segregate employee parking from customer parking.~~	878.	1) Employee and visitor parking lots may be combined on individual sites.
(2) When feasible, larger parking lots shall be broken into smaller parking modules to reduce the size and visual impact of expansive parking areas.	879.	2) Employee and visitor parking lots may be combined on individual sites. Agricultural-Industrial uses that rely on larger trucks for pickup and deliveries shall include separated truck parking facilities on-site to support the use.
(3) ~~Minimize the number of continuous parking spaces without interruption.~~	880.	3) Where feasible, minimize the number of continuous employee and visitor parking spaces without interruption.
(4) ~~Consolidated parking lots for multiple uses are encouraged where practical.~~	881.	4) Employee and visitor parking lots may be combined on individual sites.
(5) Parking shall be designed so that backing and turning movements associated with parking layout will not obstruct or conflict with traffic, either on- or off-site.	882.	See line 854
(6) Parking lots shall be designed with adequate room to allow vehicles to turn around within the parking lot and enter an adjoining street in a forward direction.	883.	See line 854
(7) Parking shall be provided with concrete curbs, wheel stops, or other barriers to prevent vehicles from extending beyond the perimeter of the parking lot and to prevent vehicles from contacting a wall, a fence, or a sidewalk.	884.	See line 854
(8) Access aisles shall be designed to allow the user to walk directly toward, rather than parallel to, the building front.	885.	See line 854
(9) End islands shall be used to enhance the functional and aesthetic qualities of a parking lot in the following ways:	886.	See line 854
(A) Delineating on-site circulation roadways;	887.	See line 854
(B) Ensuring adequate sight distance at the intersections of the parking aisles and	888.	See line 854

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driveways;		
(C) Defining the area and geometry of intersections of parking aisles and driveways;	889.	See line 854
(D) Protecting the vehicle at the end of a parking bay; and	890.	See line 854
(E) Providing aesthetic enhancement of the site design.	891.	See line 854
(10) When feasible, parking lots shall be located behind or to the rear of buildings. Parking areas shall not dominate the street frontage.	892.	See line 854
(e) **Parking Spaces.**	893.	See line 854
(1) In multifamily dwelling unit developments parking lots, parking spaces shall be generally located to protect the privacy of residents by providing buffers, e.g., fences, walls, or landscaping, from the effects of engine noise, automobile headlights, and vehicle fumes.	894.	See line 854
(2) Multifamily dwelling unit parking spaces shall be generally located no further than one hundred fifty feet from the entrance to each dwelling unit to avoid cars from parking on the street unless approved by the City Planner.	895.	See line 854
(3) Whenever feasible all parking spaces shall be aligned with the same orientation. Having one section at right angles to another tends to create confusion and can produce accident-prone intersections.	896.	See line 854
(f) **Loading.**	897.	**(f) Loading:**
(1) Loading and unloading facilities shall take place on site and not on public right-of-way. There shall be no backing of vehicles onto the public right-of-way from loading areas.	898.	See line 854
(2) Loading facilities shall be screened from public entrances, view of public rights-of-way, and other highly visible areas of the site in accordance with the requirements of the base zoning district regulations. Adequate turn-around and backing areas shall be provided without disruption of circulation or parking facilities.	899.	(2) Industrial uses: Loading facilities shall be screened from visitor entrances, view of public rights-of-way, and other highly visible areas of the site in accordance with the requirements of the base zoning district regulations. Adequate turn-around and backing areas shall be provided without disruption of circulation or parking facilities. Non-industrial uses: The Landscape Buffer Easements are the primary screening for loading facilities, including docks and doors, from view of public streets.

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~~		Such facilities visible from the office and employee/visitor areas shall be screened.
(g) **Lighting.**	900.	See line 854
(1) All parking lots and loading facilities shall be shielded so that substantially all the directly emitted light falls within the property line;	901.	See line 854
(2) No illumination is to be designed or used which produces direct, incident, or reflected light that interferes with the safe movement of motor vehicles on public streets, including any light fixture not designed for street illumination which produces light that could interfere with the operation of a motor vehicle;	902.	See line 854
(3) Any light that may be confused with or construed as a traffic control device; or	903.	See line 854
(4) Any animated, flashing, or changing intensity lights, except for temporary holiday displays.	904.	See line 854
(h) **Pedestrian.**		**(h) Pedestrian**
~~(1) A system of interior pedestrian paths or sidewalks integrated with the parking lot shall link the different parts of the development with one another and with transit stops.~~	905.	(a) The system of sidewalks along the public streets within the *Center* shall serve to link the different parts of the *Plan Area* with the transit stops being installed on Abbott Street.
~~(2) Provide clearly discernible pedestrian walkways where there is adequate vehicular sight distance. The use of textured or colored pavement and signage shall be used and shall comply with ADA/Title 24 Requirements.~~	906.	(2) Provide clearly discernible walkways on site for employees and visitors from the employee/visitor parking areas and the public streets to the employee/visitor entrances of the building, in locations where there is adequate vehicular sight distance.
(i) **Transit.**		**(i) Transit**
~~(1) Large-scale commercial developments and employment centers shall provide transit access as near as possible to the main entrance to the facility.~~	907.	(1) The transit stops being installed on Abbott Street shall satisfy the transit access requirements for individual sites within the *Plan Area.*
(2) Transit stops should be designed as an integrated component of the site and feature pedestrian amenities and shelter. Secured transit information centers or kiosks with bus routes and schedule information should be provided.	908.	See line 854
(3) Nonresidential development shall orient the front or main entrance to the facility toward major streets	909.	See line 854

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
with transit facilities.		
(4) When parking areas separate the front or main entrance to the facility from the transit facility, a separate pedestrian walkway or sidewalk should be provided.	910.	See line 854
(5) Bus stop layout shall be designed in accordance with MST (Monterey-Salinas transit) guidelines in effect at the time of development and shall be subject to the approval of the city engineer.	911.	See line 854
(j) **Bicycles.**	912.	See line 854
(1) Bicycle parking facilities shall be located adjacent to the building entrance it serves. Those facilities located in parking lots and parking structures shall be located in areas closest to the building.	913.	See line 854
(2) Bicycle parking facilities shall be located outside of a vehicular or pedestrian way and be protected and separated from motor vehicle traffic and parking lots by a five-foot separation distance, curb, or other physical barrier.	914.	See line 854
(3) Bicycle parking facilities should be made out of a durable and strong material, be permanently anchored to the ground, and be designed so as to allow bikes to be locked to it.	915.	See line 854
(4) Bicycle parking facilities shall be sufficiently illuminated.	916.	See line 854
(k) **Landscaping.** See *Section* 37-50.690*(g): Parking Lot Landscaping*. (Ord. No. 2463 (NCS).)	917.	See line 854
Division 3. Signs.	918.	**hh) Zoning Code Division 3 "Signs"** (Appendix E line items 918-1122) as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan and below in Sec. 37-50.530 (Purpose), 37-50.550, 37-50.570 (c)(6), 37-50.620 (a)(1), 37-50.640 (a), Table 37-50.170:*
Sec. 37-50.530. Purpose.	919.	**Purpose: Purpose:** *(37-50.530)*
The purpose of this division is to establish uniform sign regulations that are intended to:	920.	The purpose of this division is to: 1) Establish unique sign regulations for the *Fundamental Center Signs* (consisting of the Identification, Street Directional, and Site Entrance signs, as described in *Specific Plan* Chapter 4) and 2) Establish uniform sign regulations for the *On-Site*

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		User Signs for sites within the *Plan Area*.
(a) Implement the city's community design and safety standards as set forth in the general plan;	921.	See line 918
(b) Maintain and enhance the city's appearance by regulating the design, character, location, number, type, quality of materials, size, illumination, and maintenance of signs;	922.	See line 918
(c) Protect and improve pedestrian and vehicular traffic safety by balancing the need for signs which facilitate the safe and smooth flow of traffic (e.g., traffic directional signs) without an excess of signage which may distract motorists, overload their capacity to quickly receive information, visually obstruct traffic signs, or otherwise create congestion and safety hazards;	923.	See line 918
(d) Eliminate the traffic safety hazards to pedestrians and motorists posed by off-site signs bearing commercial messages;	924.	See line 918
(e) Generally limit commercial signage to on-site locations in order to protect the aesthetic environment from the visual clutter associated with the unrestricted proliferation of signs, while providing channels of communication to the public;	925.	See line 918
(f) Allow the communication of information for commercial and noncommercial purposes without regulating the content of noncommercial messages;	926.	See line 918
(g) Allow the expression of political, religious, and other noncommercial speech at all times and allow for an increase in the quantity of such speech in the period preceding elections;	927.	See line 918
(h) Respect and protect the right of free speech by sign display, while reasonably regulating the structural, locational, and other noncommunicative aspects of signs, generally for the public health, safety, welfare, and, specifically, to serve the public interests in traffic and pedestrian safety and community aesthetics;	928.	See line 918
(i) Minimize the possible adverse effects of signs on nearby public and private property;	929.	See line 918
(j) Serve the city's interests in maintaining and enhancing its visual appeal for tourists and other visitors, by preventing the degradation of visual quality which can result from excess signage;	930.	See line 918
(k) Defend the peace and tranquility of residential zones	931.	See line 918

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and neighborhoods by prohibiting commercial signs on private residences, while allowing residents the opportunity, within reasonable limits, to express political, religious, and other noncommercial messages from their homes; and		
(l) Enable the fair, consistent, and efficient enforcement of the sign regulations of the city. (Ord. No. 2463 (NCS).)	932.	See line 918
	933.	See line 918
Sec. 37-50.540. Definitions.	934.	See line 918
The following definitions shall apply to this division: **Abandoned Sign.** A sign that no longer directs advertises or identifies a legal business establishment, product, or activity on the premises where such sign is displayed. **Alteration (Sign).** To make a change in the exterior appearance or the supporting members of a structure, such as bearing walls, columns, beams, or girders that will prolong the life of the structure. **Animated Sign.** Any sign, which is designed to give a message through a sequence of progressive changes of parts or lights or degree of lighting. **Area of Sign.** The surface area of a sign as measured in accordance with *Section* 37-50.610*: Measurement of sign area and height*. **Awning.** A roof-like structure, attached to and supported entirely by the exterior wall of a building, often made of canvas or similar material that serves as a shelter over a storefront, window, door, or deck. **Awning Sign.** A sign painted or printed on or attached flat or otherwise incorporated onto the valance of an awning. **Banner.** A visual display device, with or without copy, usually rectangular in shape made of flexible material, usually cloth, paper, or plastic. **Building Signs.** All signs mounted, painted, or otherwise attached to a building such as wall signs, projecting/blade signs, hanging signs, awning and canopy signs, multistory tenant identification signs, marquee signs, and window signs. Excludes freestanding signs. **Cabinet Sign.** See "Can-type Sign." **Canopy.** A permanent projecting roof-like structure (other than an awning) with or without ground supports extending from part or all of a building face that serves as a shelter over a storefront, window, door, or deck. **Canopy Sign.** A sign painted or printed on or attached flat or otherwise incorporated onto a canopy. Does not include hanging signs that are suspended from or below a canopy.	935.	See line 918

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Can-type Sign. A sign affixed to, or an integral part of, a cabinet, which is designed as a single unit. **Changeable Copy Sign.** A sign which in which the copy is changed manually or electrically. **Channel Letters.** Individual letters or figures, illuminated or nonilluminated, affixed to a building or freestanding sign structure. **Commercial Signage or Commercial Message.** Any sign or sign copy with wording, logo, color, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity, or which proposes a transaction or relates primarily to commercial interests. **Construction Sign.** A temporary sign identifying the persons, firms or businesses directly connected with a construction or development project. **Directional Sign.** A sign that provides information or direction to the viewer and contains no advertising message. Excludes menu and pre-menu boards. **Electronic Readerboard.** A changeable copy sign consisting of a matrix of lamps that are computer controlled. **Fascia.** A flat usually horizontal member of a building having the form of a flat band or broad fillet used as a molding covering the joint between the top of a wall and the projecting eaves. **Flashing Sign.** An illuminated sign, which contains an intermittent or sequential flashing light source or any other such means to attract attention. This definition is not intended to include changeable copy signs or animated signs. **Freestanding Sign.** A sign supported by the ground, landscape/hardscape features, or by freestanding frames, braces, or poles, and not attached to any building. This includes signs that are detached from a building, pole signs, and monument signs. **Grand Opening.** A promotional activity not exceeding thirty calendar days used by newly established businesses to inform the public of their location and services. **Ground Sign.** See "Freestanding Sign." **Hanging Sign.** A sign that is suspended below or from a canopy or marquee. **Incidental Sign.** A small sign pertaining to goods, products, services or facilities that are available on the premises where the sign occurs and intended primarily for the convenience of		

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the public. Examples include *"Open for Business"* signs, hours of operation signs, credit card acceptance signs, and the like. **Indirect Illumination.** A light cast on the surface of a sign from an exterior source. **Interior Illumination.** Any sign face that is lit from the inside. **Item of Information.** Each word, design, symbol, or figure used within a sign. **Logo.** A registered trademark, copyright, brand name, or symbol of an organization or business designed for ready recognition by the public. **Marquee.** See "Canopy." **Marquee Sign.** A changeable copy sign located on or affixed to a canopy for a theater or cinema. **Menu Board Sign.** A changeable copy sign displayed in conjunction with a drive-through or drive-in business, which advertises the goods, products, or services offered for sale, and which is provided as a convenience for on-site customers using the drive-through or drive-in lane. **Monument Sign.** A low profile freestanding sign with a solid base intended to be viewed at eye level. **Moving Sign.** Any sign or device that has any visible moving part, visible revolving part, or visible mechanical movement. **Mural Exhibits.** See *Section* 37-50.150*: Mural exhibits* for this definition. **Noncommercial Message Sign.** Any sign, which is intended to convey a noncommercial message including, by way of example and not limitation, commentary on social, political, educational, religious, scientific, artistic, philosophical, or charitable commentary subjects. It also includes signs regarding fund raising or membership drive activities for noncommercial or nonprofit concerns. **Occupancy Frontage.** The lineal length of a building wall (excluding building eaves, awnings/canopies, or roof overhangs) that faces a public or private street or an alley. For buildings that do not face a public or private street, alley, or which have multiple nonresidential tenant occupancies (such as shop buildings), the exterior portion of the building wall which fronts a pedestrian plaza, walkway, drive aisle, or parking area, and provides the primary pedestrian (public) entrance to the tenant shall be considered the occupancy frontage. **Open House Sign.** A sign that identifies a building for sale or lease, which is open and available for inspection by the public. **Off-site Sign.** Any sign that advertises goods, products,		

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services, or facilities not sold, produced, manufactured, or furnished on the premises on which the sign is located. These signs are also known as outdoor advertising, off-site subdivision directional or advertising signs, off-site open house signs, and billboards. **On-site Sign.** Any sign that advertises goods, products, services, or facilities sold, produced, manufactured, or furnished on the premises on which the sign is located. **Plaque Sign.** A sign attached to a building that designates the name and/or address of a business or the words *entrance* or *exit*. **Pole Sign.** See "Freestanding Sign." **Portable Sign.** Any movable sign not permanently attached to the ground or a building including a human sign. **Projecting/Blade Sign.** A sign that is attached to and projects from the structure or building face and is not parallel to the structure to which it is attached. **Public Service Information Sign.** Any sign intended primarily to promote items of general interest to the community such as time, temperature, date, atmospheric conditions, news, traffic control, and the like. **Real Estate Sign.** Any temporary sign pertaining to the sale, exchange, lease, or rental of land or buildings. **Roof Sign.** Any sign erected upon or above a roof or parapet wall of a building. **Rotating Sign.** Any sign, or portion thereof, that physically revolves about an axis. **Sign or Signage.** A visual communications device used to convey a message to its viewers. A sign shall mean and include every advertising message, announcement, declaration, insignia, color, surface, or space erected or maintained in view of the observer thereof for identification, advertisement, or promotion of the interests of any person, entity, product, or service. **Sign Area.** The total area used for the display of a sign as determined by *Section* 37-50.610*(a): Sign Area*. **Sign Copy.** Any words, letters, numbers, figures, designs, graphics, colors (including background colors), or other symbolic representation incorporated into a sign for the purpose of attracting attention. **Shop Building.** A building, typically located in a shopping center, that has two or more separate and clearly distinct tenant spaces or occupancies that share common parking,		

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landscaping, and other exterior amenities. A defining characteristic of this type of building is that each space or occupancy has its own public entrance that opens directly to the outside of the building rather than into an interior common area or hall. Excludes buildings with multiple tenants in the same space or suite, enclosed shopping malls, and indoor swap meets. **Street Frontage.** See *Article I, Division 2: Section* 37-10.430*: "S" definitions* for this definition. **Subdivision Directional Sign.** A temporary sign providing direction to a land development project within the city pursuant to this division. **Temporary Sign.** A sign that is installed or erected for a limited time period in conjunction with the duration of a specific event or activity as specified elsewhere in this division or, for a maximum of thirty days each calendar year unless specified elsewhere. **Temporary Window Sign.** A sign painted or constructed of paper or other lightweight material and affixed to the interior or exterior side of a window or glass area on a building for a limited time. **Wall Sign.** Any sign posted, painted, or suspended from or otherwise affixed to the wall or fascia of any building or structure in an essentially flat position or with the exposed face of the sign in a plane approximately parallel to the plane of such a wall. **Window Sign.** A sign applied directly to the window of a business.		
Sec. 37-50.550. Applicability.	936.	**Applicability:** *(37-50.550)*
Signs shall only be erected or maintained in any zoning district in compliance with this division. The sign regulations outlined in this division are intended to be maximum standards. The sign design standards are intended to ensure the architectural and visual compatibility of signs. Therefore, the review and approval of sign permits and master sign plan in compliance with *Section* 37-50.570*: Sign permits and master sign plan required* shall be consistent with the sign regulations and design standards of this division. (Ord. No. 2463 (NCS).)	937.	The sign regulations outlined in this section are intended to be maximum standards and are intended to ensure the style and visual compatibility of signs within the *Center*. Therefore, the review and approval of the *Fundamental Center Signs* and the *On-Site User signs* shall be governed by the *Specific Plan* sign design principles and Development Regulations, and the "*Master Sign Guidelines*".
Sec. 37-50.560. General provisions.	938.	See line 918
(a) **Owner's Consent Required.** The consent of the property owner is required before any sign may be displayed on any real or personal property within the city. In the case	939.	See line 918

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of public property, the owner's consent shall be pursuant to a policy adopted by the city council.		
(b) **Substitution of Noncommercial Message.** Subject to the owner's consent, a noncommercial message of any type may be substituted for all or part of the commercial or noncommercial message on any sign allowed pursuant to this division.	940.	See line 918
(c) **Substitution of Commercial Messages.** Replacing sign copy on a commercial sign due to age, wear, or other aesthetic or safety purposes, or replacing the sign copy panel of an existing can-type sign with sign copy panel of the same size which requires no other modifications in the location, height, or size of the sign cabinet or support structure, or other structural, attachment, or electrical modifications shall not require a sign permit. This substitution provision does not allow the free substitution of a commercial message in a place where only a noncommercial message is allowed.	941.	See line 918
(d) **Legal Nature of Sign Rights and Duties.** All rights, duties, and responsibilities related to permanent signs attached to the land on which the sign is mounted, affixed, or displayed and run with the land or personal property. The city may demand compliance with this division and with the terms of any sign permit from the permit holder, the owner of the sign, the property owner, or the person mounting the sign.	942.	See line 918
(e) **Transfer of Signage Rights.** Rights and duties relating to permanent signs may not be transferred between different parcels of real property except as part of a master sign plan approved for a shopping center or multi-parcel development. All duly issued and valid sign permits for permanent signs affixed to land shall automatically transfer with the right to possession of the real property on which the sign is located.	943.	See line 918
(f) **Sign Authorized by Lease Agreement with the City.** Signs authorized by lease agreement with the city are not subject to the requirements of this section because the city council has determined such signs are proper and in the public interest due to the unique services or other benefit they provide the community. (Ord. No. 2463 (NCS).)	944.	See line 918
		See line 918

