Exhibit B

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DRAFT RESOLUTION

Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:
SALINAS 101 LLC (PLN180441-AMD1)
RESOLUTION NO. 26-
Resolution by the County of Monterey Planning Commission:

1) Considering an Addendum together with the previously adopted Mitigated Negative Declaration (SCH. No. 2023090503) pursuant to CEQA Guidelines sections 15162 and 15164; and
2) Approving an Amendment and two-year Extension of a previously approved Combined Development Permit (PLN180441) that consisted of: 1) A Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; 2) A General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a fueling station and a motel; 3) A Use Permit to allow construction of a pylon sign; 4) A Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; 5) A Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and 6) A Variance to increase the allowable pylon sign dimensions to 768 square feet. This Amendment includes revising the Vesting Tentative Map to reconfigure parcels, amending the General Development Plan to include three truck fueling stations and altered building footprints, and modifications to Harrison Road.

[PLN180441-AMD1, Salinas 101 LLC, NO ADDRESS AVAILABLE, Greater Salinas Area Plan (APN: 113-091-017-000)]

The SALINAS 101 LLC application (PLN180441-AMD1) came on for a public hearing before the County of Monterey Planning Commission on January 28, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS REQUIREMENTS** – The County has received and processed an amendment to previously approved Combined Development Permit (HCD Planning File No. PLN180441; Planning Commission Resolution No. 23-039).

EVIDNECE: a) On September 5, 2024, an application for an Amendment and Extension (PLN180441-AMD1) was submitted to HCD-Planning staff.

b) On November 8, 2023, the Monterey County Planning Commission approved PLN180441 for a Combined Development Permit consisting of 1) Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; and 2) General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a fueling station, and a motel; and 3) a Use Permit to allow construction of a pylon sign; and 4) a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; and 5) a Variance to increase the allowable pylon sign dimensions to 768 square feet (Planning Commission Resolution No. 23-039).

c) Of the Conditions of Approval approved with Resolution No. 23-039 (PLN180441), 32 are still applicable and are being carried forward to this Amendment (PLN180441-AMD1). All conditions applied to this Amendment shall be cleared under this permit. This Amendment and Extension is the operative entitlement.

d) The findings and evidence from PLN180441 (Resolution No. 23-039) have been carried forward to this permit, PLN180441-AMD1.

e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed amendment are found in project file PLN180441 and PLN180441-AMD1.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- Greater Salinas Area Plan;
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist and no communications indicating inconsistencies with applicable text, policies, and regulations of Monterey County Code were received during the course of review of the project.

b) Allowed Use. The property has no address assigned to its Assessor's Parcel Number (APN: 113-091-017-000) but is located at the intersection of Sala Road and Harrison Road, and is within the Greater Salinas Area Plan. The parcel is zoned Light Commercial "LC." The LC zoning district allows for mixed commercial space, including retail buildings, restaurants, fueling stations, and motels. This site was previously approved for the subdivision of an 17.92-acre parcel into ten parcels, and construction of 98,926 square feet of mixed commercial space, including four retail buildings, four quick serve restaurants, a fueling station, car wash, a motel, as well as various other improvements. This prior project (PLN180441) was subject to the granting of a Combined Development Permit, General Development

Plan, and Vesting Tentative Map. The Applicant/Owner now seeks to modify the size and location of previously approved buildings and parcels, remove the previously approved carwash from the scope of work, add a three-truck fueling station, and realign portions of Harrison Road to modify driveway access for the subject property. To implement these changes, an Amendment to the previously approved General Development Plan, Combined Development Permit, and Vesting Tentative Map is required. Further, as detailed in Finding No. 7, the previously approved Vesting Tentative Map was set to expire in November 2025, and therefore, this Project also includes a two-year extension. All other project components of the previously approved Combined Development Permit (PLN180441) remain the same. The Applicant timely filed a request to extend PLN180441 by two years on June 9, 2025.

c) Lot Legality. The subject property (17.92 acres in size) is identified in its current configuration and under separate ownership as "Ranch A" in Record of Survey dated January 2016, filed as Volume 22 of Surveys at Page 39, Monterey County Records. Further, the property is described as Lot 2 of "Parcel Two" as shown on a map entitled, "Partition Map Accompanying Report of Referees Showing Subdivisions, Espinosa Portion of the Rancho Bolsa De La Escarpinas" filed July 10, 1925, in Volume 2 of Surveys at Page 28, Monterey County Records. Therefore, the County recognizes the subject property as a legal lot of record.

d) Development Standards. As proposed, the project meets all required development standards. The development standards for the LC zoning district are identified in MCC Section 21.18.070, and through the previously approved General Development Plan (PLN180441). The previously approved General Development Plan (Resolution No. 23-039) requires a maximum development capacity of 125,000 square feet, maximum building site coverage of 50 percent, with a front setback of 20 feet from Harrison Road, 10-foot rear setbacks, side setbacks of 5 feet, and a side setback of 15 feet from any internal streets/driveways. This Amendment does not modify the site development standards of the General Development Plan. As proposed, the modified development conforms to the site development standards outlined in both Title 21, and the previously approved General Development Plan. The maximum allowed height in the LC district for main structures is 35 feet, and 15 feet for all accessory structures. The previously approved project included a Variance to allow the Hotel on Parcel 7 to exceed 35 feet; there is no change to the hotel on Parcel 7 within this Amendment (see Condition No. 14). The reconfigured buildings on Parcels 2, 3, 4, 5, 6, 8, 9, and 10 comply with the required main structure heights. Therefore, as proposed and conditioned, the project conforms with the applicable development standards of the zoning district.

e) Project Phasing. Construction would be completed in three phases, with scheduling to be determined based on market conditions. As amended, Phase 1 of the Project includes the construction of the Tractor Supply retail store, two retention basins, and Quick Serve Convenience stores. Phase 2 of the Project includes the construction of various retail

stores on Parcels 2, 3, and 9. Phase 3 of the Project includes the construction of the four-story 95 room hotel on Parcel 7.

f) Parking. The Project includes construction of two new vehicle driveways connecting to Harrison Road for site access. The Project would also include the installation of 486 parking spaces, which exceeds the minimum required pursuant to Title 21 section 21.58.040. As illustrated in the attached plans, 121 parking stalls will be associated with the proposed hotel, while 87 stalls will be provided for the Tractor Supply retail building.

g) General Development Plan. Title 21 section 21.18.030.D requires the development to submit for review and approval a General Development Plan (GDP) for all development allowed within the LC zoning district. Accordingly, the Applicant previously prepared a General Development Plan that detailed the Project components and addresses the long-range development and operation of the facilities including physical expansion and new development, operational changes, circulation or transport improvements, site design flexibility, environmental considerations, and conformance to the policies of the local area plan (see attached GDP). The approved GDP (PLN180441) found that a "broad range of commercial uses" would be appropriate for the site, specifically highway-oriented commercial development, such as service stations, restaurants, and visitor accommodations. The GDP does not allow for uses which include, but are provided in more detail in the attached document, auto sales, banks, theaters, residential uses, public quasi-public uses and assemblage of people, zoos, day care centers, exploration for and removal of oil and gas, day care centers, and funeral homes. The GDP allowed for a maximum development capacity of 125,000 square feet. As proposed and amended, the Project only includes a total square footage of 98,676 (76% of the maximum allowed). Commercial use locations and arrangement of uses within the Project site, building square footage per parcel, parking and landscape design, and site design flexibility are built into the GDP. However, due to the height and need for a Variance, the proposed hotel is an exception to the GDP's flexibility. Any relocation of the Hotel from Parcel 7 would require separate discretionary review and approval and may trigger supplemental environmental review. In accordance with Title 21 section 21.18.070, the GDP established maximum allowed heights of 35 feet for main structures (except for the Hotel) and 15 feet for accessory structures (such as trash enclosures and utility enclosures), site coverage of 50 percent, setbacks of 20 feet (front/from Harrison Road), 10 feet (rear), 5 feet sides, and 15 feet (sides to internal streets/driveways) and landscaping of at least 10 percent. GDP parking standards mirror Monterey County Code requirements, see subsequent Evidence "f". The GDP included a Sign Program that establishes multiple requirements, including that all signs be compatible with a building's architectural style with regard to size, color, materials, and illumination. The Sign Program allows for the construction of a pylon sign with a maximum height of 57 feet. The Project is expected to generate approximately 221 new jobs at full build-out. The GDP allows details project-specific

circulation improvements, road network improvements, public services, and future implementation of the GDP. This Amendment proposes relocation of a gas station/convenience store from the southeast corner of the site to the northwest corner accommodate three additional truck fueling stations, improvements to Harrison Road, and minor adjustments to building footprints of several retail/fast food restaurant buildings to accommodate the site plan revisions. The previously approved GDP has been amended to reflect the scope proposed in this Amendment; no other changes are proposed.

h) Traffic. The previously prepared Traffic Impact Analysis (County of Monterey Library No. LIB200165) identified that under existing plus project buildout conditions, the approved project would result in traffic operations that would be in conflict with the County's level of service standard. As a result, the previously approved project included off-site circulation improvements to reduce the impact to a level less than significant. These improvements included modifying the US 101 North ramp and Sala Road intersection's signal, adding and modifying lanes at the Harrison Road and Sala Road intersection, adding a signal to the Harrison Road and project driveway, and adding additional lanes to Harrison Road. These improvements were incorporated into the requirements of mitigation measure TI-1. The proposed Amendment continues to include these on- and off-site improvements, but makes certain additional modifications to better accommodate the proposed truck fueling station's related traffic. These modifications change the previously approved intersection of Harrison Road and the property's second [northern] driveway to provide for safer turning movements. Modified improvements include an elongated left turn into the second driveway, restricting left-turning movements when exiting the second driveway, and better-designed taper lanes. The off-site traffic improvements will continue to connect to the existing crosswalks across Sala Road at Harrison Road, as well as with future pedestrian facilities constructed on Harrison Road as part of the future development of Area K. Further, with development of Area K as planned in City of Salinas General Plan, Bicycle Connectivity will be improved through the Transportation Agency for Monterey's 2011 Bicycle and Pedestrian Master Plan via a Class 2 bicycle path on Harrison Road north of existing city limits. Additionally, the gas station/convenience store with truck fueling has been relocated from the south of the main driveway, to north of the main driveway, along with the fast-food restaurants that were also originally proposed north of the main driveway. This will direct all trucks to enter the project site at the northern access driveway, eliminating truck queuing on Harrison Road at the main driveway, and eliminating the potential to block traffic flows on Harrison Road and Sala. Additionally, the truck fueling area now includes a bypass lane that will allow trucks to bypass the fuel pumps and exit the project if all of the fueling pumps are occupied. This will reduce the potential for any queue's of trucks extending out of the truck fueling area. Another modification from the original site plan to the proposed includes the removal of a left turn at the main project access for Passenger Vehicles to access the Gas Station/Convenience store. This means vehicles

entering the main project driveway would not potentially block traffic from entering the project site. Off-site impacts beyond the Project frontage have already been analyzed as part of the original study and are not projected to change with implementation of this project. These modified improvements will continue to ensure that the project, as modified, conditioned to comply with County Circulation Element policies and less than significant impacts with respect to transportation will occur with implementation of the project. Benefits of the proposed site plan include internal circulation improvements by adjusting the truck fueling entrance to the north side of the project, which then directs all trucks to enter the site at the northern access driveway, thereby eliminating truck queuing on Harrison Road at the main driveway. Additionally, the truck fueling area proposes a bypass lane to allow trucks to bypass the fueling pumps and exit the project site, which minimizes the potential queuing conflicts. According to the updated Traffic Access Analysis (County of Monterey Library No. LIB250197), the daily weekday trip volume would decrease by 222 trips and Saturday daily trip volume would decrease by 371 trips. The truck traffic expected to utilize the fueling facility is 35 trucks per day, and assuming 10 percent takes place during peak hour, would total approximately 6 trucks in the peak hour, with a fueling time of 15 minutes. The three truck fueling positions would then be occupied for a total of about 30 minutes. Furthermore, the potential traffic volumes and levels of service (LOS) at the four fueling area access points would operate acceptably at LOS B or better, with vehicle delays for the inbound left turn along the northern project access less than 5.0 seconds per vehicle.

i) Design. The Project is not located near a designated scenic vista. Additionally, the property is not located in area subject to a Design Control zoning overlay, which regulates the size, configuration, materials, and colors of structures to assure the protection of the public viewshed and neighborhood character. However, the Project has been designed to be compatible with the surrounding rural character, as intended by the 2010 General Plan. The Project includes several architectural design features to ensure visual cohesiveness throughout the site. Architectural design elements of the Project, including natural building colors, roof and trellis designs, and security lighting. The proposed building colors would be a mix of neutral and earthtone colors including shades of beige, grey, and brown. These types of colors are typical of commercial development alongside highways in Monterey County and would not be visually obtrusive to drivers passing alongside the Project. This Amendment does not modify the previously approved design or architectural style.

j) Greater Salinas Area Plan Policy GS-16/2010 General Plan Policy LU-4.8. Greater Salinas Area Plan Policy GS-1.6 allows development of a commercial designated parcel between Harrison Road and Highway 101, such as the subject property, may be allowed if such uses are neighborhood serving commercial or planner general commercial uses. As Amended, the Project continues to provide a combination of neighborhood serving uses (restaurants,

gas/fueling station, and small retail stores) and general commercial uses (hotel and larger retail stores). Project is located directly adjacent to Highway 101 would provide access to commercial services consistent with Policy LU-4.8 of the General Plan, which requires convenient access to commercial uses.

k) Long-Term Water Supply. The Amendment proposes to remove the car wash from the previously considered scope of work and add a truck fueling station. No new sources of water demand would be introduced with this Amendment. Whitson Engineers calculated that the car would demand 3,700 gallons per day. Therefore, removal of this use decreases the assumed wanted demand by 3,700 gallons per day.

l) Development Evaluation System/ General Plan Policy LU-1.19. The Project site is outside of a Community Area, Rural Center or official Affordable Housing Overlay and is thus subject to Policy LU-1.19. While this Amendment is being considered in advance of adoption of the Development Evaluation System (DES), the County applies the criteria in Policy LU-1.19 to projects as applicable, pending adoption of the Development Evaluation System. Based on the specific facts associated with this application, the Planning Commission previously found that PLN180441 met the evaluation criteria set forth in Policy LU-1.19 and would pass the DES. The proposed Amendment continues to comply with LU-1.19 criteria and would pass the DES for the following reasons. Firstly, the subject parcel is designated for Light Commercial development, and the site is suitable for the Project as the LC zoning district allows for the establishment of various commercial uses that serve the neighboring community, including highway serving uses, subject to the granting of appropriate permits. Infrastructure exists at the Project site in the adjacent roadways and has the capacity to support the level of development proposed in the prior project and this Amendment. The Amendment includes off-site roadway improvements. The Amendment will not encourage growth on parcels currently lacking utility connections. The site is not located in a Community area, Rural Center, or City; however, it is located within Area K of the City of Salina's Economic Development Element and thus is anticipated to be annexed into the City boundaries and developed with various compatible commercial uses.

m) Land Use Advisory Committee (LUAC) Review. The Project was not referred to a Land Use Advisory Committee (LUAC) for review because there is no LUAC in the Project area.

n) Agriculture Advisory Committee. On December 3, 2020, the Agricultural Advisory Committee (AAC) reviewed the project and voted 12 - 0 (12 ayes, 0 nays) to recommend support of the previously approved project. AAC members noted that the proposed development appeared to be adequately laid out and raised questions regarding traffic improvements. This Amendment improves traffic operations, does not intensify the overall use of the site, and maintains the previously approved 20-foot setback from Harrison Road and over 200-foot setback from nearby agricultural uses. Therefore, this Amendment was not referred back to the AAC.

o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN180441-AMD1.