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Sec. 37-50.570. Sign permits and master sign plan required.	945.	**Sign permits and master sign plan required:** *(Sec. 37-50.570)*
(a) **Sign Permit.** No sign unless otherwise exempt by this division shall be erected, constructed, displayed, or structurally altered unless a sign permit (or other applicable permit as required by this division) is approved by the City Planner authorizing the sign in accordance with the following:	946.	See line 918
(1) Application Filing. Sign permit applications (including temporary permits) shall be filed on the forms provided by community planning and development and shall include all information described in the city's sign permit application instructions (and other applicable application requirements as required by this division), and the required filing fee.	947.	See line 918
(2) Review and Decision. A sign permit shall be approved or disapproved by the City Planner in compliance with *Section* 37-50.570*(c)* below. The following additional conditions for review may apply:	948.	See line 918
(A) The sign permit or temporary sign permit shall contain any conditions on which approval was granted.	949.	See line 918
(B) The City Planner may require submittal of a master sign plan in accordance with *Section* 37-50.570*(c)* below prior to approval of a sign permit.	950.	See line 918
(C) The City Planner may allow exceptions to these sign regulations as part of a master sign plan, or where such signs would be consistent with *Section* 37-50.620*(h): Highway Signs*, or where such exceptions would allow signs that would be better integrated with the architecture or historic character of the existing or proposed building, the project site, or the surrounding neighborhood.	951.	See line 918
(D) For temporary signs (that are not exempt) complying with the sign area and sign standards of this article, the City Planner may issue a temporary sign permit for up to thirty days, if it is found that the temporary sign is necessary to establish or maintain identity until a permanent sign can be erected. The City Planner may	952.	See line 918

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approve a temporary sign necessary to avoid a dangerous condition, and may approve temporary signs pertaining to a use permitted by a temporary use of land permit.		
(E) No permit for any sign shall be issued by any department, official, or public employee of the city without meeting the requirement of this division, and any permit issued that does not comply with the requirements of this division shall be null and void. It shall be the duty of the City Planner to enforce the provisions of this division pertaining to the use of any property for a sign.	953.	See line 918
(b) **Master Sign Plan.** A master sign plan shall be required for any site having two or more nonresidential tenants and shall be submitted and approved by the City Planner prior to the issuance of any sign permit. The master sign plan must be approved by the City Planner prior to issuance of a sign permit.	954.	See line 918
(1) Applications for a master sign plan shall be submitted to community planning and development and shall include the following:	955.	See line 918
(A) A site plan drawn to scale, delineating the site proposed to be included within the signing program, the lineal street frontage of the site, the lineal occupancy frontage of all buildings, and the locations of all existing and proposed signs;	956.	See line 918
(B) Drawings indicating the exterior surface details (elevations) of all buildings on the site on which wall signs, directory signs, or projecting signs are proposed (including any existing signs to be retained);	957.	See line 918
(C) Drawings indicating typical sign design, height, colors, faces, and methods of construction (including method of attachment for wall signs) for all proposed signs;	958.	See line 918
(D) A statement of the reasons for any requested modifications to the regulations or standards of this division;	959.	See line 918
(E) A summary indicating the maximum total sign area allowed for the site, the sign area of all	960.	See line 918

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existing signs, the allocation of the sign area by sign type (freestanding, building, directional, etc.), and location in the development; and		
(F) The plan shall have provisions for sign maintenance and removal, replacement of nonconforming signs, and other items as determined by community planning and development.	961.	See line 918
(2) A master sign plan may include deviations from the standards of this article, provided that the total sign area shall not exceed the area otherwise permitted by *Section* 37-50.620*: On-site sign regulations* for both building and freestanding signs, unless consistent with the provisions of the highway signing plan. In approving a master sign plan, the City Planner shall determine that such master sign plan:	962.	See line 918
(A) Would be consistent with the style and character of existing signs on the site;	963.	See line 918
(B) Would be compatible with the character of signs on adjacent properties;	964.	See line 918
(C) Would not detract or adversely impact the use and enjoyment of adjacent properties; and	965.	See line 918
(D) Would not have an adverse impact on the safe and efficient movement of vehicular or pedestrian traffic.	966.	See line 918
(3) The City Planner may require any reasonable conditions necessary to carry out the intent of the master sign plan requirement	967.	See line 918
(4) An alternate means of compliance with this section may be approved by the City Planner	968.	See line 918
(5) A master sign plan may be part of a site plan review, a conditional use permit, or a planned unit development. If such an application requires the approval of the planning commission or city council, that approval authority may approve the master sign plan in lieu of the City Planner.	969.	See line 918
(6) The applicant may appeal a decision of the City Planner to the planning commission in accordance with *Article VI, Division 17: Appeals.*	970.	See line 918
(c) **Findings for Approval.** The City Planner may approve and/or modify a sign permit, temporary sign permit, or master sign plan application in whole or in part, with or without conditions, only if the following findings are	971.	(c) **Findings for Approval:**

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made:		
(1) The proposed sign is permitted within the zoning district and complies with all applicable provisions of this chapter, and any other applicable standards;	972.	See line 918
(2) The sign is in proper proportion to the structure or site on which it is located and as an identification device does not excessively compete for the public's attention;	973.	See line 918
(3) The sign materials, color, texture, size, shape, height, and placement are compatible with the design of the structure, property, and neighborhood of which it is a part;	974.	See line 918
(4) The sign's illumination is at the lowest reasonable level to ensure adequate identification and readability, as determined by the City Planner, and is directed solely at the sign or is internal to it;	975.	See line 918
(5) The sign is not detrimental to the public interest, health, safety or welfare; and	976.	See line 918
~~(6) The sign is in compliance with *Section 37-50.640: Sign design standards. (Ord. No. 2463 (NCS).)*~~	977.	(6) The sign is in compliance with the *Specific Plan* sign design principles and Development Regulations, and the "*Master Sign Guidelines*".
Sec. 37-50.580. Exempt signs.	978.	See line 918
A sign permit shall not be required for exempt signs. Such signs shall be exempt from the regulations and design standards of this division except for those regulations related to prohibited sign locations in *Section* 37-50.590*: Prohibited signs*. Exempt signs include:	979.	See line 918
(a) Traffic, danger, emergency, or other municipal signs;	980.	See line 918
(b) Official notices of any court, public body, utility, or public or quasi-public agent or officer, or any person giving legal notice as required by law;	981.	See line 918
(c) Any signage required by state or federal law or local ordinance to be affixed to a vehicle;	982.	See line 918
(d) Street address numbers;	983.	See line 918
(e) Monumental citations, commemorative tablets, and the like made an integral part of the structure, and not exceeding twenty square feet in sign area;	984.	See line 918
(f) Temporary on-site barricades and other signs within commercial and industrial districts that inform the public of potential hazards resulting from construction or remodeling activities occurring on the same site as the	985.	See line 918

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City of Salinas Zoning Code Article V. Supplemental Regulations ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
temporary barricades are located. These signs must be removed at the time of the completion of the construction or remodeling activities;		
(g) One temporary construction sign with a maximum sign area of sixty-four square feet per street frontage and not exceeding a maximum of eight feet in height located on a construction site during the course of construction and which is removed prior to final occupancy of the building;	986.	See line 918
(h) One temporary on-site real estate sign per street frontage that advertises the sale, lease, or rental of a structure or land, per **Table 37-50.160**. If freestanding, the sign shall not exceed six feet in height. The sign shall be removed within fifteen days following the sale, lease, or rental of the property;	987.	See line 918
Table 37-50.160	988.	See line 918
(i) One temporary on-site open house sign, not exceeding six square feet in area. If freestanding, the sign shall not exceed four feet in height. An open house sign may be erected only on the day on which the property is available for public showing. Portable signs are permitted for use as open house signs;	989.	See line 918
(j) Two temporary off-site directional open house signs per parcel being offered for sale. Such off-site real estate signs may be erected only on the day(s) on which the property is available for public showing and may not exceed six square feet each and, if freestanding, four feet in height. Such a sign may not be located on a wall or fence in the public right-of-way, on a utility pole, nor on a public sidewalk, street, median strip, traffic island, or public landscaped area. Only one sign per parcel being offered for sale may be placed at any intersection. Portable signs are permitted for use as open house signs;	990.	See line 918
(k) On-site parking and other directional signs, not exceeding one double-faced sign per entrance and not exceeding six square feet in total sign area and four feet in height or ten square feet if more than one hundred feet from a public way, subject to review and design approval by the City Planner. If the sign is not readable from a public or private street there shall no be no limitation on the number of direction signs within a site. Directional signage may not include advertising materials;	991.	See line 918
(l) One on-site official state inspection sign constructed of a	992.	See line 918

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City of Salinas Zoning Code Article V. Supplemental Regulations *(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)*	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** *(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)*
permanent material for each type of inspection service offered on-site, located flat against the wall of a building, and not exceeding four square feet in area;		
(m) Signs manufactured as a standard, integral part of a mass-produced product accessory to a commercial or public or semipublic use, including telephone booths, vending machines, automated teller machines, and gasoline pumps;	993.	See line 918
(n) Credit card, trading stamp, or trade association signs not exceeding one-half square foot each;	994.	See line 918
(o) Governmental flags of any governmental entity;	995.	See line 918
(p) Signs located within the interior of buildings and structures (including enclosed malls) that are not visible from the outside of such building or structure;	996.	See line 918
(q) Window signs not exceeding twenty-five percent of the visible area of a window in a C, PS, MU, NU (VC), or I zoning district;	997.	See line 918
(r) Holiday lights and displays not advertising a product or sale on-site, erected no sooner than forty-five days before the holiday and removed within fourteen days following the holiday;	998.	See line 918
(s) Non-helium-filled balloons of a nonadvertising nature and not exceeding two feet in any dimension, used for decorative purposes for not more than twenty days during a calendar year to celebrate a special event;	999.	See line 918
(t) Plaque signs not exceeding one square foot in area;	1000.	See line 918
(u) Temporary noncommercial message signs, not exceeding thirty-two square feet may be placed on private property or in a portion of the public right-of-way located between the sidewalk and the right-of-way line of a parcel or lot as permitted by Chapter 3 of the Salinas Municipal Code, in any zoning district, for a maximum of ninety days prior to an election. Such signs shall be removed within ten days after the election; however, signs posted in conjunction with a primary election may be maintained until ten days following the final election. In the event of cancellation or postponement of an election, such signs shall be removed within ten days following the official action declaring the election canceled or postponed;	1001.	See line 918
(v) Works of art containing no advertising matter;	1002.	See line 918
(w) Portable on-site signs in the central city overlay	1003.	See line 918

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City of Salinas Zoning Code Article V. Supplemental Regulations ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
(downtown core area) district located on private property not exceeding four feet in height, twelve square feet per sign face not to exceed a total of twenty-four square feet;		
(x) Temporary signs and banners for the noncommercial promotion of civic, charitable, religious, educational, or service organizations are permitted in any zoning district when the signs are erected no earlier than thirty days prior to the event and removed within ten days after completion of the event. Such signs shall not exceed sixteen square feet in any A, R, NU (NE, NG-1, or NG-2), P, OS, or PS district, or thirty-two square feet in any C, MU, NU (VC), or I district. Such signs promoting the same event shall be located no closer than twenty-five feet from each other;	1004.	See line 918
(y) Two on-site freestanding or wall menu/pre-menu board signs not exceeding a maximum fifty square feet in total sign area and a maximum of eight feet in height for commercial drive-through or drive-in uses. (Ord. No. 2463 (NCS).)	1005.	See line 918
		See line 918
Sec. 37-50.590. Prohibited signs.	1006.	See line 918
The following signs are prohibited:	1007.	See line 918
(a) Canvas signs (excluding awning signs), banners, pennants, flags, streamers, balloons, or other temporary or wind signs except as otherwise provided in *Sections* 37-50.580*: Exempt signs*, 37-50.620*: On-site sign regulations,* and 37-50.630*: Off-site sign regulations* of this division;	1008.	See line 918
(b) Mobile, A-frame, and portable signs except as provided in *Section* 37-50.580*: Exempt signs*;	1009.	See line 918
(c) Roof or canopy signs extending above a building roof, except that with approval of a master sign plan, a wall sign may be architecturally integrated into a sloping roof fascia or mansard roof;	1010.	See line 918
(d) Signs that resemble any official marker erected by the city, state, or any governmental agency, or that, by reason of position, shape, color, or illumination would conflict with the proper functioning of any traffic sign or signal or would be a hazard to vehicular or pedestrian traffic;	1011.	See line 918
(e) Signs which produce odor, sound, smoke, fire, or other such emissions;	1012.	See line 918
(f) Animated signs, flashing signs, moving signs, or rotating	1013.	See line 918

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
signs, except as otherwise allowed in this division;		
(g) Window signs that exceed twenty-five percent of the visible window glass panel area of a window;	1014.	See line 918
(h) Off-site advertising signs except as provided for in *Section* 37-50.630*: Off-site sign regulations*;	1015.	See line 918
(i) Signs advertising commercial uses, day care homes, residential care facilities, and similar uses on sites where the principal use is a residential dwelling unit unless otherwise allowed in accordance with state law. (Ord. No. 2463 (NCS).)	1016.	See line 918
		See line 918
Sec. 37-50.600. Prohibited locations.	1017.	See line 918
(a) At street intersections, no sign shall create a visual obstruction within a vertical space between three feet above the adjacent curb and a maximum height of ten feet above the adjacent curb, which area lies between the intersecting street right-of-way lines, twenty-five feet from the point of their intersection, or the intersection of the prolongation of such right-of-way lines.	1018.	See line 918
(b) No sign shall be affixed to any vehicle or trailer on a public right-of-way or public or private property unless the vehicle or trailer is currently and regularly being used in its normal business capacity and is not for the sole purpose of attracting business.	1019.	See line 918
(c) The city engineer may require additional offset or setback than identified in this section to clear site visibility when a site visibility analysis indicates the need for such additional clearance to promote public safety. (Ord. No. 2463 (NCS).)	1020.	See line 918
		See line 918
Sec. 37-50.610. Measurement of sign area and height.	1021.	See line 918
For the purposes of determining compliance with this division, the area and height of signs shall be measured as provided below.	1022.	See line 918
(a) **Sign Area.** The area of a sign shall be computed as follows:	1023.	See line 918
(1) Wall, Awning, Marquee, Canopy, and Window Signs. Sign area shall be computed by measuring the square or rectangle that will encompass the	1024.	See line 918

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(**Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only**)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(**The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column**)***
extreme limits of the writing, graphic representation, emblem, or other display, together with any material or color forming an integral part of the background of the message or display or otherwise used to differentiate the sign from the backdrop or structure against which it is placed including any supporting framework. When signs are composed of individual elements, the area of all sign elements, which together convey a single complete message, shall be considered a single sign (see **Figure 37-50.90A**).		
(2) Monument Signs. Sign area shall be computed by measuring the entire area contained within the frame or cabinet but excluding the monument base if it contains no advertising and is clearly distinguishable from the sign copy area through the use of different texture, color, and design (see **Figure 37-50.90B**).	1025.	See line 918
(3) Projecting/Blade Signs and Hanging Signs. Sign area shall be computed by measuring the entire area contained within the frame or cabinet (see **Figure 37-50.90C**).	1026.	See line 918
(4) Pole Signs. Sign area shall be computed as the entire area of the surface(s) upon which the sign message is placed including the supporting column(s) if decorated or displayed with advertising (see **Figure 37-50.90D**).	1027.	See line 918
(5) Multifaced Signs. The sign area for a two-sided or multifaced sign shall be computed by adding together the area of all sign faces (see **Figure 37-50.90E**).	1028.	See line 918
(6) Flags, Banners, Pennants, etc. Sign area shall be computed as the surface area of both sides of the flag or pennant. For banners, the side(s) containing sign copy shall be counted as sign area (see **Figure 37-50.90F**).	1029.	See line 918
(b) **Sign Height.** Sign height shall be measured as the greatest vertical distance from the finished grade adjacent to the sign footing or wall or below a suspended sign, to the top of the sign, including the support structure and any design elements (see **Figure 37-50.100**).	1030.	See line 918
Sec. 37-50.620. On-site sign regulations.	1031.	**Regulations for Fundamental Center Signs and On-**

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
		site User Signs: *(37-50.620)*
The following regulations shall apply to all on-site nonexempt signs in each zoning district. Such signs shall require a sign permit unless otherwise indicated in this division:	1032.	The following regulations shall apply to all nonexempt *Fundamental Center Signs* and *On-Site User Signs* within the *Plan Area.* Such signs shall require a Sign Permit unless otherwise indicated in this division:
(a) **Maximum Sign Area for Building and Freestanding Signs.** The maximum sign area and height allowed for building and freestanding signs on a site shall be as identified in **Table 37-50.170** and shall be subject to the following:	1033.	(a) **Maximum Sign Area for Building and Freestanding Signs.** The maximum sign area and height allowed for building and freestanding signs within the *Plan Area* shall be as identified in *Specific Plan* Table 5-2 and shall be subject to the following:
(1) The maximum sign area allowed for building signs shall be calculated based on the occupancy frontage of a building. A maximum of one occupancy frontage shall be used to determine the total maximum sign area allowed for building signs except that two occupancy frontages may be counted for buildings located on lots or parcels with more than one street frontage or an alley. Where a building has multiple occupancy frontages, the applicant shall determine which occupancy frontage shall be used to calculate the maximum building sign area. The maximum sign area for building signs may be allocated to any occupancy frontage as determined by the applicant.	1034.	(1) Fundamental Center Signs: Table 5-2 sets forth the maximum area and height for a *Fundamental Center Sign.* (2) Onsite User Signs: The maximum sign area allowed for building signs shall be calculated based on the occupancy frontage of a building. A maximum of one occupancy frontage shall be used to determine the total maximum sign area allowed for building signs except that two occupancy frontages may be counted for buildings located on lots or lots with more than one street frontage or an alley. Where a building has multiple occupancy frontages, the Individual Developer shall determine which two occupancy frontages shall be used to calculate the maximum building sign area. The maximum sign area for building signs may be allocated to any occupancy frontage as determined by the Individual Developer.
(2) The maximum sign area allocated for building signs may be distributed among wall signs, projecting/blade signs, awning and canopy signs, hanging signs, marquee signs, and window signs as determined by the applicant provided that such signs comply with *Section* 37-50.620*(b): Additional*	1035.	See line 918

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
Regulations for Building Signs.		
(3) All freestanding signs shall comply with *Section* 37-50.620*(c): Additional Regulations for Freestanding Signs*.	1036.	See line 918
(4) All building and freestanding signs shall comply with *Section* 37-50.640*: Sign design standards*.	1037.	See line 918
Table 37-50.170	1038.	***Table 5-2 "Maximum Allowable Sign Area and Height"*** replaces Table 37-50.170 in the Zoning Code:
(b) **Additional Regulations for Building Signs.**	1039.	See line 918
(1) General Regulations.	1040.	See line 918
(A) Buildings signs shall not project above an apparent eave or parapet, including the eave of a mansard roof, except that with approval of a master sign plan, a building sign may be located on an architectural building feature such as a clock tower or similar feature if the City Planner determines the location and design of such signs to be compatible with and complementary to the architectural design of the building.	1041.	See line 918
(B) Building signs for tenants located within shop buildings shall be placed on that portion of the building where the establishment being advertised is located and which provides the primary pedestrian (public) access to the establishment unless otherwise authorized by a master sign plan.	1042.	See line 918
(C) Building signs shall only be located on the occupancy frontages of a building unless otherwise authorized by a master sign plan.	1043.	See line 918
(2) Wall Signs.	1044.	See line 918
(A) Wall signs shall not project more than twelve inches from the face of the building on which such signs are placed, except that wall signs, any portion of which is less than eight feet above grade, shall not project more than six inches from the face of the building.	1045.	See line 918
(B) Wall signs shall not occupy more than seventy-five percent of the height or length of a building fascia.	1046.	See line 918
(C) Logo can-type wall signs shall not exceed thirty percent of the total wall sign area.	1047.	See line 918
(3) Projecting/Blade Signs.	1048.	See line 918
(A) The maximum size of projecting/blade signs shall be two square feet per sign face in A, OS,	1049.	See line 918

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City of Salinas Zoning Code Article V. Supplemental Regulations *(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)*	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** *(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)*
CO/R, R, and NU (NE, NG-1, and NG-2) districts, eight square feet per sign face in the CO, PS, and P districts, and sixteen square feet per sign face in the CR, MU, NU (VC), and I districts.		
(B) No portion of a projecting/blade sign shall be less than eight feet above the surface (fourteen feet above a roadway surface) over which it projects or project more than five feet into a public right-of-way. No projecting/blade sign shall project closer than two feet to a curb. An encroachment permit is required for any projecting/blade sign (or a portion thereof) located within the public right-of-way (see **Figure 37-50.110**).	1050.	See line 918
(C) No projecting/blade sign shall project into an alley or truck service driveway more than two feet.	1051.	See line 918
(D) Projecting/blade signs shall be set back at least five feet from an interior property line.	1052.	See line 918
(E) No portion of a projecting/blade sign shall project above an apparent eave or parapet, including the eave of a simulated mansard roof.	1053.	See line 918
(F) No portion of a projecting/blade sign shall exceed twenty feet in height measured from finished grade.	1054.	See line 918
(G) A fabric banner of two dimensions that is suspended perpendicular to a wall from a pole may be displayed in lieu of a projecting/blade sign, provided that a banner shall not be less than six square feet or more than forty square feet in size.	1055.	See line 918
(4) Awning and Canopy Signs.	1056.	See line 918
(A) Sign area shall not occupy more than sixty percent of the length or height of any portion of an awning or canopy. The limitation on sign area shall apply to each portion of the valance of an awning or canopy (including the shed, ends, and flap) (see **Figure 37-50.120**).	1057.	See line 918
(B) Awning or canopy signs with backlit graphics or otherwise internally illuminated is not permitted. Lighting directed downward that does not illuminate an awning or canopy may	1058.	See line 918

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be allowed if the lighting is complementary to and compatible with the architectural design of the building.		
(C) Awnings or canopies shall not project above an apparent eave or parapet including the eave of a mansard roof.	1059.	See line 918
(D) No portion of an awning or canopy shall be less than eight feet above the surface (fourteen feet above a roadway surface) over which it projects or project more than five feet into a public right-of-way. An encroachment permit is required for any awning or canopy (or a portion thereof) located within the public right-of-way.	1060.	See line 918
(E) Awnings or canopies must be permanently attached to the building.	1061.	See line 918
(F) Awnings or canopies without sign area or copy are not subject to the issuance of a sign permit.	1062.	See line 918
(5) Hanging Signs.	1063.	See line 918
(A) The maximum size of a hanging sign shall be two square feet per sign face in an A, CO/R, R, and NU (NE, NG-1, and NG-2) district and six square feet per sign face in all other zoning districts. A hanging sign shall be perpendicular to the building.	1064.	See line 918
(B) A minimum distance of fifteen feet shall be provided between hanging signs.	1065.	See line 918
(C) A hanging sign shall only be used at ground-floor locations except for upper floor businesses with covered porches/entries or balconies.	1066.	See line 918
(D) A hanging sign shall not project above an apparent eave or parapet including the eave of a mansard roof.	1067.	See line 918
(E) A hanging sign shall not be internally illuminated.	1068.	See line 918
(F) No portion of a hanging sign shall be less than eight feet above the surface (fourteen feet above a roadway surface) over which it hangs. An encroachment permit is required for any hanging sign (or a portion thereof) located within the public right-of-way.	1069.	See line 918
(6) Multistory Building Tenant Identification Signs.	1070.	See line 918
(A) Additional sign area for wall signs identifying commercial tenants in multistory buildings with three or more full stories, beyond that allowed	1071.	See line 918

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in this section may be allowed as identified in **Table 37-50.180**:		
Table 37-50.180	1072.	See line 918
(B) For multistory building tenant identification signs, the following shall apply:	1073.	See line 918
i. Only a single company name or logo of an organization or enterprise occupying office space within the office building shall be permitted.	1074.	See line 918
ii. Subject to approval of the City Planner, multistory building tenant identification signs shall be located below the parapet at a height and scale architecturally in harmony with the building.	1075.	See line 918
iii. Individual channel-letters, internally illuminated letters, and/or logos (not exceeding thirty percent of the sign area) are allowed. Can-type signs are prohibited.	1076.	See line 918
(c) **Additional Regulations for Freestanding Signs.**	1077.	See line 918
(1) Decorative architectural features such as cornices and pediments may exceed the maximum sign area specified for a monument sign by twenty-five percent and the maximum height by two feet.	1078.	See line 918
(2) A freestanding sign shall be at least ten feet from the nearest curb and be placed within a landscaped area of not less than seventy-five square feet in the CO, CO/R, IBP, and PS districts and fifty square feet in other districts.	1079.	See line 918
(3) A freestanding sign shall not extend over a public right-of-way and shall not be located on the same street frontage as a projecting/blade sign that extends over a public right-of-way. The supports for any freestanding sign shall be located entirely in or upon private property.	1080.	See line 918
(4) A freestanding sign shall not be closer to an interior property line than one-half its height (see **Figure 37-50.130A**).	1081.	See line 918
(5) A freestanding sign shall not be closer than one hundred-feet to another freestanding sign or projecting/blade sign on the same site (see **Figure**	1082.	See line 918

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37-50.130B).		
(6) For freestanding signs located within six hundred sixty feet of the outer limits of the U.S. Highway 101, see *Section* 37-50.620*(h): Highway Signs*.	1083.	See line 918
(7) A commercial identification on a permanent flagpole may be substituted for an allowed freestanding sign within any C, NU (VC), PS, or I district and counted toward the allowable freestanding sign area.	1084.	See line 918
(8) A freestanding sign shall have a maximum of two sides; however, additional sides may be considered subject to the approval of a master sign plan.	1085.	See line 918
(d) **Illuminated and Moving Signs.**	1086.	See line 918
(1) Signs in an A, R, NU (NE, NG-1, and NG-2), CO, CO/R, P, OS, or PS district shall, if lighted, be indirectly and continuously illuminated.	1087.	See line 918
(2) Signs shall not have exposed fluorescent tubes or incandescent bulbs, unless such signs are approved as part of a master sign plan or a site plan review for a cinema or theater.	1088.	See line 918
(3) Signs visible from and within one hundred feet of an R or NU (NE, NG-1, and NG-2) district shall not be illuminated between 10:00 p.m. and 7:00 a.m. unless approved as part of a master sign plan. In order to approve the master sign plan, the City Planner shall determine that the proposed sign:	1089.	See line 918
(A) Identifies a business or use that is open for business during those hours; and	1090.	See line 918
(B) Has been oriented, sited, or otherwise designed to minimize glare or lighting impacts on the adjacent R or NU zoning district.	1091.	See line 918
(4) No movement or apparent movement of or in a sign or change in intensity of illumination of a sign shall be permitted (including no changeable copy) except for public service information signs, marquee signs, and changeable copy signs for theaters, cinemas, religious assembly uses, and service station price signs as provided for in this division.	1092.	See line 918
(e) **Theater, Cinema, and Religious Assembly Signs.** Signs deviating from the standards of this division may be allowed for theaters, cinemas, or religious assembly uses subject to the approval of a master sign plan. The master sign plan may allow marquee signs (for theaters and cinemas only), changeable copy signs, and other signs for cinema, theater, or religious assembly uses not	1093.	See line 918

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otherwise authorized by this division, if the City Planner or other applicable approval authority determines that such modifications:		
(1) Would be consistent with the style and character of existing signs on the site;	1094.	See line 918
(2) Would be compatible with the character of signs on adjacent properties;	1095.	See line 918
(3) Would not detract from the use and enjoyment of adjacent properties; and	1096.	See line 918
(4) Would not have an adverse impact on the safe and efficient movement of vehicular or pedestrian traffic.	1097.	See line 918
(f) **Service Station Signs.**	1098.	See line 918
(1) Price Signs. A maximum of two double-faced signs per street frontage, of not more than twenty-five square feet per face, and having a maximum height of six feet. Such signs may only be used to indicate the actual current price of fuel, the brand of the gas station, or other information required in accordance with state law requirements. No other advertising is permitted on the sign. Such signs may be changeable copy if permitted in accordance with state law. The use of red, green, or yellow illuminated letters or numbers is prohibited for changeable copy signs for traffic safety reasons.	1099.	See line 918
(2) Island Canopy Signs. A logo sign, affixed to a canopy or other rigid roof structure directly above a pump island, the sign area of which shall not exceed fifteen square feet to accommodate a company or brand logo. Island canopy logo signs shall be limited to a maximum of two signs per gas station. Corporate identification color(s) (consisting of a single stripe, stripes, or other design) painted or affixed on the canopy or building fascia shall be counted as sign area. The area of these signs shall be counted toward the total maximum building sign area allowed for the site.	1100.	See line 918
(3) Fuel pump identification and/or price signs located on the pump face and not exceeding two square feet in area.	1101.	See line 918
(4) A single- or double-faced sign of not more than twelve inches by twenty inches constructed of	1102.	See line 918

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motionless materials and mounted to the top of a fuel pump and used for identifying products or services available on the premises. No more than one pump-topper sign per pump shall be allowed.		
(5) The area of signs in *Sections* 37-50.620*(f)(1), (3),* and *(4)* above shall not be counted toward the maximum total sign area allowed for the site.	1103.	See line 918
(g) **Temporary Signs (Not Exempt).**	1104.	See line 918
(1) Temporary Signs, Banners, Flags, Decorations, and Other Advertising Devices (excluding temporary subdivision directional signs and exempt temporary signs). Such signs may be placed on a site for a maximum of thirty days each calendar year subject to the issuance of a temporary use of land permit, provided the total temporary and permanent sign area shall not exceed one hundred fifty percent of permitted permanent sign area, and provided that temporary devices do not create safety hazards or block signs identifying adjoining establishments.	1105.	See line 918
(2) On-site Subdivision Direction Signs. One on-site unlighted temporary subdivision directional sign not to exceed sixty-four square feet in area for each ten acres in a subdivision, up to a maximum of one hundred twenty-eight square feet, for the purpose of providing necessary travel directions to the subdivision subject to the approval of a temporary use of land permit. If a subdivision has less than ten acres, one such sign not to exceed sixty-four square feet shall be permitted. The City Planner may allow joint subdivision directional signs for more than one subdivision. Joint signs may not exceed sixty-four square feet for every ten acres of total subdivision area, not to exceed a total of two hundred square feet in sign area. Where the total area of all subdivisions is less than ten acres, one joint sign, not to exceed sixty-four square feet, is allowed. No more than one on-site subdivision directional sign shall be allowed on any property. The maximum height of an on-site directional sign shall be eight feet. On-site subdivision directional signs may contain, in addition to travel directions, the name of the land development project to which it pertains, including a characteristic trademark or other identifying insignia. Such signs shall be located at least seven hundred feet from any other such sign.	1106.	See line 918

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The temporary use of land permit shall expire upon the sale of the last residential dwelling unit in the subdivision. The applicant shall remove all on-site subdivision directional signs from the property within seven days from the sale of the last residential dwelling unit in the subdivision. The applicant of any on-site subdivision directional signage shall post a bond to ensure removal of the sign. The City Planner may impose any additional conditions that it deems necessary to make the sign, to the extent feasible, compatible to the development in the vicinity. Such conditions may include the requirement of a signed statement by the applicant, owner of the signs, and the owner or lessee of the property on which the signs are to be placed, agreeing that if such signs are not removed within seven days after expiration of permit, they may be removed by the city without further notice.		
(h) **Highway Signs.** The allowable height, number of freestanding signs, and the total maximum sign area may be increased for on-site freestanding signs located within six hundred sixty feet of U.S. Highway 101 subject to the issuance of a conditional use permit. One-half of the area of the highway sign shall be deducted from the maximum total sign area allowed for the site. Highway signs shall be in addition to the number of otherwise allowable freestanding signs on a site. In addition to findings required for a conditional use permit, the following findings shall also apply:	1107.	See line 918
(1) Photo studies have been provided by the applicant and site distance/speed of travel or other data exists which supports the determinations that a safe exiting distance is provided and that the sign is the minimum necessary to convey its intended message;	1108.	See line 918
(2) The increase in sign height or sign area is not primarily for the purpose of giving the business a competitive advantage over another. Criteria for establishing this finding may include an evaluation of signs on neighboring properties;	1109.	See line 918
(3) The increase in sign height or sign area shall not contribute to visual clutter;	1110.	See line 918
(4) The need for the increased sign height or sign area cannot be met through changing the location of the	1111.	See line 918

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sign on the site or the design of the sign, consistent with good site design;		
(5) The sign structure is coordinated with the architecture of the buildings on the property on which the sign is located and is well proportioned as to height in comparison with width and as to design/width of supporting structure in comparison with design/width of sign message. Sign illumination has accounted for adjacent uses;	1112.	See line 918
(6) The use advertised is a restaurant, service station, hotel, or motel, and is required by the traveling public. The site has immediate access to U.S. Highway 101; and	1113.	See line 918
(7) The sign area does not exceed one hundred twenty-five square feet per face and contains a maximum of two faces; height does not exceed fifty feet. (Ord. No. 2463 (NCS).)	1114.	See line 918
	1115.	See line 918
Sec. 37-50.630. Off-site sign regulations.	1116.	See line 918
(a) **Off-site Subdivision Directional Signs.** One off-site unlighted temporary directional sign shall only be allowed on vacant, undeveloped property, subject to approval of a temporary of use land permit. Such signage shall not exceed sixty-four square feet in area for each ten acres in a subdivision, up to a maximum of one hundred twenty-eight square feet. Directional signs for subdivisions with a combined total area less than ten acres shall not exceed sixty-four square feet. The maximum height of an off-site directional sign shall be eight feet. Off-site directional signs may contain, in addition to travel directions to the subdivision, the name of the land development project to which it pertains, including a characteristic trademark or other identifying insignia. Such signs shall be located at least seven hundred feet from any other such sign. The temporary use of land permit shall expire seven days after the sale of the last residential dwelling unit in the advertised subdivision. The applicant shall remove the off-site subdivision direction sign from the property within seven days of the sale of last residential dwelling unit in the advertised subdivision. The applicant of any off-site subdivision directional signage shall post a bond to ensure removal of the sign. The City Planner may impose any additional conditions that it deems necessary to	1117.	See line 918

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make the sign, to the extent feasible, compatible to the development in the vicinity. Such conditions shall include, but not be limited to, the requirement for a signed statement by the applicant, owner of the signs, and the owner or lessee of the property on which the signs are to be placed, agreeing that if such signs are not removed within seven days after expiration of permit, they may be removed by the city without further notice.		
(b) **Off-site Temporary Open House Real Estate Signs.** See *Section* 37-50.580*: Exempt signs*.	1118.	See line 918
(c) **Other Off-site Advertising Signs.** Except for temporary off-site subdivision directional signs and specified exempt signs, off-site advertising signs are not permitted within the city. Existing off-site advertising signs shall be considered nonconforming. Nonconforming off-site advertising signs may only be reconstructed or relocated pursuant to the following:	1119.	See line 918
(1) In accordance with a relocation agreement between the city and the sign owner, consistent with Section 5412 of the California Business and Professional Code;	1120.	See line 918
(2) Relocation is allowed only if the sign is located within the IGC district; and	1121.	See line 918
(3) If the sign area (including the sign structure) does not exceed a maximum dimension of twelve feet by twenty-five feet per sign face and twenty-two feet in height above existing or street grade, whichever is higher. Both sides of off-site advertising signs may be used for purposes of advertising. (Ord. No. 2463 (NCS).)	1122.	See line 918
Sec. 37-50.640. Sign design standards.	1123.	**(ii) Sign design standards** *(37-50.640) (Appendix E line items 1123-1218)*
(a) **Purpose.** The following design standards are intended to assist the designer in understanding the city's requirements for sign design. These standards complement the sign regulations contained in this division by providing good examples of potential design solutions and by providing design interpretations of various regulations. The design standards are general and may be interpreted with some flexibility in their application to specific projects. The standards will be	1124.	(a) **Purpose.** The *Master Guidelines* along with following design standards are intended to assist the designer in understanding the city's requirements for sign design. These standards complement the sign regulations contained in this division by providing good examples of potential design solutions and by providing design interpretations of various regulations. The design standards are general and may be interpreted

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utilized in conjunction with other regulations to ensure the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers		with some flexibility in their application to specific projects. The standards will be utilized in conjunction with the *Master Sign Guidelines* and other regulations to ensure the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers. Where a conflict occurs between the *Master Sign Guidelines* and the following design standards or other regulations, the *Master Sign Guidelines* shall prevail.
(b) **General Design Principles.**	1125.	See line 918
(1) Sign colors, design and materials shall be compatible and complementary with the architectural theme or design of the principal building(s) at the site.	1126.	See line 918
(2) The use of graphics consistent with the nature of the product to be advertised is encouraged (e.g., hammer symbol for a hardware store, mortar and pestle for a drug store).	1127.	See line 918
(3) Place signs to indicate the location of access to a business. Signs shall be placed at or near the entrance to a building or site to indicate the most direct access to the business.	1128.	See line 918
(4) Avoid signs with strange shapes. Signs that are unnecessarily narrow or oddly shaped can restrict the legibility of the message. If an unusual shape is not symbolic, it is probably confusing.	1129.	See line 918
(5) Make signs smaller if they are oriented to pedestrians. The pedestrian-oriented sign is usually read from a distance of fifteen feet to twenty feet; the vehicle-oriented sign is viewed from a much greater distance. The closer a sign's viewing distance, the smaller that sign needs to be.	1130.	See line 918
(6) Where there is more than one sign, all signs shall be complementary to each other in the following ways:	1131.	See line 918
(A) Type of construction materials (sign copy, supports, etc.);	1132.	See line 918
(B) Letter size and style of copy;	1133.	See line 918
(C) Method used for supporting or attaching sign (wall or ground base);	1134.	See line 918
(D) Configuration and shape of sign area and related components; and	1135.	See line 918
(E) Height, location, and spacing of signs on a building or site shall be generally consistent.	1136.	See line 918