3. **FINDING:** **SITE SUITABILITY –** The site is physically suitable for the use proposed.

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Monterey County Regional Fire Protection District (FPD) and the Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff identified no new potential impacts to resources as a result of this project, and that the previously prepared reports remain up-to-date.

c) Staff conducted a site inspection on Google Earth to verify that the site is suitable for this use.

d) Biological Resources. The previously prepared biological and cultural resources assessment (LIB200170) identified potential habitat for Congdon's tarplant, which is classified as a Rare Plant Rank 1B by California National Plant Society. Therefore, a focused plant survey was conducted on September 25, 2018 (LIB200170). No Congdon's tarplant were observed at the Project site. The non-native grassland within the Project site and within the Harrison Road improvement impact area could provide marginally suitable foraging habitat for Burrowing owl. Therefore, Mitigation Measure BIO-1 was adopted with PLN180441 and has been carried forward to this Amendment to require a pre-construction survey for this species. Red-winged blackbirds and other avian species were also observed flying near the property and perching on adjacent fences. Construction activities have the potential to impact nesting birds protected under the Federal Migratory Bird Treaty Act and California Fish and Game Code. Therefore, the County's standard "RAPTOR/MIGRATORY BIRD NESTING" condition of approval (Condition No. 7) has been applied which requires the Applicant to retain a qualified biologist to conduct pre-construction bird nesting survey during the typical nesting season (February 22 - August 1), if construction occurs during this period.

e) Drainage. The subject property contains a drainage channel that crosses the site from east to west. This drainage channel was determined not to be a wetland, but subject to the jurisdiction of the U.S. Army Corps of Engineers ("USACE"). USACE determined that an after-the-fact Nationwide 39 permit was required to address past disturbances to the drainage channel. Therefore, Mitigation Measure BIO-2 was adopted with PLN180441 and carried forward to this Amendment to require that the Applicant obtain a Clean Water Act Section 404 Nationwide Permit (NWP) 39 from USACE. As part of the application for the NWP 39 Permit, a

wetland mitigation plan for rerouting the drainage channel through the property as mitigation for impacts to the on-site wetland will be required for review and approval by USACE. A Water Quality Certification (per Section 401 of the Clean Water Act) from the Central Coast Regional Water Quality Control Board is also required.

f) Water Demand. A comprehensive hydrological assessment for the Project was previously prepared by Balance Hydrologics, Inc. (LIB230238). The hydrological assessment examined existing hydrological conditions to determine whether there is an intensification of water use associated with the Project compared to baseline conditions. The water use baseline used for this analysis is based on the average water use over a 20-year baseline period spanning from 2000-2019. Balance Hydrologics determined that the Project site has had an average on-site water usage of 24.42 acre feet per year("AF/Y") based on the 20-year baseline period. The previously approved project has a water demand of 23 AF per year. Removal of the previously approved gas station will reduce yearly water demand by approximately 4 AF/Y (total demand of 17.58 AF/Y).

g) Air Quality. An Air Quality Assessment (LIB230239) was previously prepared for the prior Project. However, at the time of preparation, the scope still included a truck fueling station and therefore the conclusions of this assessment contemplate the proposed Amendment scope of work. Construction activities will generate a maximum of 39.06 pounds per day of PM10 emissions, which is below the PM10 threshold of 82 pounds per day established by the Monterey Bay Air Resources District (MBARD). Implementation of the previously approved Project included ground-disturbing construction activities that would result in localized emissions of dust and toxic air contaminants from heavy equipment diesel exhaust. These emissions were found to result in temporary impacts to adjacent land uses that include sensitive receptors (i.e., residences 200 feet north). Therefore, the previously approved project included adoption of Mitigation Measures AQ-1 through AQ-3, which would reduce the potential exposure of nearby sensitive receptors to pollutant concentrations during construction to a less-than-significant level by requiring implementation of dust construction measures and a Construction Staging Management Plan, and adherence to manufacturing guidelines regarding the maintenance of construction equipment. The proposed Amendment would not exceed MBARD PM10 thresholds and would not result in additional air quality impacts not already analyzed. The previously mitigation measures are carried forward to this Amendment.

h) Greenhouse Gas (GHG) Emissions. Construction GHG emissions would be generated primarily by equipment used during site preparation, grading, and building construction, while direct operational GHG emissions would be generated primarily by vehicle trips accessing the subject property site. The Project would also include indirect sources of GHG emissions, including electricity and natural gas used on site, electricity used to pump water supply and treat wastewater, and decomposition of solid waste generated by the Project.

The previously approved project's GHG Assessment determined that the project would exceed the GHG emission per year per service population threshold of significance of 3.82 MT CO2e (metric tons of carbon dioxide equivalent) by a total of 4,614.48 MT CO2e per year. Therefore, the previously approved project included adoption of Mitigation Measure GHG-1, which would reduce GHG emissions from the Project to below the threshold of significance of 3.82 MT CO2e per year per service population. Mitigation Measure GHG-1 establishes three reduction approaches: 1) include additional on-site GHG emissions reduction measures; 2) participate in one or more off-site GHG reduction program(s); and/or 3) purchase carbon off-sets. The Applicant must implement one of more of the above approaches and provide evidence to HCD-Planning demonstrating the required reduction. The previously prepared GHG assessment included a fueling station as part of its project scope. Other components of this Amendment do not influence GHG (change in building location and parcel boundaries). Therefore, implementation of this Amendment would not further exceed the GHG emission per year per service population threshold of significance, and Mitigation Measure GHG-1 has been carried forward.

i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN180441-AMD1.

4. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvements in the neighborhood; or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Monterey County Regional FPD, and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities will be provided. The previously approved project included evidence from Monterey One Water and the City of Salinas, indicating that the City would provide future sanitary sewer service to the Project. In addition, the previously approved project included evidence from California Water Service Company (Cal Water), indicating that Cal Water would have a sufficient water supply to provide service to the Project. The previously approved project included the installation of both new sewer lines to connect to the City's existing system and new water lines to connect to Cal Water's existing system. This Amendment does not modify the previously approved utility connections.

c) Staff conducted a site inspection on Google Earth to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN180441-AMD1.

5. **FINDING:** **NO VIOLATIONS -** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on Google Earth, and researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN180441 and PLN180441-AMD1.

6. **FINDING:** **CEQA (Addendum) -** An Addendum to a previously adopted Mitigated Negative Declaration (MND) was prepared pursuant to Code of Regulations, Title 14, section 15164, to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.

EVIDENCE:

a) On November 8, 2023 the Planning Commission adopted a Negative Declaration for the Combined Development Permit consisting of: 1) Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; 2) a General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four (4) retail buildings, four (4) quick serve restaurants, a fueling station and a motel; 3) a Use Permit to allow construction of a pylon sign; 4) a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; 5) a Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and 6) a Variance to increase the allowable pylon sign dimensions to 768 square feet (SCH No. 2023090503), pursuant to Planning Commission Resolution No. 23-039.

b) Pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15162, when an EIR has been certified or a negative declaration has been adopted, no subsequent EIR or negative declaration shall be prepared for the project unless the agency determines that substantial changes are proposed, or substantial changes occur with respect to the circumstances under which the project is undertaken. In this case, no new information has been presented to warrant further environmental review. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred. However, pursuant to CEQA Guidelines section 15164, an Addendum has been prepared to address and reflect the revised project scope. The prepared Addendum is attached as Exhibit E of the January 28, 2026 staff report to the Planning Commission and reflects the County's independent judgment and analysis.

c) The adopted Negative Declaration (SCH No. 2023090503) contemplated the construction of a Standard Subdivision, a total of 98,926 square feet of mixed commercial space, variances to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet, to increase the allowable pylon sign height from 35 feet to 57 feet and a Variance to increase the allowable pylon sign dimensions to 768 square feet. Through adoption of the Mitigated Negative Declaration, impacts to potential on Air Quality, Biological Resources, Greenhouse Gases, Noise, and Transportation were found to be less than significant with implementation of mitigation measures, while the remaining standard CEQA environmental factors were found to have no impact. Nine mitigation measures were adopted or found necessary to reduce the severity of potential impacts.

d) Staff conducted a site inspection on Google Earth, to verify that the project will not result in conditions requiring the preparation of a subsequent environmental document. No adverse environmental effects were identified during staff review of the development application, nor during the site inspection.

e) As amended, the proposed project involves the revision to the previously approved Vesting Tentative Map to reconfigure parcels, amending the General Development Plan to include three truck fueling stations and modified building footprints, and modifying Harrison Road for driveway access and safe off-site circulation. In the aggregate, the proposed project description remains stable with the scope analyzed in the adopted Mitigated Negative Declaration.

f) No substantial changes in project scope have occurred, which would involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The project takes place in substantially the same footprint. The Amendment would reintroduce the truck fueling component previously considered under the original project scope but removed prior to preparation of the MND/IS and Resolution No. 23-039. Additionally, this Amendment makes other minor changes to locations and building footprints of previously approved retail and fast-food restaurant buildings. The reintroduction of the fueling stations would be accomplished through adjusting the site plan (new parcel boundaries) and relocating the approved gas station and convenience store to the northwest corner of the property to accommodate the truck fueling positions. The building capacity for the proposed Amendment is the same as for the approved project, but now includes a reduction in the weekday and Saturday daily vehicle trip volume. The Amendment also includes realignment of Harrison Road to accommodate truck access at the main project entrance, a previous concern from HCD Engineering Services, which now ensures safe traffic operations. Additionally, as designed, the proposed project is comparable to the bulk, mass, and architectural style of the previously approved residence, as amended by PLN180441-AMD1, and therefore, no additional impacts on traffic resources or Aesthetics will occur. Removal of the carwash would reduce water demand by approximately 4-acre feet per year, compared to the previously approved project. The Project, as amended, continued to

include grading consisting of 12,876 cubic yards of cut and approximately 12,309 cubic yards of fill. No changes are proposed that will cause new significant environmental effects or a substantial increase in the severity of previously identified environmental effects.

g) No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will cause new significant environmental effects or a substantial increase in the severity of previously identified environmental effects. no sensitive biological resources are present on-site; however, the prepared biological and cultural resources assessment (County of Monterey No. LIB200170) identified that the previously approved project would have a less than significant impact on burrowing owls, water of the state, and nesting birds with incorporation of mitigation measures (BIO-1 & BIO-2) and a standard permit condition. No amendments proposed under PLN180441-AMD1 would modify or increase impacts to these biological resources. The Project, as amended, continues to include grading consisting of 12,876 cubic yards of cut and approximately 12,309 cubic yards of fill. Ground disturbance and building footprints remain relatively the same. Therefore, no changes are proposed that would worsen previously identified impacts on noise, air quality, or greenhouse gases. A 2022 subsurface auger testing (County of Monterey Library No. LIB200170) was prepared for the proposed project, and concluded that the potential for inadvertent impacts to archaeological resources is limited and would be controlled by application of the County's standard condition, which requires the contractor to stop work if previously unidentified resources are discovered during construction. The County's standard condition, Condition No. 3, will continue to be applied to the project's Amendment. Thus, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, which will cause new significant environmental effects or a substantial increase in the severity of previously identified environmental effects.

h) No new information of substantial importance has been submitted or identified that would demonstrate the project, as amended, will have one or more significant impacts not previously analyzed or will increase the severity of previously identified impacts. Further, all mitigated measures still apply to this Amendment. The proposed/modified intersection improvements align with the requirements of TI-1. No new mitigation measures are required to address previously unanalyzed potentially significant impacts. The analysis contained in the MND/IS relative to all analyzed environmental factors remains adequate for the proposed project

i) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN180441, and PLN180441-AMD1.

7. **FINDING:** **SUBDIVISION -** Section 66474 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance) of the Monterey County Code (MCC) requires that a request for subdivision be denied if any of the following findings are made:

1. That the proposed map is not consistent with the applicable general plan and specific plans.
2. That the design or improvement of the proposed subdivision is not consistent with the applicable general plan and specific plans.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Additionally, pursuant to Title 19 section 19.05.070, Vesting Tentative Map Amendments may be approved provided:

1. No lots, units or building sites are added;
2. The changes are consistent with both the intent and spirit of the original vesting tentative map approval;
3. There are no resulting violations that affect Monterey County Codes; and
4. There will be no new significant adverse environmental effect from the change.

EVIDENCE:

a) Consistency. The Project and Amended Vesting Tentative Map as designed and conditioned is consistent with the 2010 Monterey County General Plan and Greater Salinas Area Plan, and there are no resulting violations that affect Monterey County Codes (see Finding No. 1 and supporting evidence). Additionally, the proposed changes are in accordance with the intent and spirit of the original vesting tentative map. The purpose of the VTM remains the same: ten lots for commercial development.

b) Design. The lot design is consistent with the Lot Design Standards of Title 19 section 19.10.030. The proposed lots exceed 60 feet in width and 85 feet in depth, are parallel to the adjacent streets (Sala Road and Harrison Road), and will not impact any riparian corridor.

c) Site Suitability. The site is suitable for the Project including the type and density of the development (see Finding No. 2 and supporting evidence). The VTM Amendment does not change the number of proposed lots or building sites (1), and the modifications made ensure that on- and off-site circulation is safe, while still proposing highway and neighborhood serving commercial uses.

d) Environment. The subdivision design and improvements and Amended Vesting Tentative Map will not cause environmental damage to fish or wildlife habitat and will not result in any new adverse environmental impacts (see Finding 2, Evidence "c" and Finding No. 6 and supporting evidence).

e) Health and Safety. The Project as designed and conditioned will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood.

f) Water Supply. Title 19 section 19.10.070 requires provision shall be made for domestic water supply as may be necessary to protect public health, safety, or welfare, and that the source of supply is adequate and potable. Title 19 sections 19.03.015.L require Water Supply and Nitrate Loading Information in order to assess these conditions and proof that there is a long-term water supply with the Project. The Project site has had an average on-site water usage of 24.42 acre feet ("AF") per year based on the 20-year baseline period spanning 2000-2019. The Project, as modified, will have a water demand of 19 AF per year. As a result, the Project would result in a 5.42 AF reduction of water use compared to historical demand. California Water Service Company (Cal Water) will provide water supply to the Project. Cal Water has provided a "can-and-will serve-letter" that confirms they will supply water to the subject property and proposed development.

g) Sewage Disposal. Title 19 sections 19.03.015.K requires issuance of a "can-and-will serve-letter" if the proposed subdivision will receive sewage disposal from a public or private entity. The City of Salinas and Monterey One Water will provide sewer service and appropriate documentation has been provided to the Environmental Health Bureau (see Finding 4, Evidence "b").

h) Easements. The subdivision or the type of improvements will not conflict with easements as no easements are currently conveyed over the property.

i) Traffic. With implementation of the proposed mitigation improvements (TI-1), Harrison and Sala Road would operate at an LOS of C or better under existing plus project and cumulative plus project conditions. Harrison Road and the main access will operate at an LOS of B or better under existing plus project and LOS C or better under cumulative plus project conditions.

j) Affordable Housing. The Project does not create four or more residential units and therefore is not required to meet the County's Inclusionary Housing Ordinance No. 04185 (Monterey County Code Chapter 18.40).

k) Parks and Recreation. The Project does not include a residential subdivision and therefore compliance with Section 19.12.010 of Title 19/Quimby Act is not required.

l) The project planner conducted a site inspection on Google Earth to verify that the Project would not conflict with zoning or building ordinances.

m) This Vesting Tentative Map is valid for a period of 24 months after issuance of this permit.

n) The application, plans and supporting materials submitted by the Project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File No. PLN180441-AMD1.