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(c) **Wall Signs.**	1137.	See line 918
(1) Wall signs shall be compatible with the predominant visual architectural elements of the building facade.	1138.	See line 918
(2) Place wall signs to establish facade rhythm, scale, and proportion where such elements are weak. In many existing buildings that have a monolithic or plain facade, signs can establish or continue appropriate design rhythm, scale, and proportion.	1139.	See line 918
(3) Wall sign raceways shall be painted to match the exterior color of the building where the sign is located.	1140.	See line 918
(4) Wall signs shall be sized appropriately and in proportion to the scale of the building or fascia.	1141.	See line 918
(5) Direct and indirect lighting methods are allowed provided that they are not harsh or unnecessarily bright.	1142.	See line 918
(6) The use of individually cut or channel letter signs are preferred over can-type signs in new development.	1143.	See line 918
(d) **Awning and Canopy Signs.**	1144.	See line 918
(1) Sign area/copy shall be proportional to and complementary with the style and scale of the awning canopy.	1145.	See line 918
(2) Awnings/canopies used in conjunction with awning/canopy signs shall not be located so as to obscure transom windows, piers, pilasters, and other architectural building features and shall generally be designed to project over individual doors and window openings, where feasible. Awnings/canopies that are a continuous feature extending over several windows, doors, or similar architectural features are generally discouraged.	1146.	See line 918
(3) The size of the awning/canopy shall be proportional in scale with the building to which it is attached.	1147.	See line 918
(4) The style of the awning/canopy shall complement the architectural style of the building to which it is attached. Awnings should generally have a simple horizontal valance if located over rectangular or square window/door openings. Domed or barrel shaped awnings are appropriate for buildings with arched window/door openings.	1148.	See line 918
(5) An awning with a single, solid color is preferred. The color of the awning/canopy shall be compatible with	1149.	See line 918

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and complement the exterior color(s) of the building. Awning/canopy colors that call more attention to the awning than the building are inappropriate. Awnings/canopies with highly contrasting corporate/franchise identity colors are not allowed.		
(6) Awnings/canopies shall be regularly cleaned and kept free of visible defects and wear.	1150.	See line 918
(e) **Freestanding Signs.**	1151.	See line 918
(1) Freestanding signs are intended to provide street addresses, and identification for the freestanding building or commercial center development as a whole.	1152.	See line 918
(2) All tenant freestanding signs on a site shall be generally uniform in size, height, type, and color and shall be compatible with the architectural design or theme of the principal building(s) at the site.	1153.	See line 918
(3) Freestanding signs should be placed perpendicular to approaching vehicular traffic.	1154.	See line 918
(4) Low scale monument type signs are preferred over pole type signs in new development. Pole signs may be utilized in new development when the City Planner finds as part of a master sign plan that existing site factors (such as site orientation or location, building and driveway locations, existing vegetation, surrounding development, or other factors) warrant the use of such signs for visibility considerations.	1155.	See line 918
(5) Each freestanding sign shall be located within a planted landscaped area, which is of a shape and design that will provide a compatible setting and ground definition to the sign. Raised planters are encouraged. (Ord. NO. 2463 (NCS).)	1156.	See line 918
	1157.	See line 918
Sec. 37-50.650. Nonconforming signs.	1158.	See line 918
(a) **Purpose.** The purpose of this section is to establish that the eventual elimination of existing signs that are not in conformity with the provisions of this division is as important as the prohibition of new signs that would violate these regulations.	1159.	See line 918
(b) **General Regulations.**	1160.	See line 918
(1) Except for normal repair and maintenance and any modification required for National Electric Code (NEC) compliance in accordance with Chapter 9 of	1161.	See line 918

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the Salinas Municipal Code, no nonconforming sign shall be expanded, structurally or electrically altered (not including a change in sign face or sign copy), moved, or relocated, unless it is brought into conformance with all current provisions of this chapter. When a sign, which was in compliance with all applicable laws in effect at the time it was originally erected, is physically damaged, whether by vandalism, forces of nature, or other causes, the sign may be repaired or restored to its original size, shape, height, orientation, and message; however, the repair or restoration must be done in a manner which complies with current Building and Electrical Codes.		
(2) The owner of a nonconforming sign, excepting an off-site advertising sign in accordance with *Section* 37-50.630*: Off-site sign regulations*, shall within three months of notification of nonconformity either:	1162.	See line 918
(A) Remove the sign; or	1163.	See line 918
(B) Obtain a new permit, with variances to allow the nonconforming aspect; or	1164.	See line 918
(C) Obtain a new permit subject to modification of the sign to achieve conformity with this division; or	1165.	See line 918
(D) Obtain an extension of time within which the sign must be moved under the amortization provisions of *Section* 37-50.650*(c)* below; or	1166.	See line 918
(E) Establish to the satisfaction of the City Planner that the special restrictions of Business and Professions Code Sections 5490 through 5499 apply.	1167.	See line 918
(c) **Amortization.**	1168.	See line 918
(1) An owner of a nonconforming sign may delay removal or modification of the sign for a reasonable period in order to recover the original costs where, at the time specified for removal, the costs were not yet fully amortized. The amortization period shall be proportionate with the investment involved.	1169.	See line 918
(2) The owner of a nonconforming sign may apply to the City Planner for an extension of time within which the sign must be removed. The application	1170.	See line 918

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shall contain the following information:		
(A) Name and address of the sign;	1171.	See line 918
(B) A description of the sign;	1172.	See line 918
(C) The date the sign was erected;	1173.	See line 918
(D) Whether and when a sign permit was issued;	1174.	See line 918
(E) The cost of construction;	1175.	See line 918
(F) The remaining term of the sign owner's lease of the real property, if applicable;	1176.	See line 918
(G) The present value of the sign;	1177.	See line 918
(H) If the sign is being depreciated under Federal Internal Revenue Code, a copy of the last IRS form showing depreciation;	1178.	See line 918
(I) A detailed statement of the reasons for the extension requested;	1179.	See line 918
(J) The length of time for which the extension is requested; and	1180.	See line 918
(K) Other relevant information, which the City Planner may request.	1181.	See line 918
(3) The City Planner shall consider the information presented on the application in acting on the request for extension. If the City Planner finds that the circumstances warrant granting an extension of time for amortization of the sign, the City Planner may grant the extension for a reasonable time not to exceed three years. No extension shall be granted for a portable sign or sign painted on a building or structure. (Ord. No. 2463 (NCS).)	1182.	See line 918
Sec. 37-50.660. Nonconforming sign abatement.	1183.	See line 918
(a) **Scope and Authority.** This section is enacted to implement Chapter 2.6 of Division 3 of the California Business and Professions Code.	1184.	See line 918
(b) **Definitions.** The following definition shall apply to this section:	1185.	See line 918
(1) Illegal On-premises Advertising Display. Any of the following:	1186.	See line 918
(A) An on-premises advertising display erected without first complying with all ordinances and regulations in effect at the time of its construction and erection or use;	1187.	See line 918
(B) An on-premises advertising display that was legally erected, but whose use has ceased, or the structure upon which the display is placed has been abandoned by its owner, not	1188.	See line 918

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maintained, or not used to identify or advertise an ongoing business for a period of not less than ninety days;		
(C) An on-premises advertising display that was legally erected which later became nonconforming as a result of the adoption of an ordinance, the amortization period for the display provided by the ordinance rendering the display nonconforming has expired, and conformance has not been accomplished;	1189.	See line 918
(D) An on-premises advertising display that is a danger to the public or is unsafe; or	1190.	See line 918
(E) An on-premises advertising display that is a traffic hazard not created by relocation of streets or highways or by acts of the city or county.	1191.	See line 918
(2) On-premises Advertising Display. Any structure, housing sign, device, figure, statuary, painting, display, message placard, or other contrivance, or any part thereof, which is designed, constructed, created, engineered, intended or used to advertise, or to provide data or information in the nature of advertising, for any of the following purposes:	1192.	See line 918
(A) To designate, identify, or indicate the name of the business of the owner or occupant of the premises upon which the advertising display is located;	1193.	See line 918
(B) To advertise the business conducted, services available or rendered, or the goods produced, sold, or available for sale, upon the property where the advertising display is erected.	1194.	See line 918
(c) **Designation of Illegal On-premises Advertising Displays.**	1195.	See line 918
(1) By resolution, the city council may declare as public nuisances and abate all illegal on-premises advertising displays located within the city and identified by an inventory compiled under *Section* 37-50.670*(b)*. The resolution shall describe the property upon which or in front of which the nuisance exists. Any number of parcels of private property may be included in one resolution.	1196.	See line 918
(2) Prior to adoption of the resolution by the city council, the city clerk shall send not less than a ten	1197.	See line 918

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days' written notice to all persons owning property described in the proposed resolution. The notice shall be mailed to each person on whom the described property is assessed as of the last equalized assessment roll available on the date the notice is prepared. The notice shall state the date, time, and place of the hearing, and generally describe the purpose of the hearing and the nature of the illegality of the display.		
(d) **Posted Notice.** After adoption of the resolution, the enforcement officer shall cause notices to be conspicuously posted on or in front of the property on which the illegal display exists. The notices shall be posted at least ten days prior to the time for hearing objections by the city council.	1198.	See line 918
(e) **Mailed Notice.** The city clerk shall mail written notice of the proposed abatement in the form prescribed by *Sections* 37-50.660*(c)* and *(d)* to all persons owning property described in the resolution, as shown on the last equalized assessment roll, at least ten days prior to the time for hearing objections by the city council.	1199.	See line 918
(f) **Public Hearing and Council Action.**	1200.	See line 918
(1) At the time stated in the notices, the city council shall hear and consider all objections to the proposed removal of the on-premises advertising display. The council may continue the hearing from time to time. By motion or resolution at the conclusion of the hearing, the council shall allow or overrule any objections. Following such determination, council acquires jurisdiction to proceed and perform the work of removal.	1201.	See line 918
(2) The decision of the council is final. If objections have not been made or after the council has disposed of those made, it shall order, by motion or resolution, the enforcement officer to abate the nuisance by having the display removed.	1202.	See line 918
(g) **Abatement Procedure.** The enforcement officer may enter private property to remove an illegal advertising display. Before the enforcement officer arrives, any property owner may remove the illegal on-premises advertising display at the owner's own expense. Nevertheless, in any case when an order to abate has been issued, the city council, by motion or resolution, may further order that a special assessment and lien be	1203.	See line 918

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City of Salinas Zoning Code Article V. Supplemental Regulations ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
placed upon the property. Such special assessment and lien shall be limited to the costs incurred by the city in enforcing abatement upon the property, including investigation, boundary determination, measurement, clerical, and other related costs.		
(h) **Required Cost Accounting.**	1204.	See line 918
(1) The enforcement officer shall keep an account of the cost of abatement of an illegal on-premises advertising display in front of or on each separate parcel of property where the work is done. The officer shall submit to the city council for confirmation an itemized written report showing that cost.	1205.	See line 918
(2) A copy of the report shall be posted in the city offices for at least three days, prior to its submission to the council, with notice of the time of submission.	1206.	See line 918
(3) At the time fixed for receiving and considering the report, the city council shall hear it with any objections of the property owners liable to be assessed for the abatement. It may modify the report if it is deemed necessary. The city council shall then confirm the report by motion or resolution.	1207.	See line 918
(i) **Contracting for Services.** Abatement of the nuisance may, at the discretion of the city council, be performed by contract awarded on the basis of competitive bids let to the lowest responsible bidder. In that event, the contractor shall keep the account and submit the itemized written report for each separate parcel of property required by *Section* 37-50.660*(h)* above.	1208.	See line 918
(j) **Reimbursement of Costs and Special Assessments.**	1209.	See line 918
(1) The enforcement officer may receive the amount due as reimbursement for abatement costs incurred by the city and issue receipts for such payment at any time after the city council has confirmed the abatement costs pursuant to *Section* 37-50.660*(h)* above and until ten days before a copy is given to the county assessor and tax collector.	1210.	See line 918
(2) Liens and special assessments to recover costs of abatement and costs of enforcing abatement, as confirmed by the city council, shall be payable under the provisions of Section 5499.12 of the Business	1211.	See line 918

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and Professions Code. Requests for refunds shall be subject to the provisions of Section 5499.14 of the Business and Professions Code. (Ord. No. 2463 (NCS).)		
		See line 918
Sec. 37-50.670. Removal of nonconforming signs.	1212.	See line 918
(a) **Removal Required.** Any sign that was illegally installed (e.g., without the required permit or in violation of any provision of this Zoning Code) shall be removed in compliance with *Section* 37-50.660*: Nonconforming sign abatement*.	1213.	See line 918
(b) **Illegal and Abandoned Signs Inventory.** Should the city council direct that the City Planner abate illegal or abandoned signs, the City Planner shall compile an inventory of such signs within the city.	1214.	See line 918
(1) For properties located within the gateway overlay district, should the council direct that the City Planner abate illegal or abandoned signs specifically within such overlay district, the City Planner shall compile an inventory of such signs located within the gateway overlay district.	1215.	See line 918
(2) The inventory shall identify the location of each illegal or abandoned sign by lot and block number and by street address, the sign's legal owner or leaseholder, and the specific standards that are violated or the approximate date of abandonment, as the case may be.	1216.	See line 918
(3) This inventory shall be used to establish an initial date for amortization of nonconforming signs under the provisions of *Section* 37-50.660*: Nonconforming sign abatement*.	1217.	See line 918
(4) The City Planner shall regularly update the inventory to include additional illegal signs resulting from zoning map amendments and additional abandoned signs. (Ord. No. 2463 (NCS).)	1218.	See line 918
Division 4. Landscaping and Irrigation.	1219.	**(jj) Zoning Code Division 4 "Landscaping and Irrigation"** (Appendix E line items 1219-1310) as adopted November 2006 applies to the *Plan Area, unless otherwise modified by the Specific Plan and in* Sec. 37-50.690, paragraphs (g) (1) – (4) *as follows:*
Sec. 37-50.680. Purpose.	1220.	See line 1219
The purpose of this section is to establish landscaping and	1221.	See line 1219

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
irrigation regulations that are intended to:		
(a) Enhance the aesthetic appearance of development in all areas of the city;	1222.	See line 1219
(b) Reduce heat and glare generated by urban development;	1223.	See line 1219
(c) Minimize water use;	1224.	See line 1219
(d) Minimize impervious surfaces and meet federal, state and local water quality regulations such as the national pollutant discharge elimination system (NPDES) requirements; and	1225.	See line 1219
(e) Protect public health, safety, and welfare by minimizing the impact of all forms of physical and visual pollution, promoting natural surveillance, controlling soil erosion and runoff, screening incompatible land uses, preserving the integrity of neighborhoods, and enhancing pedestrian and vehicular traffic and safety. (Ord. No. 2463 (NCS).)	1226.	See line 1219
	1227.	See line 1219
Sec. 37-50.690. General Requirements.	1228.	See line 1219
Table 37-50.190	1229.	See line 1219
(a) **Applicability.** Landscaping and required planting areas shall be installed in accordance with the standards and requirements of this section for all zoning districts as well as the conditions and requirements contained in Chapter 36A: Water Conservation of the Salinas Municipal Code. Where more specific requirements are identified by an overlay or zoning district, specific plan, site plan review, or conditional use permit, those requirements shall be met.	1230.	See line 1219
(b) **Where Required.** Yards shall be landscaped in accordance with **Table 37-50.190** to the extent that such yards are provided or required:	1231.	See line 1219
(c) **Development Regulations.**	1232.	See line 1219
(1) All new development shall apply xeriscape principles including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems, and timing devices.	1233.	See line 1219
(2) Required planting areas shall be permanently maintained. As used in this section, "maintained" includes: watering, weeding, pruning, insect control, and replacement of plant materials and irrigation	1234.	See line 1219

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equipment as needed to preserve the health and appearance of plant materials.		
(3) Landscape materials shall not be located such that, at maturity:	1235.	See line 1219
(A) They interfere with safe sight distances for vehicular, bicycle, or pedestrian traffic;	1236.	See line 1219
(B) They conflict with overhead utility lines, overhead lights, or walkway lights; or	1237.	See line 1219
(C) They block pedestrian and bicycle ways.	1238.	See line 1219
(d) **Landscaping Plans Required.** Landscaping plans that show the location of all turf, plant materials, and irrigation systems shall be required for all uses, which include landscaping.	1239.	See line 1219
(e) **Materials.** Landscape plans shall demonstrate a recognizable pattern or theme for the overall development. To accomplish this, landscape plans shall conform to the following:	1240.	See line 1219
(1) Plant materials shall be selected for energy efficiency and drought tolerance and adaptability and relationship to Salinas' environment. A minimum of ninety percent of nonturf material shall be drought-resistant. All plant materials shall comply with Chapter 36A: Water Conservation of the Salinas Municipal Code.	1241.	See line 1219
(2) In all C, MU, NU (VC), PS, and I districts, and for all multifamily developments, plant materials shall be sized and spaced to achieve immediate effect and shall normally not be less than a fifteen-gallon container for trees, a five-gallon container for shrubs, and a one-gallon container for mass planting. Nonturf 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.	1242.	See line 1219
(3) Turf shall be limited to twenty-five percent of the total landscaping area. No turf shall be permitted in areas with a dimension of less than eight feet, or on slopes exceeding ten percent.	1243.	See line 1219
(f) **Irrigation.**	1244.	See line 1219
(1) Turf. Sprinklers shall be installed with a separate irrigation valve from irrigation valves used for other vegetation.	1245.	See line 1219

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(2) Sprinklers. All new automatic irrigation systems shall have sprinkler heads with application rates that do not exceed the infiltration rate of the soil. Such systems shall be installed with dual or multiple program controllers that permit cycles of five to ten minutes per hour. Landscaping requiring intensive watering shall be watered by hand or drip irrigation.	1246.	See line 1219
(g) Parking Lot Landscaping.	1247.	**(g) Parking Lot Landscaping.**
(1) All areas within the perimeter of parking lots not used for buildings, parking, loading, circulation, transit, or pedestrian facilities shall be landscaped to minimize the feeling of expansive hard surfaced areas, to improve the parking lot appearance.	1248.	(1) Non-industrial uses: All areas within the perimeter of parking lots not used for buildings, parking, loading, circulation, transit, or pedestrian facilities shall be landscaped to minimize hardscape, reduce runoff, and improve the parking lot appearance. Industrial Uses: All areas within the perimeter of visitor and employee parking lots not used for buildings, parking, loading, circulation, transit, or pedestrian facilities shall be landscaped to minimize hardscape, reduce runoff, and improve the parking lot appearance.
(2) Parking lots, parking structures, and the outdoor display of automobiles, boats, recreational vehicles, motorcycles, or construction vehicles shall have perimeter landscaping areas as prescribed by the following:	1249.	(2) Parking lots, parking structures, and the outdoor display of automobiles, boats, recreational vehicles, motorcycles, or construction vehicles shall have perimeter landscaping areas as prescribed by the following:
(A) Parking Lots or Parking Structures Adjoining Street Property Line. Where parking lots occur along streets, a landscaped planter shall be provided to minimize views of parked cars from the street and shall be permanently maintained. The landscaped planter at the street shall be at least ten feet wide. Within the landscaped planter, trees should be planted at least thirty feet on center. The landscaped planter shall include a screening feature with a minimum height of thirty-two inches and a maximum height of forty-two inches, such as a short wall, fence, hedge, berm, or equivalent feature. Whenever walls or fences are used to create	1250.	(A) Parking Lots or Parking Structures Adjoining Street Property Line: Non-industrial and industrial uses: Where parking lots are located adjacent to the Landscape Buffer Easement, the required Landscape Buffer Easement will serve to minimize views of parked cars from the street and shall be permanently maintained. Within the Landscape Buffer Easement, tree spacing should not exceed 30-feet on center, except within Bioretention Treatment Areas in which case trees