8. **FINDING:** **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 21, Section 19.03.025.E, the Board of Supervisors shall be the appropriate decision making body for any appeal from the decision of the Planning Commission.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Find the project qualifies as a minor addition and reconstruction to a previously approved General Development Plan, which is Categorically Exempt from CEQA per Section 15302 of the CEQA Guidelines, and none of the exceptions under CEQA Guidelines Section 15300.2 apply; and
2. Approve an Amendment and two-year Extension of a previously approved Combined Development Permit (PLN180441) that consisted of: 1) Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; 2) A General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a fueling station and a motel; 3) A Use Permit to allow construction of a pylon sign; 4) A Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; 5) A Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and 6) A Variance to increase the allowable pylon sign dimensions to 768 square feet. This Amendment includes revising the Vesting Tentative Map to reconfigure parcels, amending the General Development Plan to include three truck fueling stations and altered building footprints, and modifications to Harrison Road.

PASSED AND ADOPTED this 28th day of January 2026:

_____

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN180441-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Amendment and two-year extension to a Combined Development Permit (PLN180441-AMD1) allows a Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; a General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a fueling station and a motel; a Use Permit to allow construction of a pylon sign; a Variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; a Variance to increase the allowable pylon sign height from 35 feet to 57 feet; and a Variance to increase the allowable pylon sign dimensions to 768 square feet. This Amendment includes revising the Vesting Tentative Map to reconfigure parcels, amending the General Development Plan to include three truck fueling stations and altered building footprints, and modifications to Harrison Road for driveway access. The property is located at 101 Sala Road and Harrison Road, Salinas (Assessor's Parcel Number 113-091-017-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Amendment and Two-Year Extension to a previously approved Combined Development Permit (Resolution Number 26-) was approved by Planning Commission for Assessor's Parcel Number 113-091-017-000 on January 28, 2026. The permit was granted subject to 32 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. EHSP03 – INSTALL OR BOND WATER SYSTEM IMPROVEMENTS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code, Chapter 19.13, Improvement Agreements, the owner shall install the water system improvements to and within the subdivision and any appurtenances needed.
OR
The owner shall enter into a Subdivision Improvement Agreement with the County that shall provide security guaranteeing the installation of the water system improvements.

Compliance or Monitoring Action to be Performed: Prior to filing the final map, the applicant shall:
- Install the water system improvements to and within the subdivision and any appurtenances needed and obtain approval of installation from the State Water Resources Control Board – Division of Drinking Water.
OR
- Execute a Subdivision Improvement Agreement that is acceptable to EHB. Record the Subdivision Improvement Agreement with the final map.

5. EHSP02 - FIRE FLOW STANDARDS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency.

Compliance or Monitoring Action to be Performed: Prior to recordation of the final map, execution of a Subdivision Improvement Agreement, or issuance of construction permit, the applicant shall submit plans for the proposed water system improvements to the local fire protection agency for review and acceptance.

Submit a set of signed or wet-stamped water system plans approved by the local fire protection agency to EHB for review and acceptance.

6. EHSP01 – DESIGN WATER SYSTEM IMPROVEMENTS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The water system improvements proposed with this application shall meet the California Waterworks Standards (Title 22 of the California Code of Regulations) and relevant sections of Title 17 of the California Code of Regulations pertaining to cross-connection control.

Compliance or Monitoring Action to be Performed: Prior to recordation of the final map, execution of a Subdivision Improvement Agreement, or issuance of construction permit, the applicant shall submit engineered water system improvement plans to the State Water Resources Control Board – Division of Drinking Water (SWRCB-DDW) and California Water Services (CWS) for review and acceptance. Submit to the EHB a copy of the approved plans and documentation confirming that the plans are acceptable to SWRCB-DDW and CWS.

7. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

8. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) and Traffic Control Plan (TCP) TO County HCD - Engineering Services and Public Works review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit, Owner/Applicant/Contractor shall prepare a CMP and Traffic Control Plan and shall submit the CMP and Traffic Control Plan to the County HCD- Engineering Services and Public Works for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

9. PW0045-COUNTYWIDE TRAFFIC IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to County HCD-Development Services.

10. PW0043-REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the County HCD-Development Services.

11. PW0007 - PARKING STANDARDS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The parking stalls and circulation shall meet County standards, and shall be subject to the approval of HCD-Engineering Services

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance, the Owner's/Applicant's engineer/architect shall prepare a parking plan and submit plans for review and approval.

12. PW0010 - SEWER CONNECTION

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Submit utility improvement plans and construct sewer connection(s). The design and construction are subject to review and approval of HCD-Engineering Services and PWF&P. Owner/Applicant shall pay all applicable connection fees. Sewer connection permits are required prior to issuance of Encroachment Permit, and Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the County HCD-Engineering Services and PWF&P; obtain a connection permit from City of Salinas/Monterey One and encroachment permit from the HCD-Engineering Services prior to issuance of building or grading permits; and construct and complete improvements prior to occupancy. Sewer improvements shall be constructed in compliance with approved plans. Applicant is responsible to obtain all permits and environmental clearances, and to pay all applicable fees.

13. PW0011 - SEWER (MONTEREY ONE)

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Obtain sewer permits from the Monterey One Water and City of Salinas. Pay all applicable fees.

Compliance or Monitoring Action to be Performed: Prior to Building Permits, Owner/Applicant shall obtain permits from Monterey One Water, City of Salinas and provide proof of payment to HCD-Engineering Services

14. PDSP001 - NOTE ON FINAL MAP

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A note shall be placed on the final map or a separate sheet to be recorded with the final map stating "The Variance to allow an increased height limit of 45 feet is restricted to Parcel 7, containing the hotel. Should rearrangement result in placement of the hotel to any other parcel than Parcel 7, an Amendment will be required." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor and HCD-Planning
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to recordation of final/parcel map, the Owner Applicant shall submit the final map with notes to the HCD - Planning and HCD - Public Works (County Surveyor) for review and approval.

15. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

16. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

17. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

18. PWSP001 - ENCROACHMENT PERMI

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Construct curb, gutter, driveway connections, sidewalk, and road widening, together with required drainage facilities, along the frontage of Harrison and Sala Road. The required improvements shall be designed in general conformance to Exhibit 21 of "The Sobel Company Commercial Development Traffic Impact Analysis" dated April 9, 2019 The design and construction is subject to the review and approval of HCD and PWF&P. Construction of the traffic signal at the at the US 101 Northbound Ramps / Sala Road intersection, is subject to review and approval of Caltrans. Signalization of intersection US 101 Northbound Ramps/ Sala Road shall be completed prior to issuance of building permits associated with Phase II improvements (quick serve restaurants, Parcel 3 and 6), subject to Caltrans review and approval. Encroachment Permits are required for all work within the public right-of-way. The Applicant/Owner is responsible for obtaining an encroachment permit from Caltrans. HCD and PWF&P shall be notified with a copy of the issued Caltrans encroachment permit.

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the Owner/Applicant shall submit the final design of the required traffic improvements for review and approval of the PWFP, obtain an encroachment permit from the HCD-Engineering Services, construct and complete improvement. Applicant is responsible to obtain all permits and environmental clearances including Caltrans encroachment permits.

Prior to issuance of building permits associated with Phase II improvements (quick serve restaurants; Parcels 3 and 6) and subject to Caltrans review and approval, the Applicant/Owner shall obtain and submit a copy of the issued Caltrans Encroachment Permit and complete the traffic improvements at the US 101 Northbound Ramps / Sala Road intersection: 1) Signalize intersection (Modify existing all way stop-controlled intersection), and 2) Add a special (overlap) signal phase that combines the northbound US 101 Northbound Ramps right turn and westbound Sala Road through movements.

19. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: CALIFORNIA CONSTRUCTION GENERAL PERMIT
The proposed project would disturb greater than one or more acres of soil, and therefore, is required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility.

If the project is exempt from obtaining coverage under the California Construction General Permit, the applicant shall provide a letter of exemption or erosivity waiver, with a valid waiver identification number, from the Central Coast Regional Water Quality Control Board to HCD-Environmental Services for review and approval.

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall submit a SWPPP including the WDID number certifying the project is covered under the California Construction General Permit or a letter of exemption from the Central Coast Regional Water Quality Control Board.

20. OPERATION AND MAINTENANCE AGREEMENT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall enter into a Maintenance Agreement (Agreement) that clearly identifies the responsible party for ongoing maintenance of structural Stormwater Control Measures. The Agreement shall contain provisions for an annual drainage system report, prepared by a registered Professional Engineer, that includes the status of all structural stormwater control measures and maintenance recommendations. The annual report shall be submitted to HCD-Environmental Services, for review and approval, no later than August 15th. All recommended maintenance shall be completed by October 15th of the same year. If maintenance is required, certification shall be provided that all recommended maintenance has been completed before the start of the rainy season.

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit the signed and notarized Agreement to HCD-Environmental Services for review and approval. The approved Agreement shall be recorded, and a copy of the recorded document shall be provided to HCD-Environmental Services.

A copy of the standard Agreement can be obtained at HCD – Environmental Services.

21. OPERATION AND MAINTENANCE PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Operation and Maintenance Plan prepared by a registered Professional Engineer that includes, at a minimum, the following:

- A site map identifying all structural Stormwater Control Measures requiring O&M practices to function as designed.
- O&M procedures for each structural Stormwater Control Measure including, but not limited to, LID facilities, retention/detention basins, and proprietary devices.

The O&M Plan shall include short- and long-term maintenance requirements, recommended frequency of maintenance, and estimated cost for maintenance.

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit the O&M Plan to HCD-Environmental Services for review and approval.

22. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Control Plan and Stormwater Control Report prepared by a registered professional engineer, to HCD-Environmental Services for review and approval. The plan and report shall address the Post-Construction Stormwater Management Requirements (PCRs) for Development Projects in the Central Coast Region. The plan shall include retention/detention facilities designed to limit post-development runoff rates to pre-development rates for the 2, 5, 10, 25, 50, and 100-year 24-hour design storms. The plan shall include the location of the drainage facilities, construction details and construction inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed and approved the Stormwater Control Plan for conformance with their geotechnical recommendations.

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall submit a Stormwater Control Report and a Stormwater Control Plan to HCD-Environmental Services for review and approval.

Prior to issuance of any grading or construction permits, the applicant shall submit certification from a licensed practitioner that they have reviewed and approved the stormwater control plan
for conformance with their geotechnical recommendations.

23. MM AQ1 - DUST CONTROL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To reduce the exposure of nearby sensitive receptors to dust emissions from grading and construction activities on the project site, the following language shall be included on all grading and construction plans for the project prior to issuance of grading permits, subject to review and approval by County of Monterey HCD:

Dust control measures shall be employed to reduce visible dust leaving the site. The following measures recommended by the air district, or equally effective substitute measures shall be used:

a. Use recycled water to add moisture to the areas of disturbed soils twice a day, every day until all grading activities are complete and disturbed soils are revegetated and/or developed, to prevent visible dust from being blown by the wind;

b. Apply chemical soil stabilizers or dust suppressants on disturbed soils that will not be actively graded for a period of four or more consecutive days;
c. Apply non-toxic binders and/or hydro seed to disturbed soils where grading is completed, but not on which more than four days will pass prior to paving, foundation construction, or placement of other permanent cover;

d. Cover or otherwise stabilize stockpiles that will not be actively used for a period of four or more consecutive days, or water at least twice daily as necessary to prevent visible dust leaving the site, using raw or recycled water when feasible;

e. Maintain at least 2.5 feet of freeboard and cover all trucks hauling dirt, sand, or loose materials;

f. Install wheel washers at all construction site exit points, and sweep streets if visible soil material is carried onto paved surfaces;

g. Stop grading and earth moving if winds exceed 15 miles per hour;

h. Pave roads, driveways, and parking areas at the earliest point feasible within the construction schedule;

i. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours of receiving the complaint. The phone number of MBARD shall also be visible to ensure compliance with Rule 402 (Nuisance); and

j. Limit the area under construction at any one time.

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading and/or building permit, the Applicant shall include a note on the construction plans that includes the language contained in Mitigation Measure AQ-1.

The applicant/contractor shall adhere and implement the measures contained in Mitigation Measure AQ-1 until completion of grading and construction of the Project.

Prior to final of any grading and/or building permit, the Applicant shall provide evidence to County of Monterey HCD that Mitigation Measure AQ-1 has been successfully implemented.

24. MM AQ2 - CONSTRUCTION STAGING MANAGEMENT PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to the issuance of any grading and/or building permits, the Applicant shall prepare a Construction Staging Management Plan. The Construction Staging Management Plan shall be provided to Monterey County HCD for review and approval. The plan shall include the following restrictions:

a. Heavy-duty diesel vehicles shall be required to have 2010 or newer model year engines, in compliance with the California Air Resources Board's Truck and Bus Regulation, and shall not be staged within 500 feet of nearest sensitive receptors; and

b. Construction equipment and heavy-duty diesel trucks idling shall be avoided, where feasible, and if idling is necessary, it shall not exceed five minutes.

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading and/or building permit, the HCD-Planning and Engineering Services shall review and approve the Construction Staging Management Plan to ensure that it contains the restrictions on construction equipment identified in Mitigation Measure AQ-2.

25. MM AQ3 - CONSTRUCTION EQUIPMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to the issuance of any grading and/or building permits, the Applicant shall provide construction documents to the County of Monterey HCD for review and approval. The following language shall be included in all construction documents: "All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications and shall be checked by a certified visible emissions evaluator. All non-road diesel construction equipment shall, at a minimum, meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112. Further, where feasible, construction equipment shall include the use of alternative fuels such as compressed natural gas, propane, electricity or biodiesel."

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading and/or building permit, HCD-Planning shall review and approve the construction documents to ensure that they contain the language contained in Mitigation Measure AQ-3.