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the screening feature, plants shall be located on the sides of the walls or fences that can be seen from surrounding streets, sidewalks, parks, and other public areas. The maximum height of fences and walls in required landscape planters shall be in accordance with *Section* 37-50.090*: Fences, walls, and hedges*;		should be planted 60-feet on center. The landscaped planter shall include a screening feature with a minimum height of 32-inches and a maximum height of 42-inches, such as a short wall, fence, hedge, berm, or equivalent feature. Whenever walls or fences are used to create the screening feature, plants shall be located on the sides of the walls or fences that can be seen from surrounding streets, sidewalks, parks, and other employee/visitor areas. The maximum height of fences and walls in required Landscape Buffer Easement shall be in accordance with *Section* 5.7 (f) *Fences, walls, and hedges*;
(B) Other property lines: five feet;	1251.	(B) Non-industrial uses: Other property lines: 5-feet; Industrial uses: Other property lines: 5-feet, unless an industrial use adjoins another industrial use, in which case there is no required landscaping between their adjoining parking areas.
(B) Vehicle Overhang. Vehicle overhang may encroach three feet into a landscape planter adjoining a street property line.	1252.	(C) Vehicle Overhang. Vehicle overhang may encroach three feet into a landscape planter adjoining a street property line.
(3) Interior landscaped areas shall have a minimum dimension of five feet, exclusive of curbs, shall equal to five percent of the total parking area, and shall be so located as to interrupt parking rows. When a parking space abuts a landscape planter, no curb is necessary provided that the planter is expanded three feet to allow the vehicle to overhang the planter.	1253.	(3) Non-industrial areas: Interior landscaped areas shall have a minimum dimension of 5-feet, exclusive of curbs, shall be equal to 5% of the total parking area, and shall be so located as to interrupt parking rows. When a parking space abuts a landscape planter, no curb is necessary provided that the planter is expanded three feet to allow the vehicle to overhang the planter. Industrial Areas: Same as for non-industrial areas, except that truck parking, loading and circulation areas are not required to be landscaped.
(4) A minimum of one tree for every five parking spaces shall be provided in landscape islands (see **Figure 37-50.140**). The islands shall have a minimum	1254.	(4) Non-industrial areas: A minimum of one tree for every five parking spaces shall be provided in landscape islands. The islands

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dimension of five feet exclusive of curbs.		shall have a minimum dimension of five feet exclusive of curbs. Industrial areas: employee and visitor parking lots shall include a minimum of one tree for every five parking spaces in landscape islands within or at the ends of parking aisles. The islands shall have a minimum dimension of 5-feet exclusive of curbs.
(5) Landscaping shall be provided on the upper levels of parking structures, where feasible, when these structures are visible from public streets, pedestrian pathways, or adjacent buildings.	1255.	See line 1219
(6) Use landscaping planters to control access to parking lots, to make traffic diverters prominent, to direct the flow of traffic within the lot, and to enhance the safety of parking lots by guiding the circulation of vehicles and people.	1256.	See line 1219
(7) The end of each row of parking stalls shall be separated from driveways by a landscaped planter, sidewalk, or similar means.	1257.	See line 1219
(8) Two feet at the end of landscape islands shall be left unplanted when adjacent to drive aisles and driveways to prevent plant materials from being run over by vehicles. The use of cobbles, patterned concrete, or brick pavers shall generally be installed in these end areas.	1258.	See line 1219
(9) In the IGC and IG zoning districts, landscaping shall not be required for areas of a site that are not substantially visible (as determined by the City Planner) from a street or other public area, and which are not public parking area. In such areas the landscaping requirements above may be waived.	1259.	See line 1219
(h) Driveway and Corner Visibility. All landscaping material shall be maintained in accordance with the provisions of *Section* 37-50.460*: Driveway and corner visibility*. Landscaped materials shall not be located such that, at maturity:	1260.	See line 1219
(1) They interfere with safe sight distances for vehicular, bicycle, or pedestrian traffic;	1261.	See line 1219
(2) They conflict with overhead utility lines, overhead lights, or walkway lights; or	1262.	See line 1219

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(3) They block pedestrian or bicycle ways.	1263.	See line 1219
(i) Alternative Means of Compliance. The City Planner may allow alternative means of complying with the requirements of this section provided the alternative achieves results comparable to those achieved through strict application of the provisions of this section. (Ord. No. 2463 (NCS).)	1264.	See line 1219
Sec. 37-50.700. Landscaping design standards.	1265.	See line 1219
(a) **Applicability.** These design standards are intended to assist the designer in understanding the city's goals and objectives for landscaping. These standards complement the landscaping regulations found in *Article V, Division 4: Landscaping and Irrigation* and the requirements of Chapter 36A: Water Conservation of the Salinas Municipal Code by providing good examples of potential design solutions and by providing design interpretations of various regulations. The design standards are general and may be interpreted with some flexibility in their application to specific projects. The standards will be applied in conjunction with other regulations to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers.	1266.	See line 1219
(b) **Design Standards.**	1267.	See line 1219
(1) Landscaping and open spaces shall be designed as an integral part of the overall site plan design. Landscaping and open spaces shall enhance the building design, enhance public views and spaces, provide buffers and transitions, provide for a balance of solar uses, and provide screening.	1268.	See line 1219
(2) Landscape design shall accent the overall design theme through the use of structures such as arbors and trellises that are appropriate to the particular architectural style of adjacent structures.	1269.	See line 1219
(3) Landscape areas shall use xeriscape concepts that: minimize the amount of turf area; use plant materials that have a low water demand; and use a segmented irrigation system calibrated to the specific water demands of various turf, plant, and tree groups.	1270.	See line 1219
(4) Landscaped areas shall incorporate plantings using a three-tier system: (B) Grasses and ground covers;	1271.	See line 1219

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(C) Shrubs; and (D) Trees.		
(5) The following are common planting design concepts that shall be used whenever feasible:	1272.	See line 1219
(A) Specimen trees used in informal grouping and rows at major focal points;	1273.	See line 1219
(B) Extensive use of flowering vines both on walls and arbors;	1274.	See line 1219
(C) Pots, vases, or raised planters;	1275.	See line 1219
(D) The use of planting to create shadow and patterns against walls;	1276.	See line 1219
(E) Large broadleaf deciduous trees to create canopy and shade in the summer and sun in the winter, particularly in parking areas;	1277.	See line 1219
(F) The use of flowering trees in informal groups to provide color;	1278.	See line 1219
(G) Informal massing of colorful plantings;	1279.	See line 1219
(H) Use of distinctive plants as focal points; and	1280.	See line 1219
(I) Plantings and low walls to screen parking areas from view of public rights-of-way while allowing filtered views of larger buildings beyond.	1281.	See line 1219
(6) Planting areas between walls and streets shall be landscaped with a hierarchy of plants in natural formations and groupings. Solid walls over three feet high shall receive vines or hedge when adjacent to public streets.	1282.	See line 1219
(7) A colorful landscape edge should be established at the base of buildings. Avoid asphalt edges at the base of structures as much as possible. Plant materials located in containers are appropriate.	1283.	See line 1219
(8) Planting masses on-site should assume a simple, non-uniform arrangement. The diversity of massing types should be great enough to provide interest, but kept to a level, which evokes a relaxed natural feeling.	1284.	See line 1219
(c) **Xeriscape Guidelines.**	1285.	See line 1219
(1) All landscaping shall employ features and techniques that, in the aggregate, reduce the demand for and consumption of water, including appropriate low-water-using plants, nonliving ground cover, a low percentage of lawn coverage, a high degree of paving permeability, and water	1286.	See line 1219

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conserving irrigation techniques and systems.		
(2) The use of turf shall be minimized or substituted altogether with groundcovers. Turf should generally be excluded from median or sidewalk strips and similar areas that are difficult to irrigate. Low-water-using grass varieties are encouraged.	1287.	See line 1219
(3) Water efficient irrigation systems, such as drip, low output sprinkler heads, zonal systems, and automatic timers, shall be provided. Planting shall be according to water needs, and the irrigation system matched to these needs.	1288.	See line 1219
(4) Plant varieties shall predominately be low water consuming, suited to the local soil and climate, and grouped according to their water requirements.	1289.	See line 1219
(5) Where appropriate and not in conflict with LID applications mulches shall be used generously and reapplied as part of a regular maintenance program to reduce evaporation, soil compaction, and weeds.	1290.	See line 1219
(d) **Installation and Maintenance.**	1291.	See line 1219
(1) Trees shall be adequate in trunk diameter to support the top area of the tree. Trees, shrubs, and vines should have body and fullness that is typical of the species.	1292.	See line 1219
(2) All ground cover shall be healthy, densely foliated, and well-rooted cuttings, or one-gallon container plants.	1293.	See line 1219
(3) The spacing of trees and shrubs shall be appropriate to the species used. The plant materials shall be spaced so that they do not interfere with the adequate lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Proper spacing shall also insure unobstructed access for vehicles and pedestrians in addition to providing clear vision of the intersections from approaching vehicles.	1294.	See line 1219
(4) Plant material shall conform to the following spacing standards: (A) A minimum of thirty feet from the property corner at a street intersection to the center of the first tree or large shrub; (B) A minimum of fifteen feet between center of trees and ten feet between large shrubs to light standards; (C) A minimum of ten feet between center of trees	1295.	See line 1219

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or large shrubs and fire hydrants; (D) A minimum of fifteen feet from the intersection of a driveway (for commercial, mixed use, or public/semipublic and industrial uses) with a street right-of-way to the center of any tree having a diameter larger than eighteen inches at maturity or large shrub and a minimum of ten feet for residential uses.		
(5) Trees and bushes shall be staked as shown in **Figure 37-50.150**.	1296.	See line 1219
		See line 1219
Sec. 37-50.710. Landscape architectural features.	1297.	See line 1219
(a) **Purpose.** The purpose of this section is to establish regulations governing freestanding landscape-related architectural features such as arbors, decorative lampposts, fountains, and similar features within required front or corner side yards. Play structures, barbeques, sports apparatus, carports, fences, swimming pools, and other structures used for storage, athletic, or recreational purposes shall not be considered landscape architectural features.	1298.	See line 1219
(b) **Development Regulations.** Landscape architectural features may be permitted to encroach into required front and corner side yards specified for all zoning districts subject to site plan review approval and the following standards:	1299.	See line 1219
(1) Setback. The feature must be setback a minimum of three feet from the front or corner side property lines of the subject parcel, as applicable. No portion of the structure may encroach into the public right-of-way or an easement.	1300.	See line 1219
(2) Height and Bulk. The maximum height of the feature shall be eight feet and have no solid horizontal surface with dimensions of more than twenty-four inches, above a three-foot height as measured from ground level. Arbors shall be substantially open (no solid walls or roof).	1301.	See line 1219
(3) Area. The maximum area of a feature shall be twenty square feet. The area shall be determined by a rectangle formed around the extreme outer limits of the feature.	1302.	See line 1219
(4) Visibility Triangle. The feature shall not be	1303.	See line 1219

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located in an area of unrestricted visibility as defined by *Section 37-50.460: Driveway and corner visibility*.		
(c) **Application.** Applications for a landscape architectural feature shall be initiated by submitting an application for a site plan review.	1304.	See line 1219
(d) **Public Hearing Notice.** No public hearing shall be required if an applicant has obtained the prior approval in writing from all property owners abutting the boundaries of the site and directly across the street or alley from the project site to allow the proposed landscape architectural feature. Such approval shall be in a form approved by the City Planner.	1305.	See line 1219
(e) **Public Hearing.** In the event that the adjacent property owners do not approve the subject application, the planning commission shall hold a public hearing on the application after providing notice in accordance with the provisions of *Article VI, Division 7: Public Hearing Notice*.	1306.	See line 1219
(f) **Standards of Approval.** In approving the landscape architectural feature, the City Planner or planning commission, as applicable, shall determine:	1307.	See line 1219
(1) The scale, size, and design of the proposed feature is compatible with the existing architectural design and development located on the subject property and on adjoining properties; and	1308.	See line 1219
(2) That the feature is consistent with the general purposes and design standards of the zoning district in which the subject property is located.	1309.	See line 1219
(g) **Exceptions.** Fences and entryway arbors are subject to the requirements of *Section 37-50.090: Fences, walls, and hedges* and shall not be subject to the requirements of this section. (Ord. No. 2463 (NCS).)	1310.	See line 1219
	1311.	**(kk) Additional Regulations Related to Resource Management** (appendix E line items 1311-1316)
	1312.	(1) Heat Island Effect Light colored paving materials with a published Solar Reflective Index (SRI) of at least 29 at the time of construction, shall be used for on-site sidewalks, patios, and courtyards within the Plan Area. In addition, the use of pervious materials is encouraged in these areas.
	1313.	(2) Water Efficiency A) Water-Conserving Fixtures

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
		Businesses and industries within the Center will use the following water-conserving fixtures for water closets, urinals, lavatory faucets, non-emergency showers and kitchen sinks: • Water closets shall either be dual flush style (1.6/0.8 gallon per flush) or high efficiency toilets (HET) using a maximum of 1.28 gallons per flush. • Urinals shall be ultra low consumption type using a maximum of 0.125 gallons per flush. • All faucets shall be equipped with water conserving aerators that restrict flow to a maximum of 0.5 gallons per minute. • Showers other than emergency showers shall be equipped with shower heads that restrict flow to a maximum of 1.5 gallons per minute. The use of the above fixtures is anticipated to reduce the corresponding potential water usage in the restrooms and break rooms of the buildings by between 20% and 30%. B) Process Water Processing and manufacturing facilities within the Center will naturally strive to minimize their water use when feasible for their operations through efficient system design, maintenance, production practices and operations. Inefficient use of water in a manufacturing process increases operating costs, and thereby affects business profits and competitiveness in the market place. Waste process water produced within the Plan Area may be: reused onsite as part of one or more production processes; captured and used to irrigate onsite landscaped areas; and/or it will be reclaimed by connecting

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City of Salinas Zoning Code Article V. Supplemental Regulations ***(****Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only****)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan Supplemental Regulations** ***(****The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column****)***
		waste lines to the City's Industrial Wastewater Collection System. The City's system conveys wastewater to the City's industrial treatment facility, where it ultimately percolates into the underlying aquifer for recharge and reuse.
	1314.	(3) Energy and Efficiency • Individual Developers within the *Plan Area* will be required to perform fundamental commissioning of the building energy systems for the office employee/visitor areas of the building. • All HVAC&R units within the *Plan Area* will use zero CFC-based refrigerants. This item excludes small HVAC units such as refrigerators, small water coolers, and other cooling equipment that contains less than 0.5 lbs of refrigerant**.** • Install light emitting diodes (LEDs) and/or fluorescent light for indoor lighting in all employee/visitor areas, whenever practicable in other building areas, and for applicable outdoor lighting, when feasible. • The office employee/visitor areas of buildings within the *Plan Area* will achieve optimized energy performance by complying with the prescriptive measures of the ASHRAE Advanced Energy Design guide for Small Office Building 2004. • The installation of Photovoltaic panels, solar water heaters, fuel cells, and other renewable energy sources are allowed on roofs and in other areas of sites, outside the required yards. • Food processing and related facilities shall, when feasible, adopt Industrial Best Practices as discussed in "California's Food Processing Industry Energy Efficiency Initiative: Adoption of Industrial Best Practices", California Energy Commission publication LEC 400-2008-006.

Footnote: For the purposes of this document, "industrial uses" shall mean all uses under the heading of "Industrial" in *Specific Plan,* Chapter 3, Table 3-1 and "non-industrial uses" shall mean all other uses in said Table 3-1.

City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
	1315.	(4) Construction Waste Management • Site work new construction: When feasible, at least 50% (by weight or volume) of non-hazardous and non-soil/clearing related construction materials shall be diverted from disposal in landfills and incinerators by methods such as onsite reuse, offsite reuse, donations to charitable organizations, and pickup by, or delivery to third-party reusers. • Site work reconstruction: At least 50% of the demolished pavement and base material shall be reused onsite in reconstruction operations. • Building reconstruction or remodel: Recycle and/or salvage at least 50% (by weight or volume) of non-hazardous construction and demolition materials.
	1316.	(5) Building Product Recycled Content • Site construction: At least 50% (by weight or volume) of street and parking area base material shall be of recycled materials and/or treated native material. • New and Remodel Building Construction shall implement at least one of the following o Use rapidly renewable building materials and products for 2.5% of the total value of all building materials and products used in the projects, based on cost; or o Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes at least 10% of the total value of the materials in the project, based on cost; or o Use building materials or products that have been harvested, recovered or

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
		manufactured within 500 miles (one-way) of the project site. Mechanical, electrical and plumbing components and specialty items are not included in the calculation; or o Use a minimum of 30% of Forest Stewardship Council (FSC) certified wood-based materials and products for structural framing, general dimensional framing, flooring, sub-flooring, wood doors and trims.
	1317.	(6) Indoor Air Quality • The office employee/visitor areas of buildings within the *Plan Area* will meet the minimum requirements of Sections 4 through 7 of ASHRAE 62.1-2004, Ventilation for Acceptable Indoor Air Quality. Mechanical ventilation systems shall be designed using the Ventilation Rate Procedure or the applicable local code, whichever is more stringent. Naturally ventilated buildings shall comply with ASHRAE 62.1-2004, paragraph 5.1. • Designate exterior smoking areas at least 35 feet away from entries, operable windows and outdoor air intakes. • Management of Indoor Air Quality During Construction**:** Develop and implement an Indoor Air Quality (IAQ) Management Plan for the construction and pre-occupancy phase of the building as follows: o During construction meet or exceed the recommended Control Measures of the sheet Metal and Air Conditioning Contractors national Association (SMACNA) IAQ Guidelines for Occupied Buildings under construction, 1995, Chapter 3. o Protect stored and installed absorptive materials form moisture damage onsite. o If possible, avoid using permanently installed air handlers during

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City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column)***
		construction. If they are used during construction, filtration media with a Minimum Efficiency Reporting Value (MERV) of 8 shall be used at each return air grille, as determined by ASHRAE 52.2-1999. All filtration media shall be replaced with unused media immediately prior to occupancy. • Low-Emitting Materials will be used in the office employee/visitor areas as follows: o Adhesives and sealants used on the interior of the building shall comply with the requirements of "Adhesives, Sealants and Sealant Primers: South Coast Air Quality Managements District Rule #1168. VOC limits will correspond to the rule effective date of July 1, 2005 and the rule amendment date of January 7, 2005. o Architectural paints, coating and primers applied to the interior walls and ceilings shall not exceed the VOC content limits established in Green Seal Standard GS-22, Paints, First Edition, May 20, 1993. Primers must meet the VOC limit for non-flat paint. o All carpet and carpet cushion installed in the building interior shall meet the testing and product requirements of the Carpet and Rug Institute's Green Label Plus program. • Lighting Systems: Lighting controls and/or task lighting shall be provided to a majority of the office occupants to enable adjustment to suit individual task needs and preferences. Lighting system controllability shall be provided for all shared multi-occupant spaces to enable lighting adjustment to meet the group needs and preferences.

Footnote: For the purposes of this document, "industrial uses" shall mean all uses under the heading of "Industrial" in *Specific Plan,* Chapter 3, Table 3-1 and "non-industrial uses" shall mean all other uses in said Table 3-1.

City of Salinas Zoning Code **Article V. Supplemental Regulations** ***(****Article V, depicted in this column, is modified by the Supplemental Regulations in Specific Plan Chapter This column is provided for informational purposes only****)***	**Line No.** (for reference only)	**Salinas Ag-industrial Specific Plan** **Supplemental Regulations** ***(****The Supplemental Regulations in Chapter 5 of the Specific Plan modify Article V of the City of Salinas Zoning Code as noted in this column****)***
		• Thermal Systems: Provide individual comfort controls in the office employee/visitor areas for 25% of the building occupants to enable adjustments to suit individual task needs and preferences. Provide comfort controls for all shared multi-occupant spaces to enable adjustments to suit group needs and preferences. Operable windows can be used in lieu of comfort controls for occupants of areas that are 20 feet inside of and 10 feet to either side of the operable part of the window. Conditions for Thermal Comfort include the factors of air temperature, radiant temperature, air speed and humidity. Comfort system control in the ability to control at least one of the factors in the individual's local environment.