26. MM BIO1 - BURROWING OWL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To avoid/minimize impacts to Burrowing owls potentially occurring onsite or within the Harrison Road widening impact area, the Applicant shall retain a qualified biologist to conduct a two-visit (i.e., morning and evening) presence/absence survey at areas of suitable habitat in these areas no less than 14 days prior to the start of construction or ground disturbance activities. The Applicant shall initiate consultation with the California Department of Fish and Wildlife if these pre-construction surveys locate occupied burrows in or near construction areas. If Burrowing owls are found present, the Applicant will work with the California Department of Fish and Wildlife to interpret survey results and develop a project-specific avoidance and minimization approach.

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and/or building permits, the Applicant shall retain a qualified biologist to provide a report documenting survey results shall be submitted to the HCD-Planning for review and approval. If the survey results are negative, construction may proceed without consultation with the California Department of Fish and Wildlife. If the survey results are positive, construction may not proceed until consultation with the California Department of Fish and Wildlife has occurred.

27. MM BIO2 - WETLAND MITIGATION PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to any additional grading, filling, or rerouting of the existing drainage channel, a Clean Water Act Section 404 Nationwide Permit (NWP) 39 from the U.S. Army Corps of Engineers ("USACE") shall be obtained. As part of the application for the NWP 39 Permit, a wetland mitigation plan for rerouting the drainage channel through the property as mitigation for impacts to the on-site wetland is required for review and approval by the USACE. A Water Quality Certification (per Section 401 of the Clean Water Act) from the Central Coast Regional Water Quality Control Board ("RWQCB") shall also be obtained.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading permits, HCD-Planning shall be provided with copies of the NWP 39 Permit from USACE and a Water Quality Certification from the Central Coast RWQCB.

28. MM GHG1 - GHG EMISSIONS REDUCTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To ensure the Proposed Project's GHG emissions are below the threshold of significance of 3.82 MT CO2e per year per service population, a minimum reduction of 4,614.48 MT CO2e per year (or 20.88 MT CO2e per year per service population) shall be achieved through implementing one or more of the following approaches:

A. Include additional on-site GHG emissions reduction measures;

B. Participate in one or more off-site GHG reduction program(s); and/or

C. Purchase carbon off-sets.

If additional on-site GHG emissions reduction measures are utilized, the Applicant shall prepare a GHG Reduction Plan. The GHG Reduction Plan shall identify the proposed additional GHG reduction measures, GHG emissions reductions volumes associated with each, and evidence to support the level of reduction calculated for each. The GHG Reduction Plan shall be subject to review and approval of the County of Monterey Housing and Community Development Department prior to approval of any grading and/or building permits.

If the Applicant chooses to participate in an off-site GHG reduction project or program, evidence of such participation shall be provided to the County of Monterey Housing and Community Development Department by the agency/interest that is implementing the project or program. Evidence shall describe how the Applicant is participating, the expected GHG reduction volume that can be assigned to the project as a result of the Applicant's participation, and verification that the Applicant has met participation requirements. The evidence shall be subject to review and approval of Monterey County Housing and Community Development Department prior to issuance of any grading and/or building permits.

If the Applicant chooses to purchase carbon off-sets to secure all or the balance of GHG emission reductions not achieved through onsite measures or participation in off-site reduction programs, the Applicant shall provide evidence to the Monterey County Housing and Community Development Department that a contract for such purchase has been executed through a credible carbon off-set registry such as the Climate Action Reserve, a certified carbon off-set Applicant, or a broker. The evidence shall be subject to review and approval of the Monterey County Housing and Community Development Department prior to issuance of a grading and/or building permit.

If participating in one or more off-site GHG reduction programs the Applicant shall procure evidence of participation issued by the agency/interest overseeing the program. The Applicant shall provide this evidence to HCD-Planning for review and approval prior to issuance of any grading and/or building permits.

Compliance or Monitoring Action to be Performed: If additional on-site GHG reduction measures are proposed the Applicant shall provide a GHG Reduction Plan to HCD-Planning for review and approval, prior to issuance of any grading and/or building permits.

If the Applicant chooses to participate in an off-site GHG reduction project or program, the Applicant shall provide evidence of these actions to HCD-Planning for review and approval prior to issuance of any grading and/or building permits.

If the Applicant chooses to purchase carbon off-sets, the Applicant shall provide evidence of these actions to HCD-Planning for review and approval prior to issuance of any grading and/or building permits.

29. MM N1 - CONSTRUCTION RELATED NOISE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Applicant shall implement the following measures to limit construction-related noise:

a. Limit noise-generating construction operations to non-holidays, Monday through Saturday, between the least noise-sensitive periods of the day (i.e. 7:00 am to 7:00 pm);

b. Locate construction equipment and equipment staging areas at the furthest distance possible from nearby noise-sensitive land uses (i.e. residential uses to the northwest);

c. Ensure that construction equipment is properly maintained and in good condition. All internal combustion engine driven machinery shall use intake and exhaust mufflers and engine shrouds, as applicable. Equipment engine shrouds shall be closed during equipment operation. Whenever feasible, electrical power shall be used to run air compressors and similar power tools rather than diesel equipment. The Applicant shall require all contractors, as a condition of contract, to maintain and tune-up all construction equipment to minimize noise emissions;

d. Construction vehicles and equipment shall not be left idling for longer than five minutes when not in use; and

e. Install temporary noise barriers when activities would affect daytime noise-sensitive receptors (i.e. residential uses to the northwest).

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading and/or building permits from Monterey County HCD, the Applicant shall provide copies of all contractor work documents, including all plan sheets, containing the conditions identified in Mitigation Measure N-1 to HCD-Planning for review and approval.

30. MM N2 - TRACTOR SUPPLY CO. LOADING DOCK HOURS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Loading dock activities at the Tractor Supply Company store shall be limited to daytime hours of 7:00 am to 10:00 pm. This requirement shall be included in any lease or sale agreement with the Tractor Supply Company with evidence of this agreement provided to the County of Monterey HCD prior to approval of an occupancy permit.

Compliance or Monitoring Action to be Performed: Prior to issuance of any occupancy permit for the Tractor Supply Company, the Applicant shall submit copies of the lease or sale agreements with the Tractor Supply Company that contain the restriction on loading dock activities identified in Mitigation Measure N-2 to HCD-Planning for review and approval.

On and ongoing basis, loading dock activities at the Tractor Supply Company store shall be limited to daytime hours of 7:00 am to 10:00 pm.

31. MM N3 - TRACTOR SUPPLY CO. DELIVERY HOURS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Truck deliveries to the Tractor Supply Company shall be limited to daytime hours of 7:00 am to 10:00 pm. This requirement shall be included in any lease or sale agreement with the Tractor Supply Company with evidence of this agreement provided to the HCD-Planning prior to approval of an occupancy permit.

Compliance or Monitoring Action to be Performed: Prior to issuance of any occupancy permits for the Tractor Supply company, the Applicant shall submit copies of the lease or sale agreements with the Tractor Supply Company that contain the restriction on truck deliveries identified in Mitigation Measure N-3 to Monterey County HCD for review and approval.

On and ongoing basis, truck deliveries to the Tractor Supply Company shall be limited to daytime hours of 7:00 am to 10:00 pm.

32. MMT1-TRAFFIC IMPROVEMENTS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Applicant/Owner shall install and construct following measures to ensure compliance with the County's level of service standards.

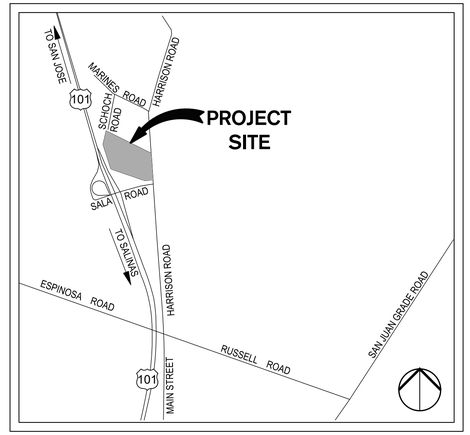
1. Implement the following at the US 101 Northbound Ramps / Sala Road intersection: 1) Signalize intersection (Modify existing all way stop-controlled intersection), 2) Add a special (overlap) signal phase that combines the northbound US 101 Northbound Ramps right turn and westbound Sala Road through movements,
2. Implement the following at the Harrison Road / Sala Road intersection: 1) Restripe existing striped median to add second eastbound Sala Road left turn lane, 2) Widen northbound Harrison Road north of Sala Road to accommodate second receiving lane (from second eastbound left turn lane), 3) Add southbound Harrison Road right turn overlap signal phase, 4) Add second southbound Sala Road through lane, 5) Add second southbound Harrison Road right turn lane.
3. Implement the following at the Harrison Road / Project Driveway (South) intersection: 1) Signalize intersection, 2) Add two northbound Harrison Road left turn lanes, 3) Add a southbound Harrison Road right turn lane, 4) Provide separate Project driveway eastbound left and right turn lanes, 5) Provide two westbound Project driveway entry lanes, 6) Add an eastbound Project Driveway (South) right turn overlap signal phase.
4. Widen Harrison Road to include four through lanes (two northbound and southbound through lanes) along the Project frontage between the Project South Driveway and Sala Road.
5. Implement the following at Harrison Road/Project Driveway (North) intersection: 1) Add a northbound Harrison Road left turn lane, 2) Provide a combined eastbound left/right turn exit land and single entrance lane.

Compliance or Monitoring Action to be Performed: Prior to Final Map recordation, the Applicant shall enter into a Subdivision Improvement Agreement and provide to HCD-Planning, Engineering Services, and the County Survey for review and approval a Subdivision Improvements Plan illustrating the required traffic improvements.

TENTATIVE PARCEL MAP
SALA ROAD CENTER

HARRISON ROAD, SALINAS, CA 93907

APRIL 17, 2025



VICINITY MAP
NO SCALE

SHEET INDEX:

SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	COVER SHEET
T-2	EXISTING BOUNDARY MAP
T-3	EXISTING CONDITIONS MAP
T-4	PROPOSED SITE MAP
T-5	PHASING MAP
T-6	OVERALL CONCEPTUAL ROUGH GRADING PLAN
T-7	CONCEPTUAL ROUGH GRADING PLAN I
T-8	CONCEPTUAL ROUGH GRADING PLAN II
T-9	CONCEPTUAL ROUGH GRADING PLAN III
T-10	CONCEPTUAL ROUGH GRADING PLAN IV
T-11	CONCEPTUAL UTILITY PLAN
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T-13	CONCEPTUAL SEWER SYSTEM PLAN II
T-14	EROSION CONTROL PLAN
T-15	CIRCULATION PLAN
T-16	CROSS SECTIONS

PROJECT TEAM:

OWNER:
SALINAS 101, LLC.
C/O THE SOBEL COMPANY, INC.
9454 WILSHIRE BLVD. SUITE #210
BEVERLY HILLS, CA 90212
O: 310-277-4697
C: 818-634-2339

PROJECT DEVELOPER:
SALINAS 101, LLC.
C/O THE SOBEL COMPANY, INC.
9454 WILSHIRE BLVD. SUITE #210
BEVERLY HILLS, CA 90212
O: 310-277-4697
C: 818-634-2339

CIVIL ENGINEER / SURVEYOR:
SIEGFRIED
3428 BROOKSIDE ROAD
STOCKTON, CA 95219
209-943-2021

GEOTECHNICAL ENGINEER:
KRAZAN & ASSOCIATES, INC.
215 WEST DAKOTA AVENUE
CLOVIS. CA 93612
559-348-2200

LEGEND:

EXISTING		PROPOSED
3.0	GROUND CONTOUR	3.0
11.93TC / 11.43FL	TOP OF CURB ELEVATION / FLOW LINE ELEVATION	11.93TC / 11.43FL
15.50EP	PAVEMENT ELEVATION	15.50P
15.50EC	CONCRETE ELEVATION	15.50C
	EASEMENT LINE	
	PROPERTY & R/W LINE	
8"SS	SANITARY SEWER LINE	8"SS
12"SD	STORM DRAIN LINE	12"SD
2"W	WATER LINE	2"W
6"FH	FIRE HYDRANT LINE	6"FH
10"FS	FIRE SERVICE LINE	10"FS
	STREET LIGHT	
	SITE LIGHT	
	CLEANOUT	
	DRAINAGE INLET	
	CATCH BASIN	
	AREA DRAIN	
	GATE VALVE	
	FIRE HYDRANT	
	FIRE DEPARTMENT CONNECTION	
	SIGN	
WM	WATER METER	WM
BFP	BACKFLOW PREVENTER	
	MAINTENANCE HOLE	

ABBREVIATIONS:

ABBREVIATION	DESCRIPTION
@	AT
AB	AGGREGATE BASE
ABS	ACRYLONITRILE-BUTADIENE-STYRENE
AC	ASPHALT CONCRETE
BCR	BEGINNING OF CURB RETURN
BMP	BEST MANAGEMENT PRACTICE
BO	BLOWOFF
BOC	BACK OF CURB
BOW	BACK OF WALK
BSL	BUILDING SETBACK LINE
CASQA	CALIFORNIA STORMWATER QUALITY ASSOCIATION
C & G	CURB AND GUTTER
C.G. & SW	CURB, GUTTER, AND SIDEWALK
CL	CENTERLINE
CB	CATCH BASIN
C.B.C.	CALIFORNIA BUILDING CODE 2010
CJ	CONSTRUCTION JOINT
CO	CLEANOUT
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWG	DRAWING
EBOW	EXISTING BACK OF WALK
ECR	END OF CURB RETURN
EL	ELEVATION
EEP	EDGE OF EXISTING PAVEMENT
EP	EDGE OF PAVEMENT, EXISTING PAVEMENT
ESMT	EASEMENT
EX.	EXISTING
FL	FLOWLINE
FH	FIRE HYDRANT
FOC	FACE OF CURB
FT.	FEET
G	GROUND
GB	GRADE BREAK
HORIZ	HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER
IN.	INCH
LF	LINEAL FEET
LH	LAMP HOLE
LP	LOW POINT
LT	LEFT
LTS	LIME TREATED SUB-BASE
MAX	MAXIMUM
MH	MAINTENANCE HOLE
MIN	MINIMUM
NO.	NUMBER
NRCP	NON-REINFORCED CONCRETE PIPE
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
P	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
POT	POINT OF TANGENCY
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PT	POINT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PL	PROPERTY LINE
R	RADIAL OR RADIUS
R/W	RIGHT-OF-WAY
RC	ROLL-CURB
RCP	REINFORCED CONCRETE PIPE
RET	RETURN
RP	RADIUS POINT
RT	RIGHT
SD	STORM DRAIN
SS	SANITARY SEWER
SL	STREET LIGHT
SW	SIDEWALK
SDMH	STORM DRAIN MAINTENANCE HOLE
SHT	SHEET
SSMH	SANITARY SEWER MAINTENANCE HOLE
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TOW	TOP OF WALL
THRU	THROUGH
TI	TRAFFIC INDEX
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UV	UNDERGROUND VAULT
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
W	WATER
WP	WEAKENED PLANE
(W)	WEST
(E)	EAST
(S)	SOUTH
(N)	NORTH
±	PLUS OR MINUS

SUBDIVISION NOTES:

ASSESSOR'S PARCEL NUMBER:	113-091-017
GENERAL PLAN DESIGNATION:	COMMERCIAL
EXISTING ZONING:	(LC) LIGHT COMMERCIAL
PROPOSED ZONING:	(LC) LIGHT COMMERCIAL
PROPOSED LAND USES:	RETAIL, RESTAURANTS, GAS STATION (WITH RETAIL), HOTEL. SEE SITE SUMMARY.
UTILITY INFORMATION:	
STORM DRAIN	ON-SITE
SANITARY SEWER	CITY OF SALINAS
WATER	CALIFORNIA WATER SERVICE
GAS	PACIFIC GAS AND ELECTRIC
ELECTRIC	PACIFIC GAS AND ELECTRIC
TELEPHONE	AT&T
ELECTRIC	AT&T
LOT COVERAGE:	
ALLOWED (PER LC ZONE)	50%
PROPOSED (ENTIRE SITE)	12% (SEE TABLE ON SHEET T-4 FOR DETAILS)

NOTES:
1. THE SITE HAS NO ADDRESS PER THE COUNTY OF MONTEREY GIS AND THE TITLE REPORT.
2. THERE ARE NO EXISTING TREES ON THE SITE.
3. THERE ARE NO EXISTING BUILDINGS ON THE SITE.
4. THERE ARE NO EXISTING STORM DRAIN MAINS, WATER MAINS OR SEWER MAINS ON THE SITE OR SITE FRONTAGE.
5. THERE ARE NO RIVERS OR WATER COURSES ON THE SITE.
6. SITE HAS EXISTING FRONTAGE ACCESS ON HARRISON AVENUE.
7. GRADING AND UTILITY DESIGN ARE PRELIMINARY.
8. EASEMENTS WILL BE INCLUDED IN CENTER-WIDE CC&Rs AND RECIPROCAL EASEMENT AGREEMENTS.