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APPENDIX F

Stephen L. Vagnini
Monterey County Recorder
Recorded at the request of
Filer

CRDAWN
7/27/2016
13:40:24

DOCUMENT: **2016042868**

Titles: 1/ Pages: 25
Fees.... 93.00
Taxes...
Other... 2.00
AMT PAID $95.00

Recording Requested By, and When Recorded, Mail To:

Ag Land Trust
P. O. Box 1731
Salinas, CA 939902

The undersigned grantor(s) declare(s) the Documentary Transfer Tax is $0.00 Conveyance of Easement for no consideration - R & T 11911

AGRICULTURAL BUFFER EASEMENT DEED

THIS AGRICULTURAL BUFFER EASEMENT DEED is made by and between **THE UNI-KOOL PARTNERS**, A California General Partnership ("Grantor"); and the Ag Land Trust, a non-profit corporation ("Grantee") on the dates opposite their respective signatures, with reference to the following facts and circumstances:

RECITALS:

A. Grantor are the owners in fee simple of that certain real property situated in the City of Salinas, County of Monterey, State of California, as described in **Exhibit A**, attached hereto (the Property).

B. Grantor and Grantee wish to preserve and conserve for the public benefit the agricultural capability/suitability of surrounding agricultural uses.

C. Grantor is willing and able to grant to Grantee an agricultural buffer easement over and across the portions of the Property as described in **Exhibit B** and shown on **Exhibit C** attached hereto.

D. The purpose and intent of this grant of easement to Grantee is to keep and maintain a buffer zone area encumbering 70 feet along the southwest line (adjacent to APN 177-133-006) and 20 feet along the southeast line (adjacent

to Harris Road) of the Property as an agricultural buffer easement to protect agriculture from impacts of incompatible development and to mitigate against the effects on adjacent agricultural operations from the proposed uses, and to utilize the buffer easement in a manner consistent with the protection and preservation of agricultural land adjacent to territory annexed to the City of Salinas. The sole purpose of this buffer easement is to restrict the uses to which the Buffer Easement Property may be put so that the adjacent agricultural properties may be kept in agricultural use with as little conflict as possible with uses on adjacent annexing and developing property.

NOW, THEREFORE, for the reasons set forth above and in consideration of their mutual promises and covenants, terms and conditions, and restrictions contained herein, Grantor does hereby voluntarily grant and convey to Grantee and Grantee hereby accepts the agricultural buffer easement over and across the southwest and the southeast sides of the Property as said southwest and southeast sides are described in **Exhibit B**, attached hereto, and shown on **Exhibit C** attached hereto ("the Buffer Easement Property"). To that end, and for the purposes of accomplishing the intent of the parties, Grantor covenant on behalf of itself, its successors and assigns, with Grantee, its successors and assigns, to do and refrain from doing severally and collectively upon the Buffer Easement Property the acts mentioned below.

1. RESTRICTION ON BUFFER EASEMENT AREA. No improvements, buildings, or any other type of structure inconsistent with the use of the Buffer Easement Property as an agricultural buffer shall be erected, constructed or placed nor permitted to

be erected, constructed, or placed, on the Buffer Easement Property, subject to the following provisions:

a. Requirements.

1. That the Grantor, its successors and assigns, shall be responsible for maintenance, upkeep, and replacement of the required uses and the allowed uses that may be placed in the Buffer Easement Property.

2. The Buffer Easement Property shall be maintained in such a condition and manner that it may be used and preserved for agricultural buffer purposes as provided herein for the protection of agricultural uses on adjacent agricultural lands. For the purposes of this deed, the term "adjacent agricultural lands" shall mean the agricultural land between the Buffer Easement Property and the Salinas River and the agricultural land between the Buffer Easement Property and the former Firestone Plant.

b. Allowed uses.

1. Access streets or roadways within the Buffer Easement Property are allowed.

2. Utilities (including above-ground well apparatus and utility sub-station improvements) serving the Property within the Buffer Easement Property are allowed.

3. Parking areas are allowed within the Buffer Easement Property, subject to the zoning, rules and regulations of the City of Salinas.

4. Industrial-related storm runoff ponds or retention basins, as approved by those agencies with jurisdiction, are allowed within the Buffer Easement Property .

5. Landscaping is allowed within the Buffer Easement Property subject to the following provisions:

    a. A minimum 60-foot setback for tree planting shall be maintained from the edge of the Buffer Easement Property abutting the adjacent agricultural land being protected by this buffer.

    b. Other low-growing shrubbery, grasses, and earthen berms are allowed within the 60 foot setback described in "5-a" above.

    c. Irrigation systems to serve the allowed landscaping are allowed.

    d. Landscaping as allowed by these provisions is subject to approval by the City of Salinas.

6. A fence or wall for the purpose of preventing trespassing onto agricultural or agricultural industrial use land may be constructed and maintained at the sole option and sole cost of the Grantor, or successor and assigns, within the Buffer Easement Property.

c. Municipal uses.

1. Any easement or construction necessary for connections to the City of Salinas Wastewater Treatment facility shall be allowed.

2. No services, municipal or otherwise, shall be extended to serve the property that is currently in agricultural use as of the date of this Buffer Easement that is located to the southeast and/or to the southwest of the

Buffer Easement Property by the City of Salinas beyond or through the Buffer Easement Property for as long as this Agricultural Buffer Easement is in affect, with the exception of the property identified as Monterey County Assessors numbers 177-191-001, 177-191-002, 177-191-003, 177-191-004, 177-191-005, 177-191-011, 177-191-013, 177-191-014 and 177-191-015 and legally described in **Exhibit D**.

d. Uses not allowed in the Buffer Easement Property.

1. No use of the Buffer Easement Property that will or does materially alter the use and preservation of the property for agricultural buffer easement purposes shall be done or suffered.

2. No other uses except those enumerated and specifically allowed or required above shall be allowed.

2. RIGHT OF ENTRY. With reasonable advance written notice to Grantor, Grantee, at Grantee's risk, may enter upon the Buffer Easement Property for the purpose of inspecting for violations of the stated purposes, terms, conditions, restrictions or covenants of this easement.

3. ENFORCEMENT. The stated purposes, terms, conditions, restrictions and covenants set forth herein and each and all of them may be specifically enforced or enjoined by proceedings in the Superior Court of the State of California, County of Monterey. Should Grantee believe Grantor is in violation of this easement, Grantee shall notify Grantor, in writing, of Grantee' findings and give Grantor at least thirty (30) days in which to respond or correct said violation before initiating legal action.

4. NO TRESPASS. The grant of this agricultural buffer easement does not authorize and is not to be construed as authorizing the public or any member thereof to trespass upon or use all or any portion of the Buffer Easement Property or as granting to the public or any member thereof any tangible rights in or to the Buffer Easement Property or the right to go upon or use or utilize the Buffer Easement Property in any manner whatsoever.

5. RESERVATION OF USE. Grantor reserves the right to use the Buffer Easement Property as specified in the Restrictions of Buffer Easement Area enumerated above. Should any public jurisdictions with authority be more restrictive in their zoning and other laws, rules and regulations, they shall prevail.

6. TRANSFER OF EASEMENT. Grantee shall not assign nor transfer this Agricultural Buffer Easement to a third party without prior written notice to Grantor, or Grantor's successor in interest, lessee, or assignee. Grantor shall be responsible for notifying Grantee, or any successor in interest, or assignee, of any transfer of property interest in accordance with Paragraph 7 below.

7. TRANSFER OF PROPERTY INTEREST. Grantor may dedicate, transfer, encumber, and/or lease the Buffer Easement Property to any third party without Grantee's respective permission; however, the document of conveyance, lease, or encumbrance shall expressly incorporate by reference this agricultural buffer easement. Failure of Grantor to do so shall not impair the validity of this agricultural buffer easement or limit its enforceability in any way. Grantor shall notify Grantee of any transfer of ownership.

8. CONDEMNATION. In the event the Buffer Easement Property or some portion thereof during the term of this easement is sought to be condemned for public use, the easement and each and every term, condition, restriction, and covenant contained herein shall terminate as of the time of filing of the complaint in condemnation as to that portion of the agricultural buffer easement property sought to be taken for public use only, but shall remain in effect relative to all other portions of the Buffer Easement Property. In the event of condemnation, no City services shall be extended beyond the Buffer Easement Property. Grantor, its successors and assigns, shall be entitled to such compensation for the taking as they would have been entitled had the Buffer Easement Property not been burdened by this easement; provided, however, that each and every stated term, condition, restriction, and covenant of this easement shall be observed by Grantor, its successors or assigns, during the pendency of such action and provided further that in the event such action is abandoned prior to the recordation of a final order of condemnation relative to the Buffer Easement Property or some portion thereof or the Buffer Easement Property or some portion thereof is not actually acquired for a public use, the Buffer Easement Property shall, at the time of such abandonment, or at the time it is determined that such property shall not be taken for public use, once again be subject to this easement and to each and every stated purpose, term, condition, restriction and covenant of this easement.

9. AMENDMENT. This agricultural buffer easement shall not be rescinded, altered, amended, or abandoned in whole or in part as to the Buffer Easement Property or any portion thereof or as to any term, condition, restriction, or covenant of this buffer easement without the prior written consent of Grantee.

10. ENFORCEABLE RESTRICTION. This agricultural buffer easement and each and every term, condition, restriction and covenant contained herein is intended for the benefit of the public and constitutes an enforceable restriction and shall bind Grantor and its successors and assigns and each and all of them and shall run with the land.

11. NO SUBORDINATION. This easement shall be the senior encumbrance on the Buffer Easement Property and shall not be subordinated.

12. INDEMNIFICATION. Grantor, its successor in interest, lessee, or assignee agree to hold Grantee harmless against, and to indemnify it for, any liability resulting from injury to persons or damage to property arising out of any act or omission with respect to the use of the Buffer Easement Property, lawful or otherwise, by Grantor, its successor in interest, lessee, or assignee except for injury or damage proximately caused by the negligent or intentional acts of Grantee or its agents, successor in interest, or assignee. Grantor is not to be held responsible nor liable for the unauthorized actions of others over which Grantor has no control.

Grantee agree to hold Grantor, its successor in interest, lessee, or assignee harmless against, and to indemnify it for, any liability resulting from injury to persons or damage to property arising out of any act or omission with respect to the use of the Buffer Easement Property, lawful or otherwise, by Grantee, except for injury or damage proximately caused by the negligent or intentional acts of Grantor or its agents. Grantee is not to be held responsible nor liable for the unauthorized actions of others over which Grantee has no control.

13. NOTICES. Any notice required under this easement must be in writing, and may be given either personally, by facsimile, by registered or certified mail, return receipt

requested, or by overnight mail through United Parcel Service, Federal Express or the United States Postal Service. If by facsimile, a notice shall be deemed to have been given and received at the time and date the facsimile is received at the number provided below. If personally delivered, a notice shall be deemed to have been given and received when delivered to the party to whom it is addressed. If given by registered or certified mail, the same shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, property addressed, with postage prepaid, is deposited in the United States mail. If by overnight carrier, the same shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the party to whom notices are to be sent, or (ii) two (2) days after the notice properly addressed, with postage prepaid, is deposited with an authorized overnight carrier. Such notices or communications shall be given to the parties as their addresses set forth below:

To Grantor:	THE UNI-KOOL PARTNERS P.O. Box 3140 Salinas, CA 93912
To Grantee:	Ag Land Trust P. O. Box 1731 Salinas, CA 9 3902 Attn: Board President

14. RECORDATION. Upon execution of this buffer easement by both parties, Grantor shall record the same with the County Recorder's office.

15. NEGOTIATED AGREEMENT. The parties understand and agree that this agreement has been arrived at through negotiations and that neither party is to be deemed the party which prepared this agreement within the meaning of Civil Code Section 1654.

16. SUBJECT TO ORDINANCES. Land uses permitted or reserved to the Grantor by this instrument shall be subject to the zoning and other laws, rules and regulations of those public jurisdictions with authority, as may be more restrictive and may hereafter from time to time be amended, regulating the use of land.

17. MAINTENANCE. Grantee shall not be obligated to maintain, improve, or otherwise expend any funds in connection with the property or any interest or easement created by this grant of an agricultural buffer easement. All costs and expenses for such maintenance, improvement use, or possession shall be borne by the Grantor, except for any costs which may be incurred by Grantee for monitoring compliance with the terms of this Agricultural Buffer Easement.

18. SUCCESSORS AND ASSIGNS. The terms, covenants, conditions, restrictions and obligations, contained in this conveyance shall be binding upon and inure to the benefit of the successors and assigns of both the Grantor and the Grantee, whether voluntary or involuntary.

19. CONSTRUCTION OF VALIDITY. If any provision of this agricultural buffer easement is held to be invalid or for any reason become unenforceable, no other provision shall be thereby affected or impaired.

20. TERMINATION OF BUFFER EASEMENT. This Agricultural Buffer Easement shall remain in force in perpetuity unless all Grantee voluntary agree to a termination and then termination shall be governed by a judicial process. The laws of the State of California shall govern termination of the easement by the judicial process. If the termination of this Agricultural Buffer Easement is approved pursuant to a judicial proceeding in a court of competent jurisdiction as a judicial process, the Grantee shall be

paid the value of the Agricultural Buffer Easement by the party or parties requesting the termination. The easement value will be determined as the difference, at that time, between the fair market value of the unrestricted fee interest and the fair market value of the property encumbered by this Agricultural Buffer Easement. That difference shall be determined by an appraisal approved by Grantee and conducted at the requester's expense. An independent qualified licensed appraiser approved by Grantee shall perform the appraisal.

Termination of the easement through condemnation is subject to the same requirements and procedure listed above

21. ACKNOWLEDGEMENT BY THE CITY OF SALINAS. The Buffer Easement Property is a portion of the territory that has been approved for annexation to the City of Salinas, and the City will have jurisdictional authority over the territory when annexed. The City of Salinas acknowledges and agrees with the provisions of this easement between the property owner, the County of Monterey, and the Ag Land Trust, as indicated on **Exhibit E** of this Easement, attached and incorporated by this reference.

EXECUTED by the parties as of the date set forth opposite the respective signatures below:

GRANTOR:

THE UNI-KOOL PARTNERS

Dated: 7-19-16

Stephen J. Kovacich, General Manager

GRANTEE:

AG LAND TRUST

Aaron P. Johnson, President

ACKNOWLEDGEMENTS

A notary public or other officer completing this certificate verifies 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)
) ss
COUNTY OF MONTEREY)

On this 19 day of July, 2016, before me, Barbara Ann Gulley, Notary Public, personally appeared Stephen J. Kovacich, who proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person 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.

BARBARA ANN GULLEY
Commission # 2141763
Notary Public - California
Monterey County
My Comm. Expires Feb 6, 2020

Barbara Ann Gulley
Notary Public in and for the
State of California

A notary public or other officer completing this certificate verifies 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)
) ss
COUNTY OF MONTEREY)

On this 27 day of July, 2016, before me, _____ PETER BRAZIL _____, Notary Public, personally appeared _____ AARON P. JOHNSON _____, who proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person 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.

PETER BRAZIL
Commission # 2098254
Notary Public - California
Monterey County
My Comm. Expires Feb 25, 2019

Notary Public in and for the
State of California

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 177-133-004, 177-133-005 and 177-133-007

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SALINAS, COUNTY OF MONTEREY, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

That certain Parcel of land conveyed by Spreckels Sugar Company, a Corporation, to M.P. Johansen and Cora Johansen, his wife, by Deed dated December 13, 1934 and recorded December 29, 1934 in Volume 421 of Official Records at Page 144, Monterey County Records, and being particularly described as follows:

Beginning at a 4" x 4" post painted white, and marked 25, 26, set in the fence on the Eastern bank of San Jon Del Alisal Slough, from which the Southeastern corner of that certain 400 acre parcel of land conveyed by John D., Lillie C., and Adolph B. Spreckels to Spreckels Sugar Company, by Deed dated the 6th Day of November, 1897 and recorded November 13, 1897 in Volume 54 of Deeds, at Page 1, Records of Monterey County, California, bears South 66° 22' East, 3809.50 feet; thence North 23° 44' East, 3226.20 feet to a 4" x 4" post painted white and marked NJP, 1, SH, standing in the Western boundary of the State Highway leading Southeasterly from the city of Salinas; thence along said Western boundary of the State Highway, South 62° 10' East, 907.00 feet to a 4" x 4" post painted white and marked NPJ, 2, SH; thence leaving said State Highway boundary, South 23° 44' West, 3160.40 feet to a 4" x 4" post painted white and marked NPJ, 3, standing in the fence on the Western boundary of the above mentioned 400 acre parcel of land; thence along said Western boundary, North 66° 22' West, 904.70 feet to the point of beginning, being a portion of Rancho Llano De Buena Vista.

Excepting therefrom the following three (3) Parcels:

FIRST

Commencing at a 2 x 4 survey stake standing on the Southeast side the said Johansen 66.323 acre tract of the Southwest side of the California State Highway, also known as U.S. Highway No. 101, as widened to width of 110 feet, by that certain 0.21 acre tract conveyed by N.P. Johansen and Cora Johansen, to State of California, by Deed dated January 14, 1943 and recorded March 2, 1943 in Volume 792 of Official Records at Page 113, therein, Records of Monterey County, California, and from which a 4"x 4" survey post marked NPJ, 2, SH, standing at the most Easterly corner of the said Johansen 66.323 acre tract bears North 23° 44' East, 10.47 feet distant, as shown on State of California, Department of Public Works Plans, Dist. V, County of Monterey, Route 2, Section B, Sheet No. 4 approved September 25, 1944, and running thence along the Southeast side of said Johansen 66.323 acre tract.

(1) South 23° 44' West, 363.94 feet to a 2 x 4 survey post; thence leave the Southeast side of the said 66.323 acre tract, and running,

(2) North 62° 7' West, 120 feet to a 2 x 4 survey post; thence

(3) North 23° 44' East, 363.94 feet to a 2 x 4 survey post standing on the Southwest side of said 0.21 acre widening strip of said State Highway,

(4) South 62° 7' East, 120 feet to the place of beginning.

SECOND

All that portion conveyed by N.P. Johansen and Cora Johansen, his wife, to State of California, being a portion of the State Highway, by Deed dated January 14, 1943 and recorded March 2, 1943 in Volume 792 Official Records,

EXHIBIT "A"
Legal Description
(continued)

at Page 113, Monterey County Records.

THIRD

All that portion conveyed to Salinas Valley Memorial Hospital Foundation by Deed recorded October 4, 1991 in Reel 2701 at Page 517, Monterey County Records.

PARCEL II:

That portion of the Rancho Llano De Buena Vista which is designated on Record of Survey of Land belonging to Spreckels Sugar Company recorded in Monterey County Records on March 13, 1951 in Volume 4 of Surveys, at Page 85 as "Parcel D".

Excepting and reserving therefrom 50% of all oil, gas and other hydrocarbons substance and all other minerals of very kind, together with the right of entry, as reserved in the Deed from Spreckels Sugar Company, a California Corporation, recorded April 12, 1951 in Book 1295 of Official Records, at Page 186.

Also excepting therefrom that portion of land conveyed to the County of Monterey by Deed recorded May 22, 1970 in Reel 848 of Official Records, at Page 669.

EXHIBIT B

THE BUFFER EASEMENT PROPERTY

EXHIBIT "B"

LEGAL DESCRIPTION
FOR AN AGRICULTURAL BUFFER EASEMENT

An easement over that certain real property situate in the City of Salinas, County of Monterey, State of California, being a portion of the Lands described in a deed to Uni-Kool Partners, recorded September 23, 2005, Document Number 2005099784, Monterey County Records, more particularly described as follows:

BEGINNING at the southeasterly corner of said Lands, said Point also being the southwesterly corner of the parcel described in a deed to the City of Salinas recorded May 22, 1970 in Reel 848, Page 669, Official Records of Monterey County; thence from said Point along the southerly line of said Lands, North 65°57'28" West, 3,783.86 feet to the southwesterly corner of said Lands; thence along the westerly line of said Lands, North 24°09'02" East, 70.00 feet; thence along a line drawn parallel with and distant 70.00 feet, measured at right angles to said southerly line, South 65°57'28" East, 3,778.47 feet; thence along a line drawn parallel with and distant 20.00 feet westerly, measured at right angles to the easterly line of said Lands, the following three courses: North 36°17'49" East, 891.32 feet; thence North 37°55'49" East, 529.96 feet; thence North 36°17'49" East, 732.36 feet to the northerly line of said Lands; thence along said northerly line, South 47°35'13" East, 20.11 feet to the northeasterly corner of said lands; thence along the easterly line of said Lands the following three courses: South 36°17'49" West, 730.50 feet; thence South 37°55'49" West, 529.96; thence South 36°17'49" West, 958.33 feet to the **POINT OF BEGINNING.**

As shown on Exhibit "C" attached hereto and made a part hereof.

END OF DESCRIPTION

This description was prepared by me in conformance with the requirements of the Professional Land Surveyor's Act.



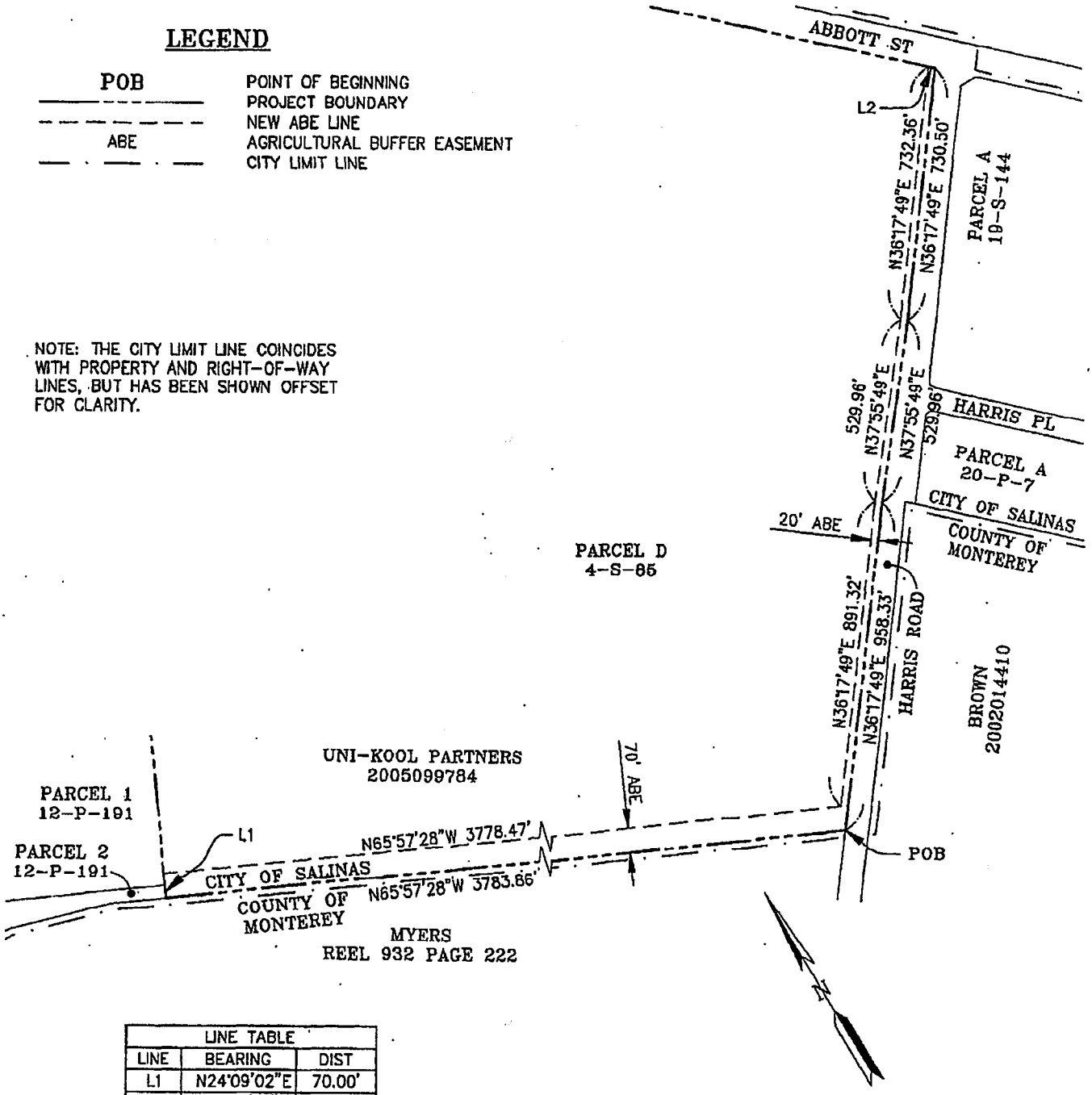
Andrew S. Chafer, PLS 8005
Expires 12/31/2010

12/10/09
Date

LEGEND

POB	POINT OF BEGINNING
———	PROJECT BOUNDARY
- - - - -	NEW ABE LINE
ABE	AGRICULTURAL BUFFER EASEMENT
— · — · —	CITY LIMIT LINE

NOTE: THE CITY LIMIT LINE COINCIDES WITH PROPERTY AND RIGHT-OF-WAY LINES, BUT HAS BEEN SHOWN OFFSET FOR CLARITY.



LINE TABLE		
LINE	BEARING	DIST
L1	N24°09'02"E	70.00'
L2	N47°35'13"W	20.11'

EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR AN AGRICULTURAL BUFFER EASEMENT

OVER A PORTION OF THE LANDS DESCRIBED IN THE DEED RECORDED SEPTEMBER 23, 2005, DOCUMENT NO. 2005099784, RECORDS OF MONTEREY COUNTY, CALIFORNIA

SALINAS, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

SCALE:	DATE:	JOB NO.:
1"=400'	12/10/2009	072067

EXHIBIT C

THE BUFFER EASEMENT PROPERTY LOCATION MAP

FIGURE 4-1
LANDSCAPE & AGRICULTURAL BUFFER EASEMENT
LOCATION MAP

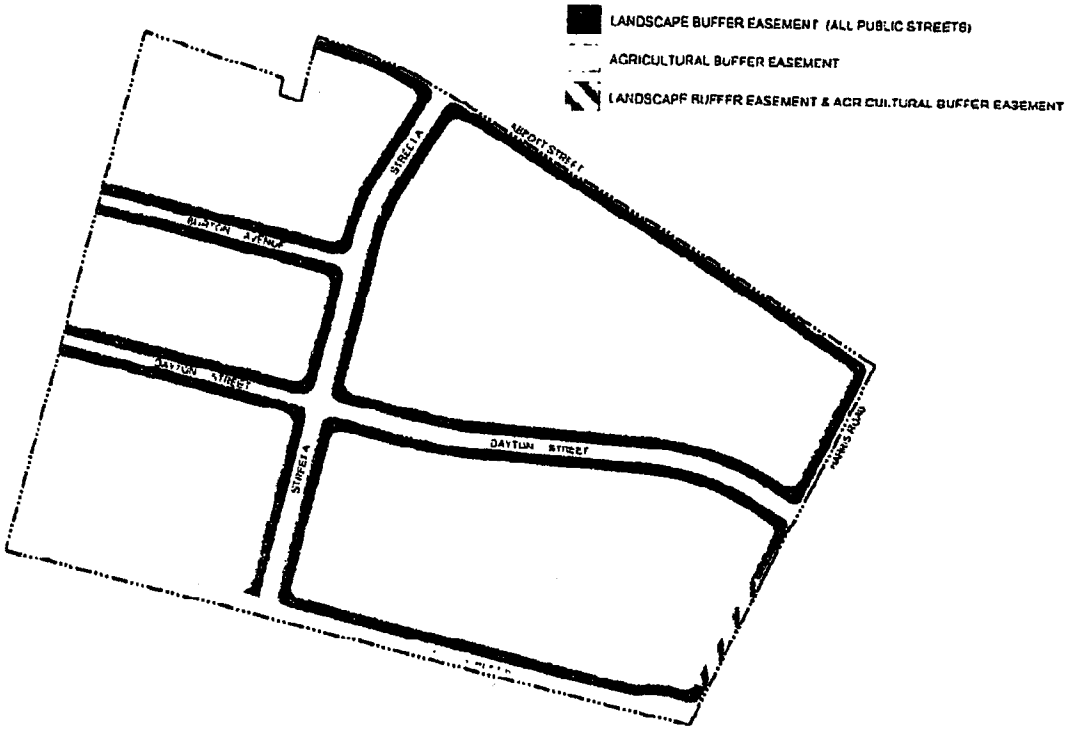


EXHIBIT D

EXCEPTION PROPERTY

EXHIBIT "D"

Exception Property

Real property located in the County of Monterey, California, described as follows"

Parcel 1

Parcels A as shown on that certain map entitled "Record of Survey for Lot Line Adjustment" filed for record on January 24, 1996, in Volume 19 of Surveys at Page 144.

APN 177-191-011

Parcel 2

Parcels 1, 2, 3, 4, 5 and 6 and Remainder Parcel 7, as said parcels are shown on that certain parcel map filed December 23, 1993, in Volume 19 of Parcel Maps, at Page 62, in the office of the County Recorder of the County of Monterey, State of California.

APN 177-191-001
APN 177-191-002
APN 177-191-003
APN 177-191-004
APN 177-191-005
APN 177-191-015

Parcel 3

Parcels A and B as said parcels are shown on that certain parcel map filed December 19, 1996, in Volume 20 of Parcel Maps, at Page 7, in the office of the County Recorder of the County of Monterey, California.

APN 177-191-013
APN 177-191-014

EXHIBIT E

CITY ACKNOWLEDGEMENT

EXHIBIT E

CITY ACKNOWLEDGEMENT

The Buffer Easement Property specified in this agricultural buffer easement deed is a portion of the territory that has been approved for annexation to the City of Salinas by the Local Agency Formation Commission (Resolution No. 10-06), and the City now has jurisdictional authority over the territory. The City of Salinas acknowledges and agrees with the provisions of this easement between the property owners and the Ag Land Trust.

Dated: July 20, 2011

City Representative

END OF DOCUMENT

APPENDIX G

Summary of Specific Plan Objectives, Goals and Policies

Plan Area **Objectives from Chapter 1: Introduction**

1. Increase Salinas' potential agricultural-industrial processing capacity beyond the currently-designated industrial lands within the City's SOI;

2. Create a large agricultural-industry hub of synergistic uses that promotes agricultural industry and innovation, and enables businesses to capture cost and resource efficiencies that result from locating within Salinas – an important center of the West Coast agricultural industry;

3. Implement the vision to further Salinas' urban development and services with "orderly and appropriate land use development" as set forth in GSA MOU between the City and County dated August 28, 2006, and as confirmed in the MOU Supplemental Agreement dated March 27, 2008 ("Uni-Kool Site");

4. Establish an urban limit for the west and the south of Salinas, west of US Highway 101 through the recording of Agricultural Buffer Easements providing for the protection of the adjacent agricultural land;

5. Attract agricultural industry development to Salinas by streamlining the development review and environmental review processes and promoting development and site design flexibility and functionality needed to accommodate the evolving needs of the agricultural industrial business sector;

6. Maximize the total potential tax revenue for the City and the County from the *Plan Area* by providing highly functional and environmentally feasible development capacity, maximizing the use of the land, and providing opportunities for high quality economic development;

7. Retain Salinas' existing agricultural-related job base and expand employment generation potential from the *Plan Area* by maximizing development capacity and providing for diverse agricultural industrial uses that create high-value employment opportunities in close proximity to Salinas' existing population base;

8. Acknowledging the intensive resource usage, traffic generation, and land development that are characteristic of agricultural-industrial uses, reduce the environmental footprint of the new development by:

    a. Protecting the adjacent agricultural production lands to the west and south of the *Plan Area* through the recording of agricultural buffer easements;

    b. Providing a large agricultural industry hub with efficient access to Highway 101 and other major transportation corridors that encourages multiple, related businesses to locate in proximity to each other and by so doing, reduce the number and length of vehicle trips including cross-town trips, reduce congestion on local roads, reduce

generation of air pollutants and greenhouse gases, and reduce potential for industrial vehicle (truck) conflicts with passenger vehicles and pedestrians;

c. Locating intensive industrial uses where impacts related to land use incompatibilities such as noise, light and glare, air quality, aesthetic, safety, hazards (i.e. ammonia coolant release), etc. are minimized;

d. Locating urban development with immediate access to urban infrastructure such that the environmental impacts and costs of extending infrastructure or constructing additional infrastructure facilities is minimized;

e. Sitting the *Center* on a parcel of land that is outside of areas of existing natural hazards and biological constraints that would either be impacted by the development or reduce it potential developable area;

f. Incorporating development standards that promote green building and climate change mitigation.

Chapter 3: Land Use

Goal 3-1: ***Strengthen the City's agricultural-industrial economic base by providing a new and diverse growth area within the City.***

Policy 3-1: *Designate land within the Plan Area for agricultural processing and related agricultural-industrial uses.*

Policy 3-2: *Encourage a diverse range of business and services in the Abbott Street Frontage Zone in order to support the viability of the overall Plan Area.*

Goal 3-2: ***Minimize adverse impacts to the surrounding agricultural lands.***

Policy 3-3: *Create an agricultural buffer easement along the Plan Area boundaries that abut agricultural land, in order to minimize land uses conflicts and avoid inducing conversion of agricultural land to urban uses.*

Goal 3-3: ***Foster research and development of new products and industries to broaden the scope of agricultural-related business opportunities in the Salinas Valley.***

Policy 3-4: *Establish land uses, design principles, and Development Regulations for the Plan Area that allow flexibility to respond to and accommodate future industry changes such as: product innovations; regulatory changes; and/or new industries within the Center.*

Chapter 4: Design

Goal 4-1: ***Maintain and enhance Salinas Valley's identity as an ag-industrial hub through sound ag-industrial design principles within the Specific Plan area.***

Policy 4-1: *Utilize design principles that allow function to dictate form.*

Policy 4-2: *Establish Plan Area-specific Development Regulations that are tailored for ag-industrial facilities and allow flexibility for practical, functional design and can respond to new industry trends.*

Goal 4-2: ***Comprehensively design ag-industrial sites to maximize efficiency of uses and encourage logical placement of site features.***

Policy 4-3: *Prioritize facility operation requirements in site design, allowing them to dictate individual site layouts, building forms and on-site circulation patterns.*

Policy 4-4: *Orient parking, loading and storage areas in close proximity to their related structures and functions, and supply directional signage to minimize conflicting movements.*

Policy 4-5: *Define entries and employee/visitor areas to reduce conflicts between trucks and passenger cars.*

Goal 4-3: ***Recognize the functional needs of large ag-industrial facilities, encourage the strategic arrangement of structures, and address architectural massing with effective and practical measures.***

Policy 4-6: *Utilize form, color, materials, and shadow to create architectural interest, style and diversity for ag-industrial structures.*

Policy 4-7: *Allow the function of industrial equipment to dictate building form by practical placement and materials application.*

Goal 4-4: ***Develop enhanced public streetscapes within the Plan Area and along the Abbott Street project frontage.***

Policy 4-8: *Comprehensively design Landscape Buffer Easements along public streets throughout the Center – incorporating landscape strips, street trees, accent trees, shrubs, and ground cover.*

Policy 4-9: *Utilize Landscape Buffer Easements along the public streets to: enhance streetscapes; provide buffering and screening; provide shade; break up views of unarticulated industrial buildings, storage areas, equipment and large continuous pavement areas; enhance entries; and provide biofiltration of stormwater run-off.*

Policy 4-10: *Establish Master Signage for the Center to aid users and visitors in direction finding.*

Chapter 6: Circulation

Goal 6-1: ***Provide a transportation and circulation system that safely accommodates traffic associated with the Specific Plan land uses.***

Policy 6-1: *Provide a circulation system that meets the current and future needs of the Plan Area uses.*

Policy 6-2: *Provide a circulation network that facilitates the movement of large vehicles and machinery.*

Policy 6-3: *Design roadway capacities to adequately serve anticipated Specific Plan uses.*

Policy 6-4: *Provide an internal circulation system that facilitates vehicular movement between synergistic uses within the Plan Area.*

Policy 6-5: *Construct Specific Plan related off-site improvements required to mitigate project impacts.*

Policy 6-6: *Minimize driveway entrances on Abbott Street and Harris Road, to avoid conflict with traffic flow.*

Goal 6-2: ***Work with local and regional agencies to develop and improve regional transportation systems.***

Policy 6-7: *Individual Developers will pay applicable TAMC impact fees, City Traffic Impact Fees and County Traffic Impact Fees if established.*

Goal 6-3: ***Reduce vehicle trip numbers thereby reducing air emissions and the potential effect of the development on climate change.***

Policy 6-8: *Provide a circulation system that accommodates and encourages the use of alternative transportation modes.*

Policy 6-9: *Provide Americans with Disabilities Act (ADA) compliant sidewalks on the developed side of all Specific Plan roads.*

Policy 6-10: *Connect sidewalks within the Plan Area to existing public pedestrian facilities.*

Policy 6-11: *Provide bike lanes on backbone roads within the Plan Area.*

Policy 6-12: *Connect bike lanes within the Plan Area to existing public bicycle facilities.*

Policy 6-13: *Provide bike racks adjacent to employee/visitor parking areas.*

Policy 6-14: *Provide a bus stop along the Abbott Street frontage in both the north- and south-bound directions, with accompanying connections to sidewalks and crosswalks.*

Chapter 7: Resource Management

Goal 7-1: ***Preserve existing agricultural land within the County of Monterey.***

Policy 7-1: *Record the Agricultural Buffer Easement Deed over and across the southwest boundary and a portion of the southeast boundary of the Plan Area, prior to or concurrent with the filing of the first Parcel Map.*

Goal 7-2: ***Discourage the urbanization of County agricultural lands adjacent to the Plan Area, and establish measures to avoid or minimize conflicts between adjacent agricultural activities and operations within the Plan Area.***

Policy 7-2: *Establish an easement area over Plan Area lands at the industrial/agricultural interface along the southwest boundary and a portion of the southeast boundary* by r*ecording Agricultural Buffer Easement Deed(s) prior to or concurrent with the filing of the first Parcel Map.*

Policy 7-3: *Limit the type of vegetation allowed, within the Agricultural Buffer Easements to low-lying shrubs and drought-tolerant grasses that will not cast shadows or disperse seeds into adjacent cropland.*

Policy 7-4: *Individual Developers of sites within the Plan Area that are within 1,000 feet of active agriculture land shall be required to execute a right-to-farm agreement.*

Goal 7-3: ***Establish practices that reduce hazardous materials-related incidents.***

Policy 7-5: *Handle hazardous materials used within the Plan Area in accordance with applicable regulatory standards.*

Policy 7-6: *Design, construct, maintain, and monitor equipment in order to reduce hazardous material-related incidents.*

Policy 7-7: *Implement safety practices, create safety training response plans, and employ qualified technicians in order to reduce hazardous materials-related incidents.*

Goal 7-4: ***Reduce potential impacts to climate change by offsetting/reducing carbon dioxide emissions.***

Policy 7-8: *Practice facility operation measures that aid in efficient energy usage.*

Policy 7-9: *Practice construction and management measures that use recycled materials, and reduce exhaust and emissions.*

Policy 7-10: *Encourage the use by employees of alternate transportation modes through prioritizing the accommodation of such modes within the Plan Area design elements.*

Goal 7-5: ***Preserve water quality and reduce stormwater pollutant discharge.***

Policy 7-11: *Implement stormwater protection measures, including Low Impact Development, in accordance with applicable regulatory standards.*

Goal 7-6: ***Reduce impacts on the Salinas Valley Groundwater Basin by minimizing water consumption.***

Policy 7-12: *Comply with the City's Water Conservation Ordinance and other applicable water conservation programs of Cal Water.*

Policy 7-12: *Implement low-water using fixtures in restrooms and break areas.*

Policy 7-12: *Utilize low-water using plant materials and water efficient irrigation methods.*

APPENDIX H

APPENDIX H
MASTER LANDSCAPING GUIDELINES

Prior to approval of the site plan or conditional use permit for the first user, the Master Developer will submit the Master Landscaping Guidelines (MLG), prepared by a qualified Landscape Architect for approval by the City Manager, or designee.