SITE SUMMARY:

PARCEL NUMBER	PARCEL AREA (AC)	BUILDING AREA (SFT)	GDP LAND USE
EXISTING	17.93±	——	——
1	3.73±	21,702	RETAIL
2	1.38±	9,000	RETAIL
3	1.12±	4,500	RETAIL
4	2.87±	4,608	RETAIL
5	1.23±	4,395	BUSINESS
6	0.58±	2,250	RESTAURANT
7	2.45±	41,693	HOTEL
8	1.06±	1,875	BUSINESS
9	0.82±	5,903	RETAIL
10	0.66±	2,750	RESTAURANT
BASIN 1	0.96±	——	——
BASIN 2	0.97±	——	——
TOTAL	17.93±	98,926	——

COVER SHEET

TENTATIVE PARCEL MAP
SALA ROAD CENTER

SIEGFRIED
3428 Brookside Road, Stockton, California 95219
209-943-2021 www.siegfriedeng.com Fx: 209-942-0214
CIVIL ENGINEERING
STRUCTURAL ENGINEERING
SURVEYING
PLANNING

Date 01/02/2026
Job No. 18106
SHEET: T-1
1 OF: 16

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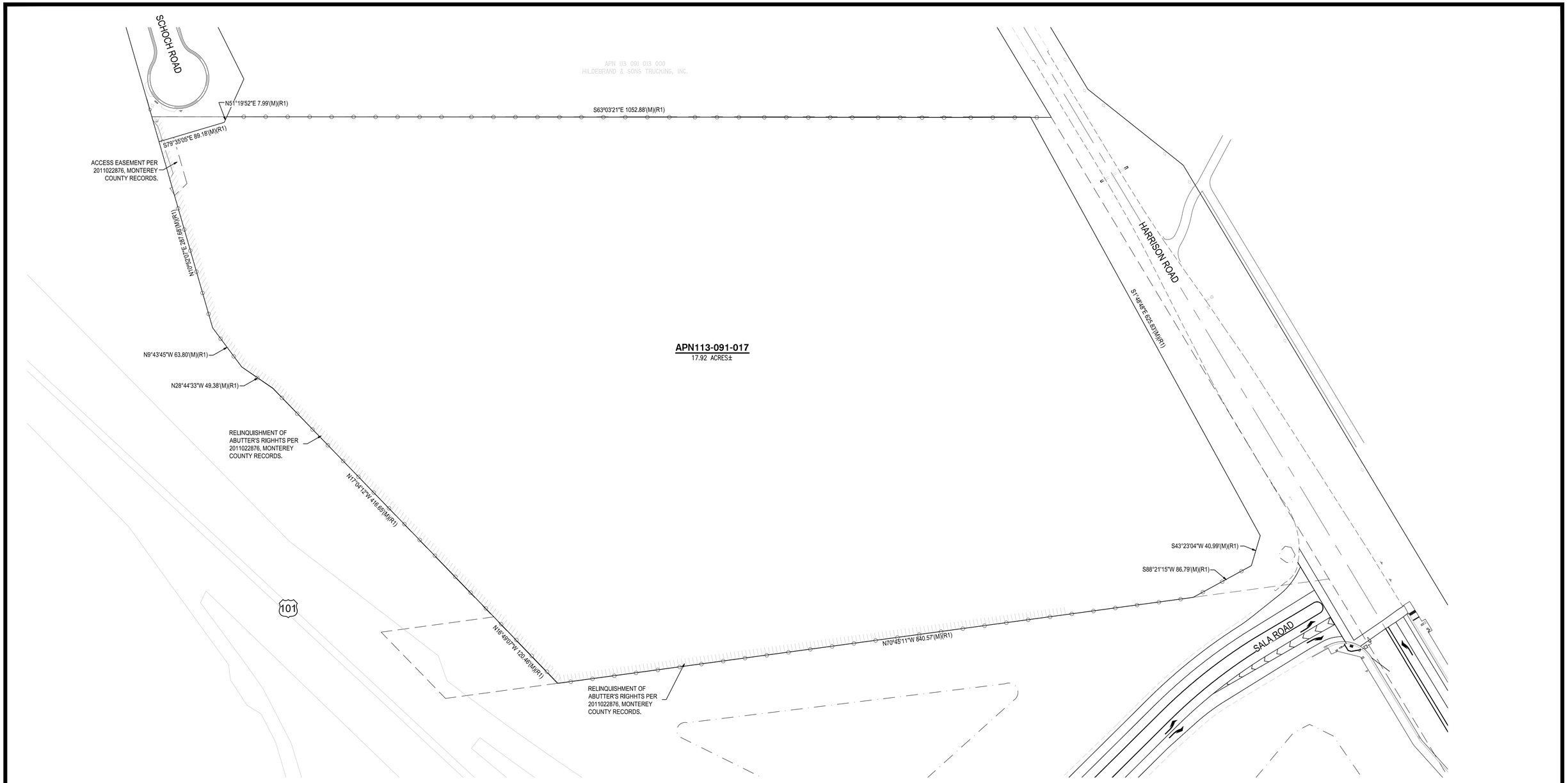

REFERENCES:
(R1) VOLUME 33 OF SURVEYS, AT PAGE 39, MONTEREY COUNTY RECORDS.
(M) MEASURED

EXISTING BOUNDARY MAP

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 30' 60' 120'
SCALE: 1"=60'

SIEGFRIED
CIVIL ENGINEERING
STRUCTURAL ENGINEERING
SURVEYING
PLANNING
3428 Brookside Road, Stockton, California 95219
209-943-2021 www.siegfriedeng.com Fx: 209-942-0214

Date	01/02/2026
Job No.	18106
SHEET:	T-2

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NOTES:
1. THERE ARE NO EXISTING STRUCTURES ON SUBJECT PROPERTY.
2. THERE ARE NOT TREES ON THE SUBJECT PROPERTY.
3. THERE ARE NO STORM DRAIN MAINS, SEWER MAINS, OR WATER MAINS ON THE PROPERTY OR IN THE PROPERTY FRONTAGE.
4. EXISTING CONDITIONS BASED ON FIELD SURVEY PERFORMED BY SIEGFRIED ENGINEERING, INC.

EXISTING CONDITIONS MAP

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 30' 60' 120'
SCALE: 1"=60'

SIEGFRIED
CIVIL ENGINEERING
STRUCTURAL ENGINEERING
SURVEYING
PLANNING
3428 Brookside Road, Stockton, California 95219
209-943-2021 www.siegfriedeng.com Fx: 209-942-0214

Date	01/02/2026
Job No.	18106
SHEET:	T-3

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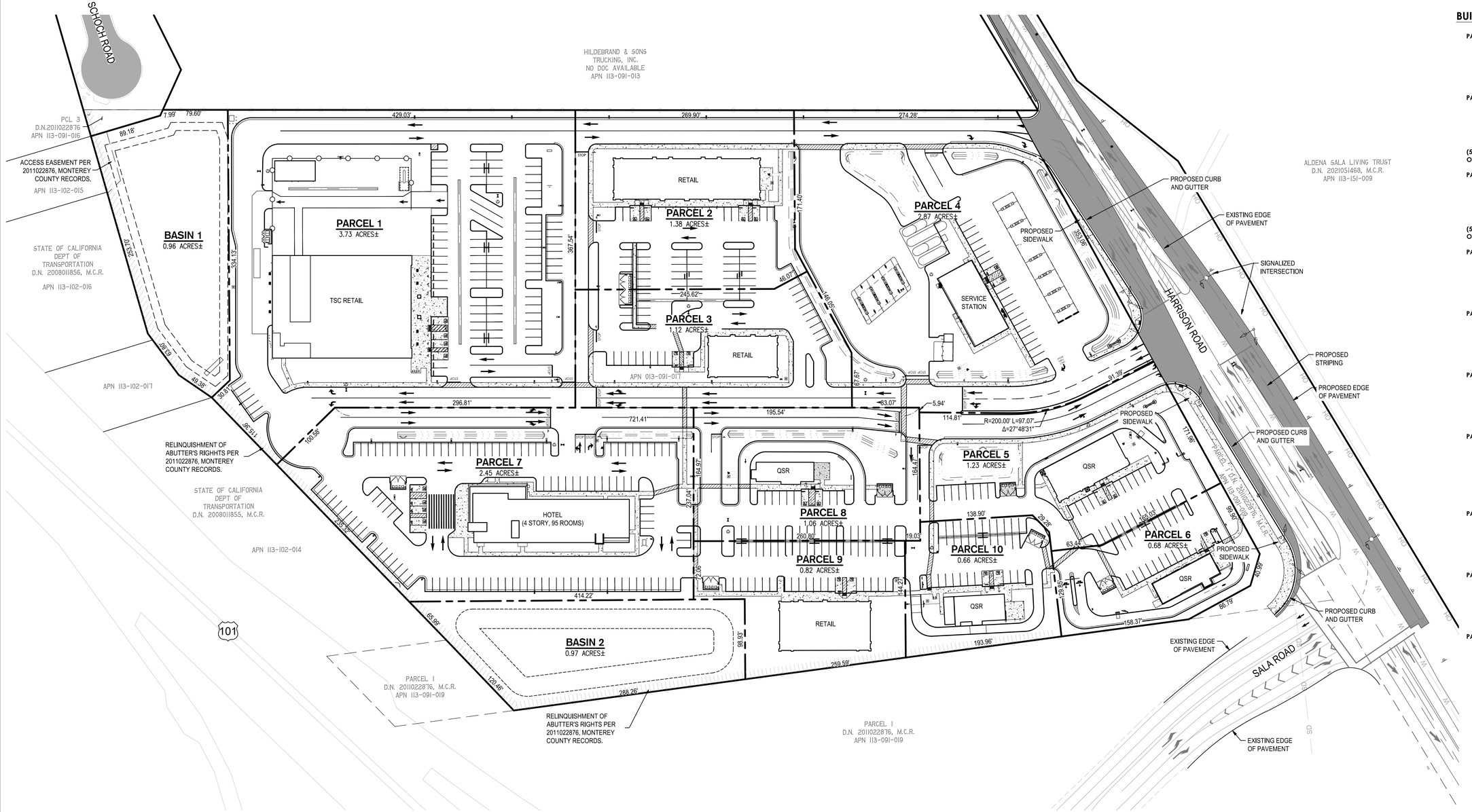

BUILDING/PARKING DATA

PARCEL 1 (TSC):
- OCCUPANCY: M (RETAIL)
- RETAIL BUILDING = 21,702 S.F.
- PARKING REQUIRED : RETAIL
- 1 SPACE PER 250 SF = 87 STALLS
- PROVIDED = 93 STALLS

PARCEL 2:
- OCCUPANCY: M (RETAIL)
- RETAIL BUILDING = 9,000 S.F.
- PARKING REQUIRED : RETAIL
- 1 SPACE PER 250 SF = 36 STALLS
- PROVIDED = 50 STALLS

(5 STALLS ARE SPLIT BY THE BOUNDARY LINE OF PARCEL 2 AND 3)

PARCEL 3:
- OCCUPANCY: M (RETAIL)
- RETAIL BUILDING = 4,500 S.F.
- PARKING REQUIRED : RETAIL
- 1 SPACE PER 250 SF = 18 STALLS
- PROVIDED = 31 STALLS

(5 STALLS ARE SPLIT BY THE BOUNDARY LINE OF PARCEL 2 AND 3)

PARCEL 4:
- OCCUPANCY M (RETAIL)
- RETAIL / FUEL BUILDING = 4,608 S.F.
- PARKING REQUIRED : RETAIL
- 1 SPACE PER 250 SF = 18 STALLS
- PROVIDED = 24 STALLS

PARCEL 5:
- OCCUPANCY: B (BUSINESS)
- FASTFOOD = 4,395 S.F.
- PARKING REQUIRED: RETAIL FOOD
- 1 SPACE PER 50 S.F. SEATING AREA = 30 STALLS
- PROVIDED = 32 STALLS

PARCEL 6:
- OCCUPANCY: A-2 (RESTAURANT)
- FASTFOOD = 2,250 S.F.
- PARKING REQUIRED: RETAIL FOOD
- 1 SPACE PER 50 S.F. SEATING AREA = 18 STALLS
- PROVIDED = 24 STALLS

PARCEL 7:
- OCCUPANCY: R-1 (HOTEL)
- HOTEL (4 STORY, 95 ROOMS) = 41,693 S.F.
- PARKING REQUIRED : HOTEL
- 1.25 SPACE PER ROOM = 119 STALLS
- 1 SPACE PER 200 S.F. GYM (±450 S.F.) = 2 STALLS
- PROVIDED = 121 STALLS

PARCEL 8:
- OCCUPANCY: B (BUSINESS)
- FASTFOOD = 1,875 S.F.
- PARKING REQUIRED: RETAIL FOOD
- 1 SPACE PER 50 S.F. SEATING AREA = 10 STALLS
- PROVIDED = 31 STALLS

PARCEL 9:
- OCCUPANCY: M (RETAIL)
- RETAIL BUILDING = 5,903 S.F.
- PARKING REQUIRED : RETAIL
- 1 SPACE PER 250 SF = 24 STALLS
- PROVIDED = 41 STALLS

PARCEL 10:
- OCCUPANCY: A-2 (RESTAURANT)
- FASTFOOD = 2,750 S.F.
- PARKING REQUIRED: RETAIL FOOD
- 1 SPACE PER 50 S.F. SEATING AREA = 24 STALLS
- PROVIDED = 35 STALLS

AREA CALCULATIONS TABLE				
PARCEL NUMBER	PARCEL AREA (AC)	PARCEL AREA (SFT)	BUILDING AREA (SFT)	FLOOR AREA RATIO
EXISTING	17.93±	780,242±	——	——
1	3.73±	162,591±	21,702	13%
2	1.38±	59,983±	9,000	15%
3	1.12±	48,776±	4,500	9%
4	2.87±	124,951±	4,608	4%
5	1.23±	53,449±	4,395	8%
6	0.68±	29,527±	2,250	8%
7	2.45±	106,506±	41,693	39%
8	1.06±	45,988±	1,875	4%
9	0.82±	35,733±	5,903	17%
10	0.66±	28,715±	2,750	10%
BASIN 1	0.96±	41,844±	——	——
BASIN 2	0.97±	42,179±	——	——
TOTAL	17.93±	780,242±	98,676	13%

PROPOSED SITE MAP

TENTATIVE PARCEL MAP
SALA ROAD CENTER

0' 30' 60' 120'
SCALE: 1"=60'

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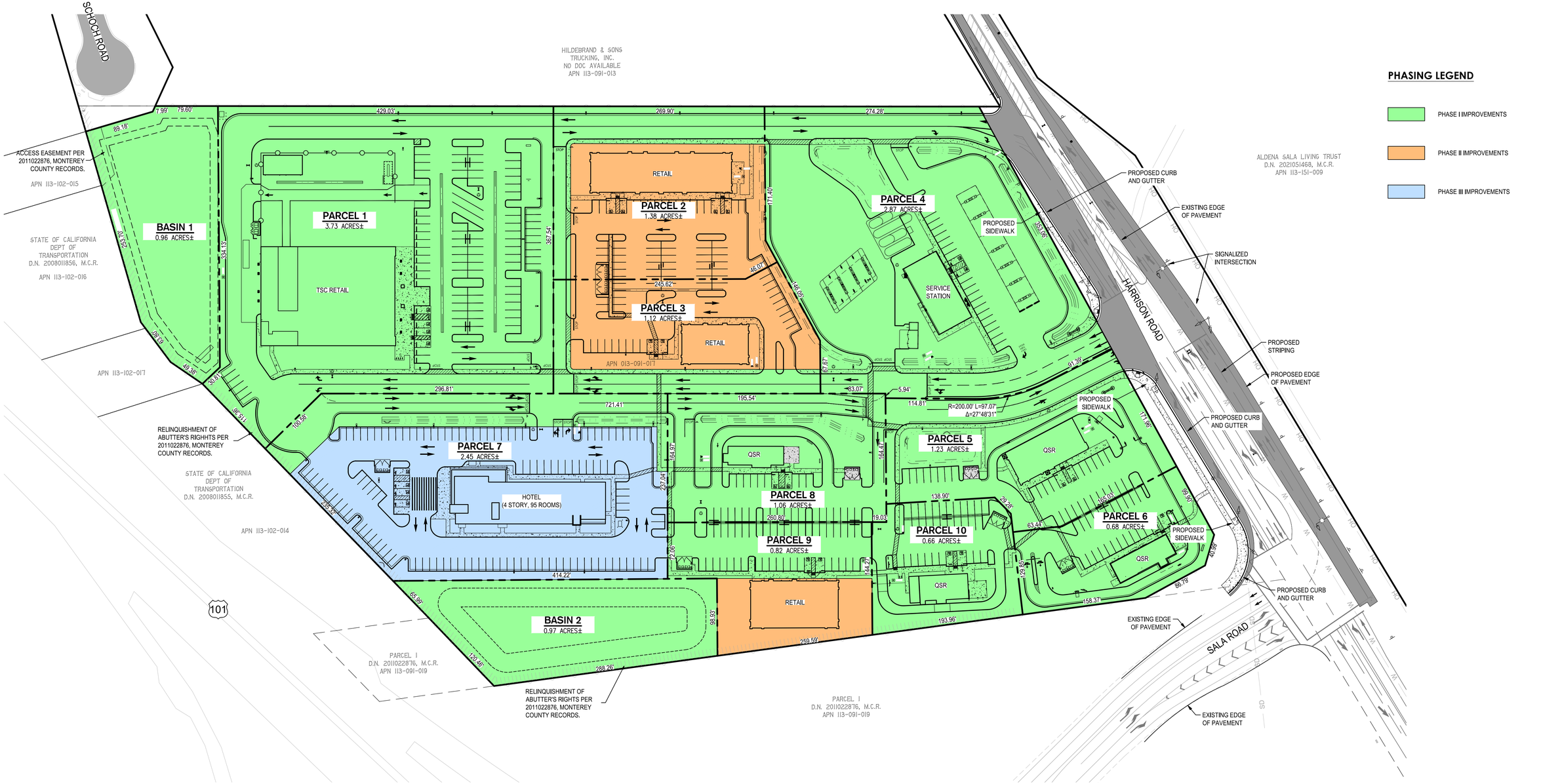

PHASING LEGEND

- PHASE I IMPROVEMENTS
- PHASE II IMPROVEMENTS
- PHASE III IMPROVEMENTS

PHASING MAP

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 30' 60' 120'
SCALE: 1"=60'

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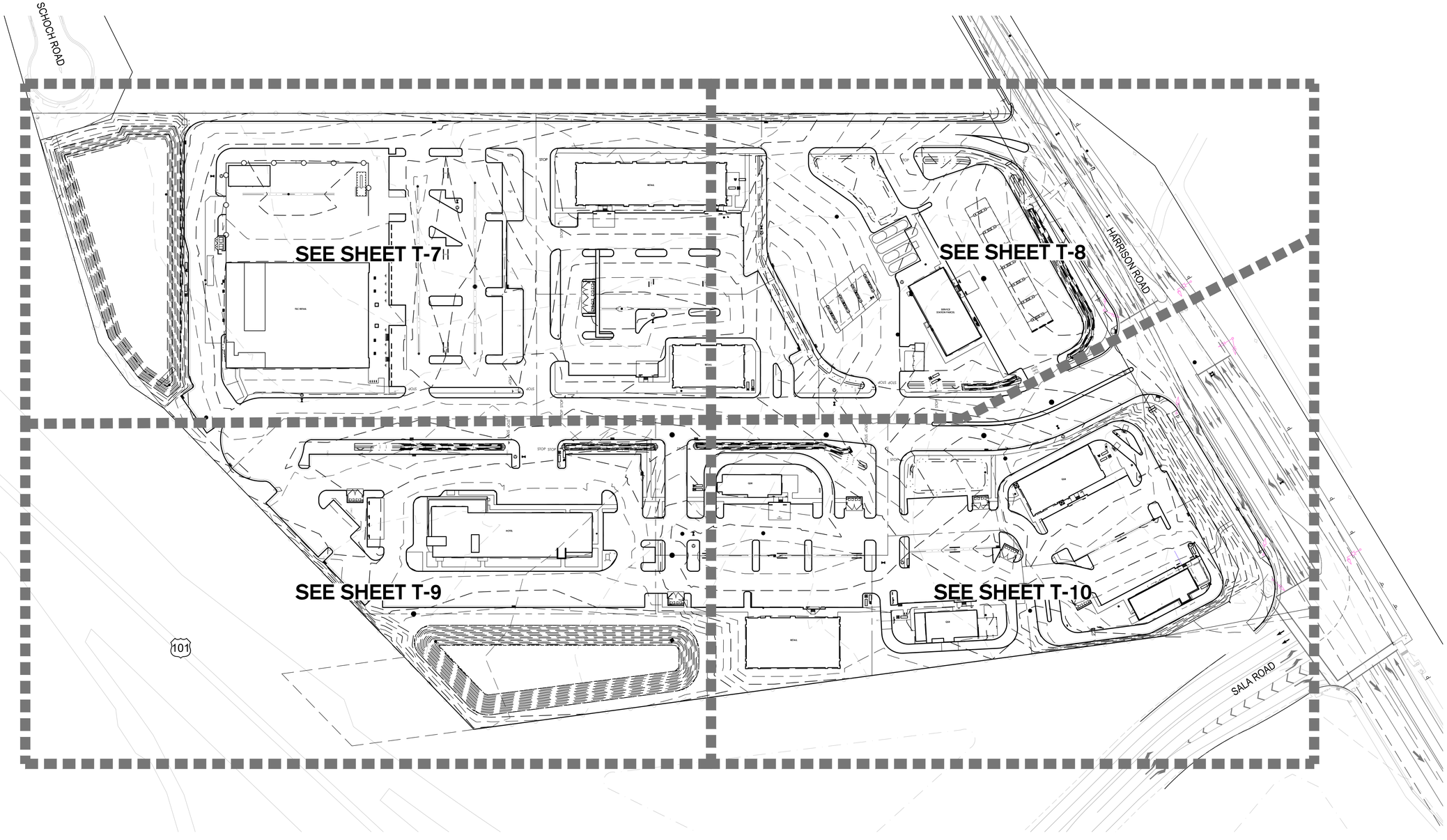

GRADING LEGEND

ABBREVIATION	DESCRIPTION
BW	BACK OF WALK
BOW	BOTTOM OF WALL
C	CONCRETE
DG	DECOMPOSED GRANITE
EC	EXISTING CONCRETE
EFL	EXISTING FLOWLINE
EG	EXISTING GROUND
EL	ELEVATION
EP	EXISTING PAVEMENT
EX.	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISH GROUND
FP	FINISH PAD ELEVATION
FL	FLOWLINE
G	GROUND
GB	GRADE BREAK
HP	HIGH POINT
LB	LIGHT BASE
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL

LEGEND

- OVERLAND RELEASE
- 3.0 — EXISTING GROUND CONTOUR
- 3.0 — PROPOSED GROUND CONTOUR
- RE-ROUTED DRAINAGE CHANNEL
- G.B. — GRADE BREAK
- RIDGE — RIDGE

AREA OF DISTURBANCE AND MASS GRADING EARTHWORK SUMMARY		
DESCRIPTION	CUT (CY)	FILL (CY)
PROPOSED IMPROVEMENTS	12,876	12,309
NET	567 CY	
ESTIMATED AREA OF DITURBANCE		19.7 AC

NOTES

1. TOTAL REQUIRED RETENTION FOR TIER 3 (95TH PERCENTILE = 1.2 INCHES) IS 87,847 CF
2. CUT/FILL QUANTITIES ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING GRADE AND FINISHED GRADE ELEVATIONS AS SHOWN ON THE PLANS. AN APPROXIMATE QUANTITY WAS USED FOR THE UNDERCUT OF THE PROPOSED IMPROVEMENTS BY ANTICIPATING AN AVERAGE DEPTH OF 1' FOR FUTURE ROADS, BUILDINGS, AND PARKING.
3. GEOTECHNICAL REPORT PREPARED BY KRAZAN & ASSOCIATES, INC. KA PROJECT NO. 042-18008

STORMWATER CALCULATIONS	
DESCRIPTION	ESTIMATED AREA
PERVIOUS AREA	171,648 SF
IMPERVIOUS AREA	686,595 SF
TOTAL	858,243 SF (19.7 ACRES)
RUNOFF COEFFICIENT "C"	0.80
WATERSHED MANAGEMENT ZONE	1
TIER 3 REQUIREMENT (95TH PERCENTILE)	1.20 INCHES
10-YEAR 48-HOUR RAIN EVENT	3.67 INCHES
ASSUMED SOIL GROUP/TYPE	C (CHULAR LOAM)
ABSORPTION RATE	0.21 GAL/DAY/FT^2

STORMWATER RETENTION (OVERALL SITE)	
TIER 3 VOLUME REQUIREMENT	87,847 CF
TIER 4 PEAK RUNOFF VOLUME REQUIREMENT	204,505 CF
10-YEAR 48-HOUR VOLUME REQUIREMENT	212,608 CF
RETENTION VOLUME PROVIDED	215,000 CF

OVERALL CONCEPTUAL ROUGH GRADING PLAN

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 30' 60' 120'

SCALE: 1"=60'

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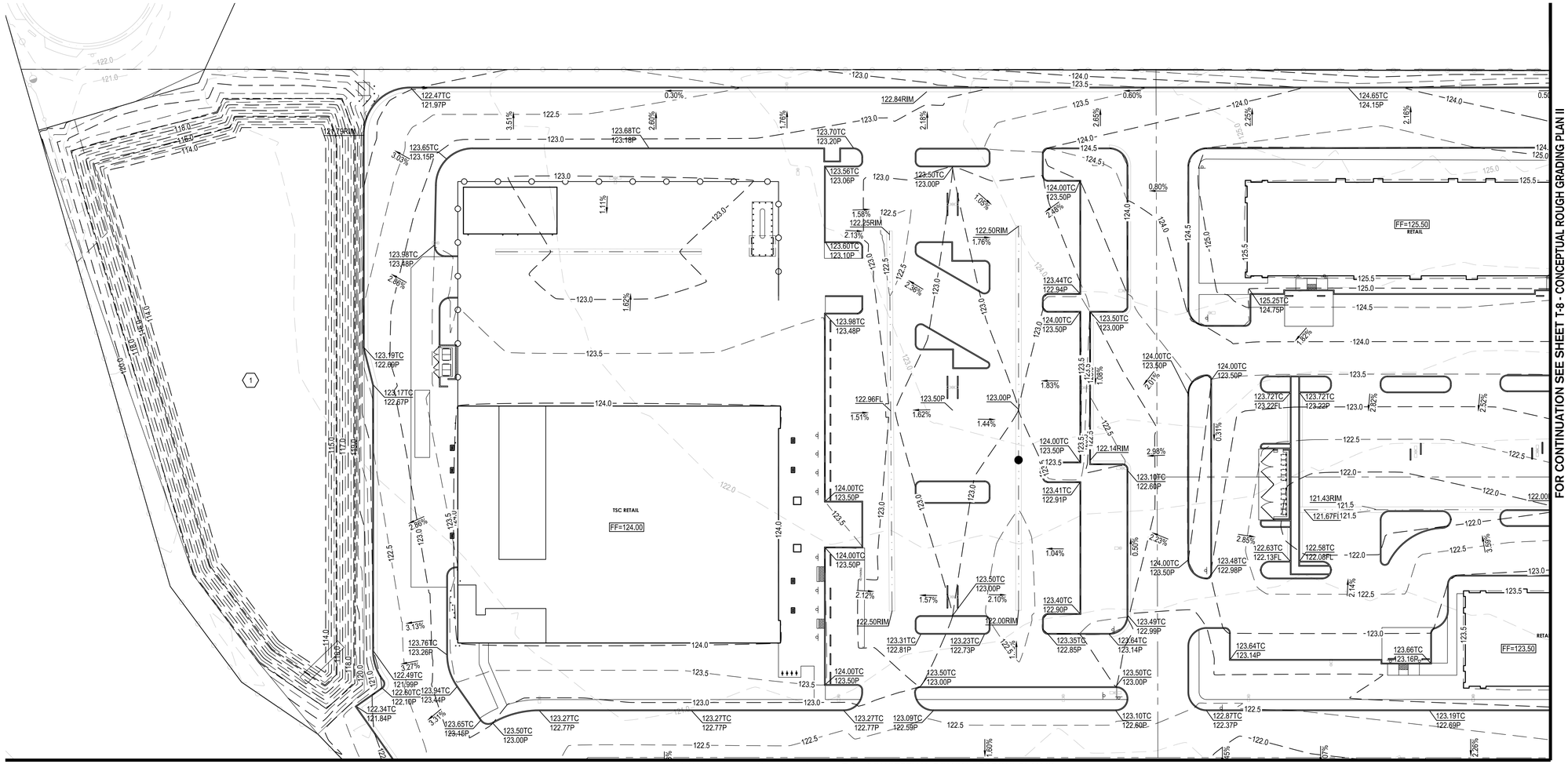