Upon approval of the Master Landscaping Guidelines, they shall be placed in this Appendix.

APPENDIX I

APPENDIX I
MASTER SIGN GUIDELINES

Prior to approval of the site plan or conditional use permit for the first user, the Master Developer will submit the Master Sign Guidelines (MSG), prepared by a qualified Landscape Architect or Architect, for approval by the City Manager, or designee.

Upon approval of the Master Sign Guidelines, they shall be placed in this Appendix.

APPENDIX J

APPENDIX J

Glossary

Abbott Street Frontage Zone: The currently incorporated, approximately 17-acre portion of the *Plan Area* that lies adjacent to Abbott Street. See Figure 3-2.

Agricultural Buffer Easement: The private easement recorded along the *Plan Area's* southwestern boundary and along a portion of the southeastern boundary intended to preserve the suitability of adjacent agricultural uses. See Figure 4-1 for the location and Appendix F.

Agricultural-Industrial (AI): A classification of uses created specifically for the *Salinas Ag-Industrial Center*. See Chapter 3.

Agricultural Processing, Major: Major Agricultural Processing land uses are defined in Chapter 3, Section 3.6.1.1.

Agricultural Processing, Minor: Minor Agricultural Processing land uses are defined in Chapter 3, Section 3.6.1.2.

Amendment, Major: Major Amendment type 1 or type 2 and defined in Section Chapter 9, Section 9.3.3.

Amendment, Minor: Minor Amendment as defined in Chapter 9, Section 9.3.2.

Backbone Streets: The internal public streets shown in Figure 3-3 that provide circulation within the *Plan Area*.

Backbone Infrastructure: All surface improvements, traffic signals, underground utilities (wet and dry), landscaping, and associated improvements within the backbone streets.

Center: Salinas Ag-Industrial Center

Center Identification Signs: Signs within the Master Sign Program that identify the Center at the main intersections on Abbott Street and Harris Road, see Chapter 4, Section 4.5.8.

Employee/Visitor: Office employees, visitors, retail customers.

Encouraged: Non-required. A term used to promote, but not require, the use of pervious pavement, alternative transportation, and synergistic uses, etc.

Feasible: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

Fundamental Center Landscaping: A component of the *Plan Area's* Master Landscape Program that includes Landscape Buffer Easements, Agricultural Buffer Easements, Site Entry Landscaping and street landscaping. See individual landscape types for definitions.

APPENDIX J

Glossary

Fundamental Center Signs: A component of the *Plan Area's* Master Sign Program that include Center Identification Signs, Site Entrance Signs, and Street Directional Signs. See individual sign types for definitions.

General Plan 2002: City of Salinas General Plan, adopted September 17, 2002.

GSA-MOU: Greater Salinas Area Memorandum of Understanding, included in Appendix A.

Individual Developer: Developer of individual parcels within the *Plan Area*.

Industrial Uses: A term used to mean all uses under the heading "Agricultural-Industrial Uses" within Table 3-1.

Landscape Buffer Easement: A 20-foot-wide easement area along all public streets within the Center as described in Chapter 4, Sections 4.5.5.3, and Chapters 5, 6 and 9.

Landscape and Lighting Maintenance District (LLMD): An assessment district that is created to pay for the costs of on-going maintenance of public landscaping and lighting that provides special benefits to parcels in given areas of the City. The district provides services solely for the benefit of those parcels located within each district. Formation of an LLMD is governed by the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code.

Lot: A lot, or contiguous group of lots in single ownership or under single control. For the purposes of this document, the term "lot" is interchangeable with the term "parcel".

Master Developer: The Master Developer for the Salinas Ag-Industrial Center is Uni-Kool Partners, or its successors or assigns.

Master Landscape Guidelines (MLG): A document that fulfills the vision established in the Master Landscape Program (Fundamental Center Landscaping and On-Site Landscaping) and provide the detail necessary to meet the Performance Standards described in Chapter 4, Section 4.5.5. MLG for the *Center* will be established by the *Center's* Master Developer at the time of, or prior to, the design and permitting for the "backbone" infrastructure and will be placed in Appendix H. All landscaping within the Center shall conform to the design principles, the Development Regulations (Chapter 5) and the "Master Landscape Guidelines" (Appendix H).

Master Landscape Program: The framework established to guide landscape design within the *Plan Area.* The Master Landscape Program includes principles to guide Fundamental Center Landscaping and On-Site Landscaping, and establishes Performance Standards for landscaping within public rights-of-way and the Landscape Buffer Easements. The Master Landscape Program requires preparation of Master Landscape Guidelines to implement the design principles described in Chapter 4, Section 4.5.5.

APPENDIX J

Glossary

Master Sign Guidelines (MSG): A document that will fulfill the vision established in the Master Sign Program. The Manual will be established by the Center Master Developer at the time of, or prior to, the design and permitting for the "backbone" infrastructure and will be placed in Appendix I. All signs within the Center shall conform to the design principles, the Development Regulations (Chapter 5) and the "Master Sign Guidelines" (Appendix I).

Master Sign Program: The framework established to develop a hierarchy of signs for the overall *Center* and for that of individual businesses within the *Plan Area* as set forth in Chapter 4, Section 4.5.8.

(MOU) Supplemental Agreement: The document entitled "Agreement Regarding supplement to the Final Program Environmental Impact Report for the Salinas Future Growth Area Between the City of Salinas and the County of Monterey and the Monterey County Water Resources Agency" dated March 27, 2008, and included in Appendix B.

Municipal Code: City of Salinas Municipal Code, adopted November 2006.

Non-Industrial Uses: All uses not under the heading of "Agricultural-Industrial Uses" within Table 3-1.

On-site Building/Business Identification Signs: Large, wall-mounted, awning, painted building, freestanding or monument signs intended to identify individual buildings and/or businesses from the public streets. See Chapter 4, Section 4.5.8 and Figure 4-14.

On-site Directional Signs: Driver and pedestrian-scale signs intended to direct business users upon entering the site. Sign types may include building signs, and freestanding signs. See Chapter 4, Section 4.5.8 and Figure 4-15.

On-site Informational Signs: Low profile pedestrian-scale signs or driver-scale signs that may include instructional information, warnings and/or detailed information usually not intended to be read from moving vehicles. Informational signs may be monument, freestanding or building mounted. See Chapter 4, Section 4.5.8 and Figure 4-16.

On-Site Landscaping: A component of the *Plan Area's* Master Landscape Program that the individual parcel owner/operator will be responsible for designing, installing, and maintaining.

On-Site User Signs: A component of the *Plan Area*'s Master Sign Program that includes On-site Building/Business Identification Signs, On-site Directional Signs, and On-site Informational Signs for which the individual parcel owner/operator will be responsible for designing, installing, and maintaining. See individual sign types for definitions.

Parcel: A lot, or contiguous group of lots in single ownership or under single control. For the purposes of this document, the term "parcel" is interchangeable with the term "lot".

Plan Area: lands encompassed by the Salinas Ag-Industrial Center Specific Plan

APPENDIX J

Glossary

Primary Use: The primary use of a site or structure as distinguished from a secondary or accessory use.

Published: Performance data and other material and/or product information that is documented from a reputable source such as: Manufacturers Specifications, LEED or LEED referenced publications, EPA, etc. The use of published data, when required, satisfies the applicable Specific Plan requirement, and does not require any field-verification.

Salinas Valley Fresh Food Innovation Corridor: A term used in the Salinas Action Summit presentation by Dr. Joel Kotkin on November 15, 2008.

Site Entry Landscaping: A Fundamental Center Landscape element of the Master Landscape Program defined in Chapter 4, Section 4.5.5.

Site Entrance Signs: Low profile freestanding or monument signs that identify individual businesses or designate driveways from the public streets. See Chapter 4, Section 4.5.8 and Figure 4-13.

SOI: City of Salinas Sphere of Influence

Specific Plan: Salinas Ag-Industrial Center Specific Plan

Street Directional Signs: Signs that aid in direction-finding along the public streets within the Center. See Chapter 4, Section 4.5.8 and Figure 4-12.

Street Name Signs: Typically, pole-mounted signs found at City intersections displaying street names.

Temporary Signs: Mid to large size signs intended for short term "temporary" use for marketing, sales, event notification, advertising, etc. See Chapter 4, Section 4.5.8 and Figure 4-17.

Urban Limit: An area, identified through public policy and property use limitations, beyond which urban development is not desired.

Zoning Code: Chapter 37 of the Salinas Municipal Code, adopted November 2006.

APPENDIX K

SALINAS-AG INDUSTRIAL CENTER
FINAL MITIGATION MONITORING AND REPORTING PROGRAM (1/29/10)
(GPA 2008-002)

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
Agricultural Resources - AG-1	The Applicant shall dedicate an agricultural conservation easement and fee title to the Ag Land Trust for 196.6 acres of prime row crop land known as the Odello Ranch (APN 253-104-003). The City Attorney shall verify that the easement has been dedicated and fee title has been conveyed prior to approval of the Specific Plan.	Partially reduces impacts on agricultural land	Applicant	City Attorney	Prior to Specific Plan Approval
Air Quality – AQ-1	Construction Dust Reduction - Limited Site Grading. Grading plans shall be prepared to limit general construction activity to 8.1 acres per day and grading/excavation activity to 2.2 acres per day within the Plan Area. As more detailed construction information becomes available, emissions from grading activities should be reassessed to determine if the area of grading could be increased; or	Reduces PM_{10} impact from construction phase activities	Applicant, Master Developer, Individual Project Developers/Users and/or Successors in Interest	Engineering and Transportation Department	During site reparation and construction activities for all projects
Air Quality – AQ-2	Construction Dust Mitigation Plans. Applicants for infrastructure improvements and for individual projects on sites over 2.2 acres	Reduces PM_{10} impact from construction	Applicant, Master Developer, Individual Project Developers/Users	Engineering and Transportation Department	During site reparation and construction activities for all

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	shall prepare a construction dust mitigation plan for approval by the City of Salinas Engineering Services Department. The mitigation plan shall specify the methods of dust control that would be utilized, demonstrate the availability of needed equipment and personnel, use of reclaimed water for dust control, and identify a responsible individual who, if needed, can authorize implementation of additional measures. The mitigation plan shall incorporate best management practices to be implemented during all construction activities including, but not limited to, the following: a. Water all active construction areas at least twice daily and more often as necessary based on the type of operation, area of exposed soil, soil type, and wind speed/exposure (and prevent visible emissions and off-site drift). Active areas adjacent to existing businesses should be kept damp at all times. If necessary during windy periods, watering is to occur on all days of the week regardless of onsite activities. Recycled or	phase activities	and/or Successors in Interest		projects

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	non-potable water should be used to the extent practical; b. Grading activities should be performed during morning hours when winds are generally calmer. Grading should be suspended when winds exceed 15 mph and visible dust clouds cannot be contained within the site; c. Pave, apply water at least twice daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas; d. Enclose, cover, and water soil stockpiles a minimum of twice daily; e. Hydro-seed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas that are inactive for four days or more). Plant vegetative ground cover in disturbed areas as soon as possible; f. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas				

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	at construction sites; g. Sweep street if visible soil material is carried out from the construction site; h. Limit traffic speeds on any unpaved roads to 15 mph; i. Maintain at least two feet of freeboard and cover loads on all trucks hauling dirt, sand, or loose materials; j. Install wheel washers at the entrance to construction sites for all exiting trucks; and k. Post a publicly visible sign that specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance).				
Cultural Resources CR-1	The following language will be included in all permits associated with earth moving activities issued for the proposed development within the Plan Area, at off-site	To ensure protection of any on-site cultural resources	Applicant, Master Developer, Individual Project Developers/Users and/or Successors	Engineering and Transportation Department - Plan Check Services	Prior to issuance of a grading permit and during earthmoving and ground disturbance

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	infrastructure improvement locations, and at the Cal Water storage tank site: In the event that significant paleontological and/or archaeological remains are uncovered during excavation and/or grading, all work shall stop in the area of the subject property until an appropriate data recovery program can be developed and implemented by a qualified archaeologist.		in Interest Cal Water (for Cal Water storage tank site)		
Cultural Resources CR-2	If human remains are found during construction within the Plan Area, at off-site infrastructure improvement locations, and/or at the Cal Water storage tank site there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the archeological monitor and the coroner of Monterey County are contacted. If it is determined that the remains are Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission	To ensure protection and recovery of any on-site cultural resources	Applicant, Master Developer, Individual Project Developers/Users and/or Successors in Interest Cal Water (for Cal Water storage tank site)	Engineering and Transportation Department - Plan Check Services	Prior to issuance of a grading permit and during earthmoving and ground disturbance

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code section 5097.98. The landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American				
	Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent,				

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	and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.				
Geology/Soils GEO-1	All future development within the Plan Area shall be designed consistent with the latest edition of the California Building Code and its related seismic standards as well as any additional standards required as standard conditions of approval by the City. Prior to issuance of a building permit for each project within the Plan Area, a geologic report, soils report, and structural calculations prepared by certified professionals shall be provided. Results and conclusions of the reports shall be incorporated into the final project design. Final improvement plans shall be subject to review and approval.	To minimize on-site seismic risk.	Applicant, Master Developer, Individual Project Developers/Users and/or Successors in Interest	Engineering and Transportation Department - Plan Check Services	Plan submittal stage/prior to issuance of a building permit.
Geology/Soils GEO-2	Applicants for future projects within the Plan Area shall each prepare a detailed site-specific supplemental liquefaction study. The supplemental liquefaction study shall be performed in accordance with the guidelines contained within the California Division of Mines and Geology Special Publication 117, as	To minimize on-site seismic risk.	Applicant, Master Developer, Individual Project Developers/Users and/or Successors in Interest	Engineering and Transportation Department	Prior to issuance of a grading permit.

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	adopted by the State Mining and Geology Board in accordance with the State of California Seismic Hazards Mapping Act of 1990. The supplemental liquefaction study should also include additional cone penetrometer test (CPT) borings in order to more accurately characterize the site subsurface conditions, determine liquefaction factors of safety, and estimate potential ground settlements as a result of liquefaction. Final improvement plans shall be prepared subject to recommendations in the liquefaction analysis and be consistent with applicable recommendations provided in the Landset report in Appendix G. Final improvement plans shall be subject to review and approval.				
Hazards and Hazardous Materials HZ-1	Limited soils and groundwater testing at the existing hazardous materials containment area located near the Abbott Street/Harris Road intersection as defined in the Phase I Environmental Site Assessment Uni-Kool, 1776 and 1780 Abbott Street in Appendix H, prepared by O'Brien & Gere, shall be conducted	Reduction of risk to public health	Applicant, Master Developer, or Successors in Interest	Engineering and Transportation Department	Prior to issuance of a grading permit

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	by a qualified professional. The analysis shall include a remediation plan as necessary to ensure that contaminated materials are properly handled and disposed. The testing results shall be subject to review of the City of Salinas Engineering and Transportation Department and remediation actions completed prior to issuance of a grading permit for any portion of the Plan Area.				
Transportation and Circulation T-1	Developers of individual projects within the Plan Area shall pay City of Salinas Traffic Fee Program traffic impact fees.		Applicant, Master Developer, Individual Project Developers/Users and/or Successors in Interest	Engineering and Transportation Department - Plan Check Services	Prior to issuance of a building permit
Transportation and Circulation T-2	Developers of individual projects within the Plan Area shall pay the TAMC regional impact fee prior to issuance of their respective project building permits.		Applicant, Master Developer, Individual Project Developers/Users and/or Successors in Interest	Engineering and Transportation Department - Plan Check Services	Prior to issuance of a building permit
Transportation and Circulation T-3	The developer of the first project within the Plan Area shall fund the improvement to convert the SR 68/Westbound Ramps/Spreckels Boulevard intersection to an all-way stop control, prior to issuance of a building permit. The stop control	Elimination of potential impact	Developer of first project within the Plan Area	Engineering and Transportation Department - Traffic and Transportation	Prior to issuance of first building permit within the Plan Area

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	must be in place prior to issuance of an occupancy permit for the first project within the Plan Area.				
Transportation and Circulation T-4	Developers of individual projects within the Plan Area shall pay the Monterey County traffic impact fee, if the fee is in place prior to issuance of a building permit.		Applicant, Master Developer, Individual Project Developers/Users and/or Successors in Interest	Engineering and Transportation Department - Plan Check Services	Prior to issuance of a building permit
Transportation and Circulation T-5	Developers of individual projects within the Plan Area shall pay City of Salinas Traffic Fee Program traffic impact fees. The City shall utilize the fees to fund and construct improvements in a timely manner consistent with the City of Salinas letter to Caltrans dated November 16, 2009, contained in Appendix A of the Final EIR.		Applicant, Master Developer, Individual Project Developers/Users and/or Successors in Interest	Engineering and Transportation Department - Plan Check Services	Fees paid prior to issuance of a building permit Timing of Improvements per Development and Engineering Services Department - Traffic and Transportation determination
Transportation and Circulation T-6	Consistent with the City of Salinas letter to Caltrans dated November 16, 2009, and as a condition of approval of a final Master Parcel Map, the Applicant shall prepare a Frontage Road Preliminary Design Study which includes identification	Facilitation of TAMC circulation projects	Applicant or Successor in Interest	Engineering and Transportation Department	A draft Frontage Road Preliminary Design Study shall be completed and submitted to TAMC prior to, or concurrent with the

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	of a First Phase Frontage Road project for TAMC Regional Development Fee Program Project #7.				City's issuance of a building permit for any development that represents the 51st acre of development within the Plan Area.
Transportation and Circulation T-7	Consistent with the City of Salinas letter to Caltrans dated November 16, 2009, and as a condition of approval of a final Master Parcel Map, the Applicant shall design, fund, and construct a metering signal on the southbound Abbott Street on-ramp to U.S. Highway 101.	Improved public safety	Applicant or Successor in Interest	Engineering and Transportation Department - Plan Check Services	The Applicant shall obtain Caltrans approval of the signal prior to or concurrent with the City's issuance of a building permit for any development that represents the 51st acre of development within the Plan Area. The metering improvements shall be installed prior to or concurrent with the City's issuance of a building permit for any development that represents the 76th acre of development within the Plan Area.