GRADING LEGEND

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P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL

LEGEND

→	OVERLAND RELEASE
3.0	EXISTING GROUND CONTOUR
3.0	PROPOSED GROUND CONTOUR
	RE-ROUTED DRAINAGE CHANNEL
G.B.	GRADE BREAK
RIDGE	RIDGE

KEY NOTES

1. INSTALL DETENTION BASIN (96,105 CF)

CONCEPTUAL ROUGH GRADING PLAN I

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 15' 30' 60'
SCALE: 1"=30'

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GRADING LEGEND

ABBREVIATION	DESCRIPTION
BW	BACK OF WALK
BOW	BOTTOM OF WALL
C	CONCRETE
DG	DECOMPOSED GRANITE
EC	EXISTING CONCRETE
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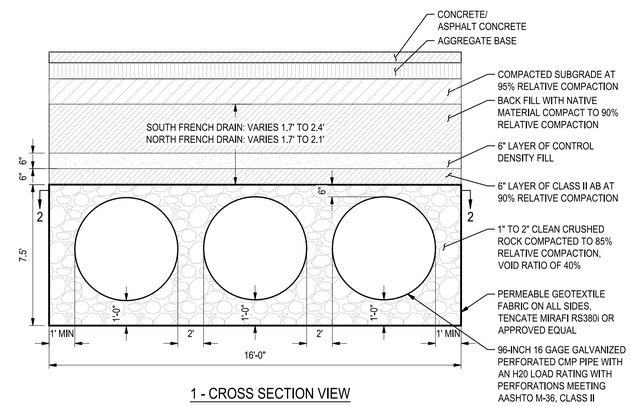
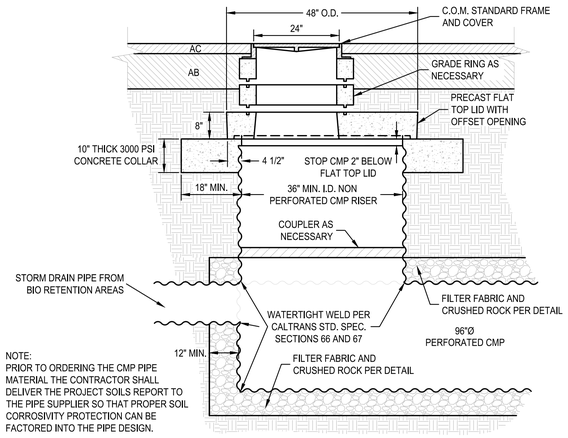
MAX	MAXIMUM
MIN	MINIMUM
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL

LEGEND

- OVERLAND RELEASE
- 3.0 — EXISTING GROUND CONTOUR
- 3.0 — PROPOSED GROUND CONTOUR
- RE-ROUTED DRAINAGE CHANNEL
- G.B. — GRADE BREAK
- RIDGE — RIDGE

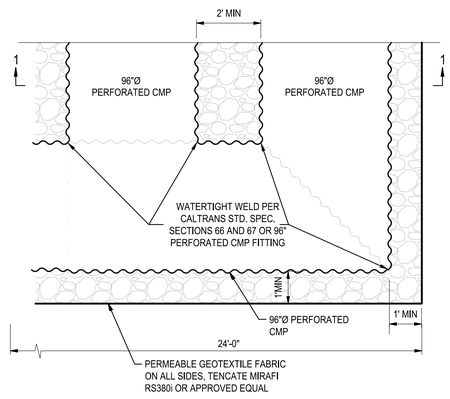


1 - CROSS SECTION VIEW



NOTE:
PRIOR TO ORDERING THE CMP PIPE MATERIAL THE CONTRACTOR SHALL DELIVER THE PROJECT SOILS REPORT TO THE PIPE SUPPLIER SO THAT PROPER SOIL CORROSIVITY PROTECTION CAN BE FACTORED INTO THE PIPE DESIGN.

ACCESS MANHOLE RISER DETAIL



2 - PLAN VIEW

1 HORIZONTAL FRENCH DRAIN DETAIL AND ACCESS MANHOLE DETAIL
SCALE: NTS

CONCEPTUAL ROUGH GRADING PLAN II

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 15' 30' 60'
SCALE: 1"=30'

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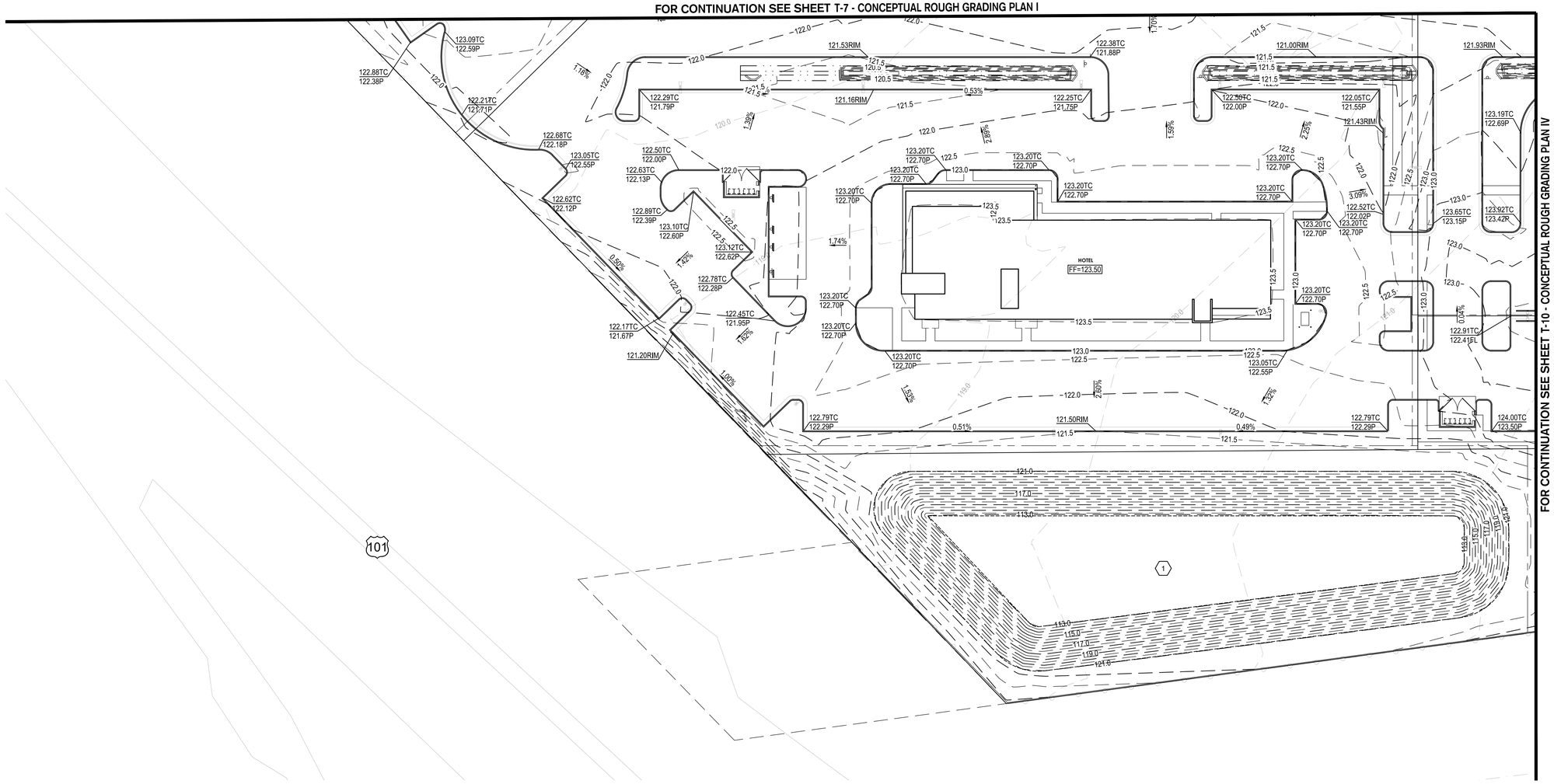
FOR CONTINUATION SEE SHEET T-7 - CONCEPTUAL ROUGH GRADING PLAN I



FOR CONTINUATION SEE SHEET T-10 - CONCEPTUAL ROUGH GRADING PLAN IV

GRADING LEGEND

ABBREVIATION	DESCRIPTION
BW	BACK OF WALK
BOW	BOTTOM OF WALL
C	CONCRETE
DG	DECOMPOSED GRANITE
EC	EXISTING CONCRETE
EFL	EXISTING FLOWLINE
EG	EXISTING GROUND
EL	ELEVATION
EP	EXISTING PAVEMENT
EX.	EXISTING
FF	FINISHED FLOOR ELEVATION
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FL	FLOWLINE
G	GROUND
GB	GRADE BREAK
HP	HIGH POINT
LB	LIGHT BASE
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL

LEGEND

- OVERLAND RELEASE
- 3.0 — EXISTING GROUND CONTOUR
- 3.0 — PROPOSED GROUND CONTOUR
- RE-ROUTED DRAINAGE CHANNEL
- G.B. — GRADE BREAK
- RIDGE — RIDGE

KEY NOTES

1. INSTALL DETENTION BASIN

CONCEPTUAL ROUGH GRADING PLAN III

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 15' 30' 60'
SCALE: 1"=30'

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GRADING LEGEND

ABBREVIATION	DESCRIPTION
BW	BACK OF WALK
BOW	BOTTOM OF WALL
C	CONCRETE
DG	DECOMPOSED GRANITE
EC	EXISTING CONCRETE
EFL	EXISTING FLOWLINE
EG	EXISTING GROUND
EL	ELEVATION
EP	EXISTING PAVEMENT
EX.	EXISTING
FF	FINISHED FLOOR ELEVATION
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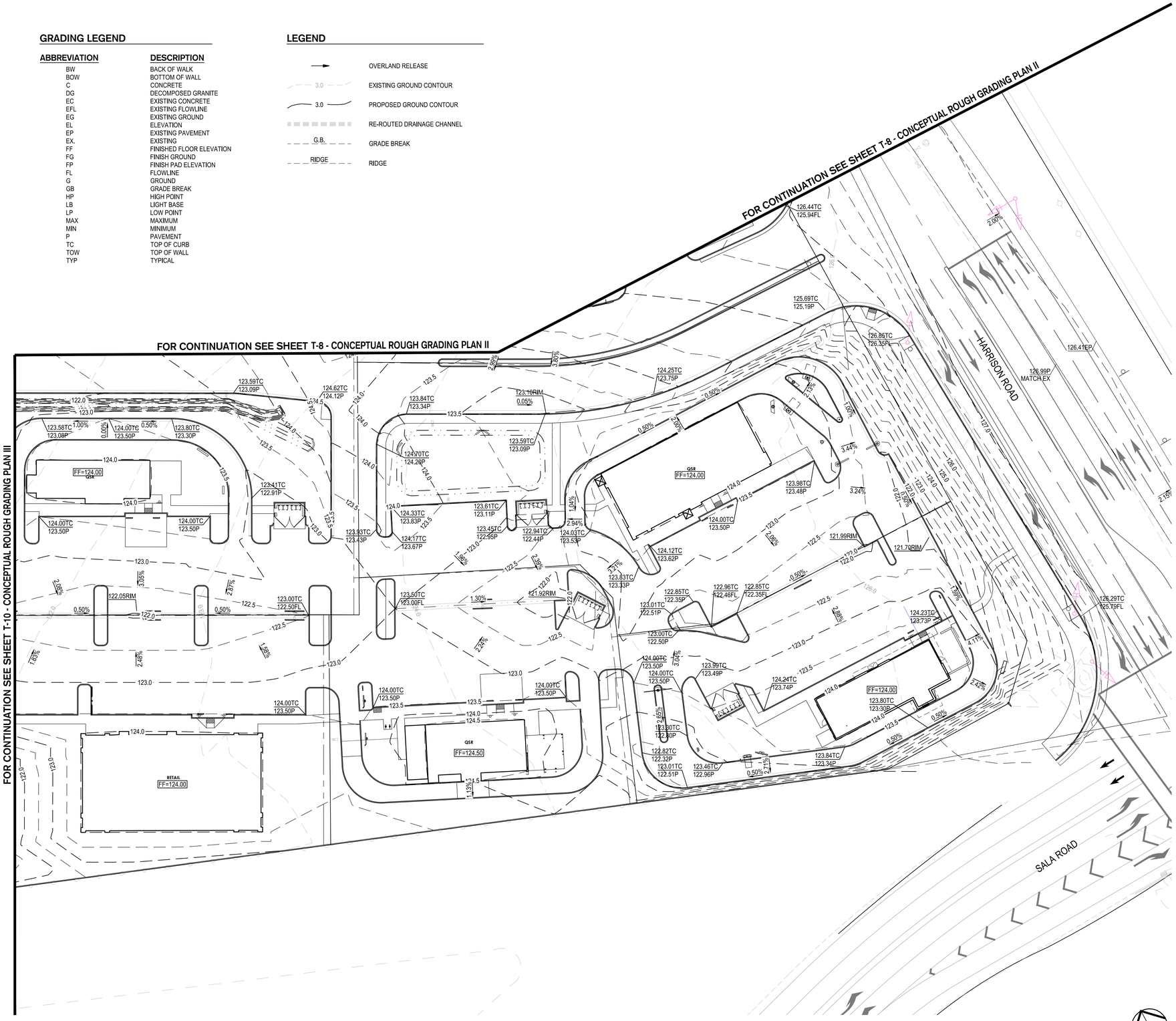
HP	HIGH POINT
LB	LIGHT BASE
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL

LEGEND

→	OVERLAND RELEASE
3.0	EXISTING GROUND CONTOUR
3.0	PROPOSED GROUND CONTOUR
	RE-ROUTED DRAINAGE CHANNEL
G.B.	GRADE BREAK
RIDGE	RIDGE



CONCEPTUAL ROUGH GRADING PLAN IV

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 15' 30' 60'
SCALE: 1"=30'

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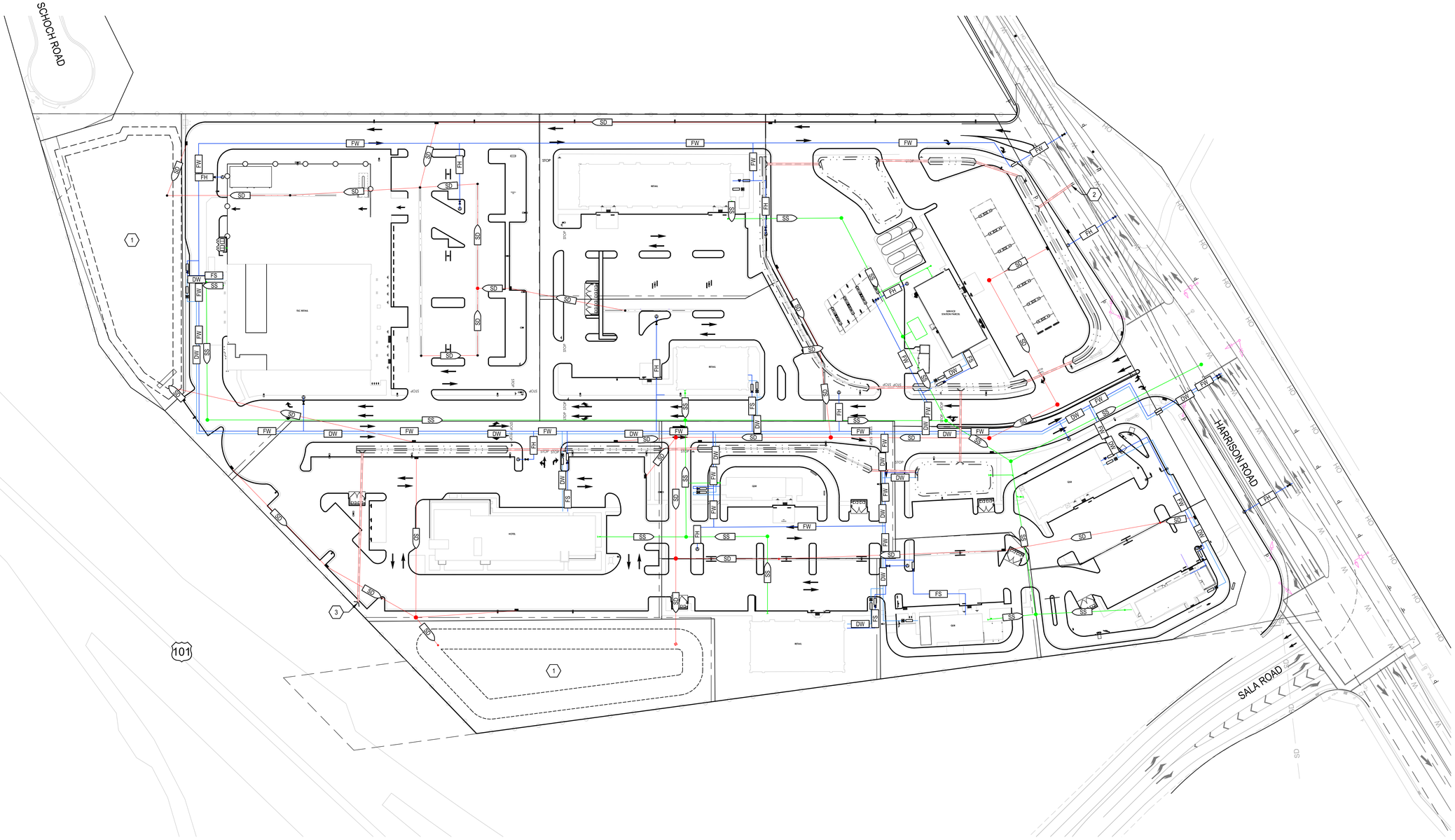

EXISTING UTILITIES:

1. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FORM UTILITY COMPANIES.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WITHIN 48 HOURS PRIOR OF CONSTRUCTION TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
4. THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS IMMEDIATELY. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND / OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS, AND / OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND / OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS, SPECIFICALLY, CONTRACTOR AND / OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

UTILITY CONSTRUCTION NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE CITY OF SALINAS STANDARD SPECIFICATIONS (LATEST EDITION) AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (LATEST EDITION).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
3. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE SYSTEMS WHETHER SHOWN ON PLANS OR NOT.
4. ALL UTILITIES SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
5. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192,181, CITY PUBLIC SERVICE MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
6. ALL SPOIL AND OTHER UNSUITABLE MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, AT HIS EXPENSE.
7. EXTREME CAUTION SHALL BE USED WHEN NEAR PG&E FACILITIES. EXACT DEPTH AND LOCATION OF PG&E GAS MAIN UNKNOWN
8. WATER SERVICES NOT USED SHALL BE REMOVED AT THE MAIN. CONTRACTOR SHALL OBTAIN ENCROACHMENT PERMIT FROM CITY OF STOCKTON FOR THIS WORK.

LEGEND:

- SS — EXISTING SANITARY SEWER TO BE PROTECTED
- SD — EXISTING SANITARY SEWER TO BE PROTECTED
- W — EXISTING POTABLE WATER TO BE PROTECTED
- HPG — EXISTING HIGH PRESSURE GAS TO BE PROTECTED
- SS — PROPOSED SANITARY SEWER TO BE INSTALLED
- SD — PROPOSED STORM DRAIN TO BE INSTALLED
- W — PROPOSED POTABLE WATER TO BE INSTALLED
- FS — PROPOSED FIRE SPRINKLER LINE TO BE INSTALLED
- FH — PROPOSED FIRE HYDRANT LINE TO BE INSTALLED
- ELECTROLIER — APPROXIMATE LOCATION OF PROPOSED SITE LIGHTING. SHOWN FOR REFERENCE ONLY.

KEYNOTES:

1. DETENTION BASIN
2. CONNECT TO EXISTING STORM DRAIN CULVERT TO ONSITE SWALE
3. DISCHARGE INTO EXISTING STORM DRAIN FACILITY

CONCEPTUAL UTILITY PLAN

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 30' 60' 120'

SCALE: 1"=60'

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CONCEPTUAL SEWER SYSTEM PLAN I

TENTATIVE PARCEL MAP

SALA ROAD CENTER

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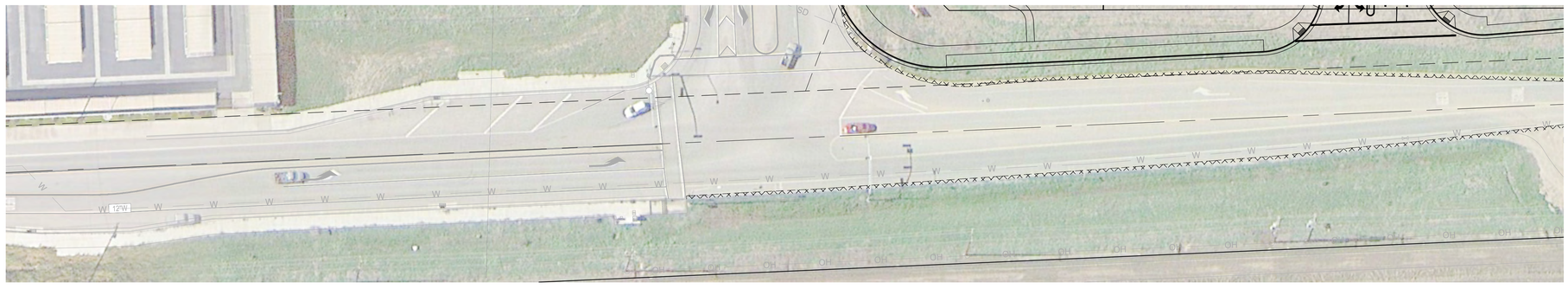

CONCEPTUAL SEWER SYSTEM PLAN II

TENTATIVE PARCEL MAP

SALA ROAD CENTER

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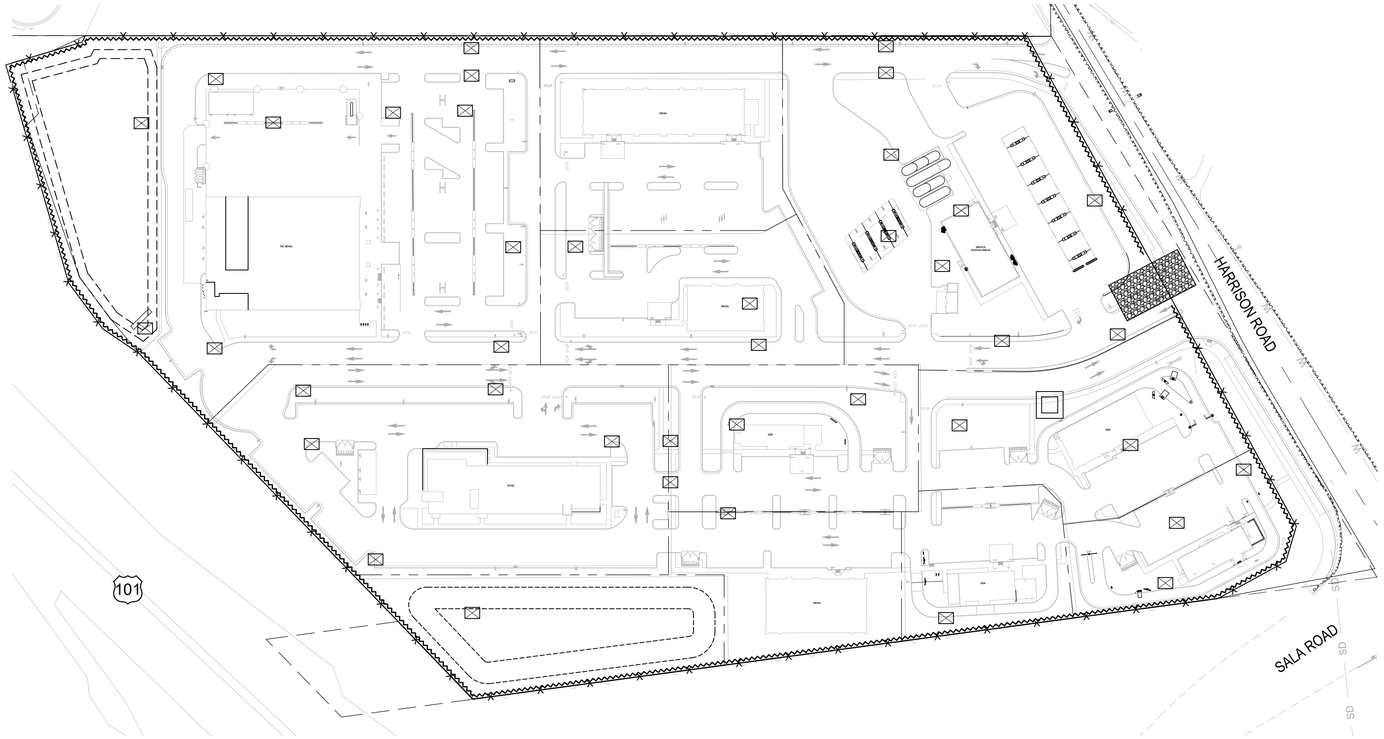


OVERALL EROSION CONTROL PLAN
SCALE: 1" = 80'

EROSION CONTROL LEGEND

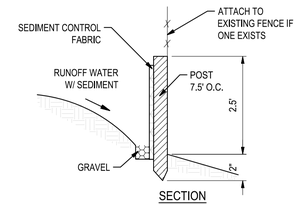
SYMBOL	DESCRIPTION
	FIBER ROLLED WATTLE, SEE DETAIL THIS SHEET
X	CONSTRUCTION FENCE
	SILT FENCE, SEE DETAIL THIS SHEET
	DRAIN INLET PROTECTION, SEE DETAIL THIS SHEET
	STABILIZED CONSTRUCTION ENTRANCE/EXIT, SEE DETAIL THIS SHEET
	CONCRETE WASHOUT, CONTRACTOR TO DETERMINE LOCATION, SEE DETAIL THIS SHEET
	FLOW DIRECTION (EXISTING)
	FLOW DIRECTION (PROPOSED)

EROSION CONTROL GENERAL NOTES

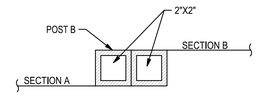
1. PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW ALL OFFSETS. THE SITE IS DYNAMIC AND CHANGES ON A DAILY BASIS, CHANGES SHOULD BE MADE ACCORDING TO EXISTING CONDITIONS. BECAUSE IT IS IMPOSSIBLE TO PREDICT ALL POSSIBLE SITUATIONS, CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES TO ENSURE QUALITY CONTROL.
2. THE CONTRACTOR SHALL REVIEW THE CURRENT STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS THE CONTRACTORS SOLE RESPONSIBILITY FOR CONDUCTING HIS/HER OPERTATIONS IN ADHERANCE TO THE SWPPP. THE CONTRACTOR IS RESPONSIBLE FOR ANY FINES, DELAYS, AND/OR DAMAGES RESULTING FROM ANY STATE WATER QUALITY CONTROL BOARD SANCTIONS CAUSED BY THE OPERATION OF THE CONTRACTOR OF HIS/HER SUBCONTRACTORS.
3. THE FOLLOWING PLANS ARE ACCURATE FOR EROSION CONTROL PURPOSES ONLY. THE CONTRACTOR SHALL FOLLOW THESE PLANS UNLESS FIELD CONDITIONS DICTATE MODIFICATION. IF MODIFICATION IS NECESSARY, A SWPPP AMENDMENT MUST BE DONE. THIS MAY REQUIRE MODIFICATION TO THESE DRAWINGS AND ENGINEER CONCURRENCE.
4. INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN 1/2 OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM PAVEMENT OF ROAD.
5. UNFINISHED AND DISTURBED AREAS ARE TO BE PROTECTED WITH AN APPLICATION OF BLOWN STRAW AND ORGANIC BINDER.

ITEM	LB/ACRE
STRAW	4,000
ORGANIC BINDER	200

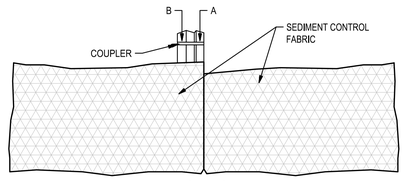
6. ALTERNATE INLET PROTECTION SHALL BE USED ON ROADS OPEN TO THE PUBLIC IF ANY HAZARDOUS MATERIALS OR WASTES WHICH HAVE BEEN TREATED, STORED, DISPOSED, SPILLED, OR LEAKED IN SIGNIFICANT QUANTITIES ONTO THE CONSTRUCTION SITE, THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE THEM FROM THE SITE AND DISPOSE OF PROPERLY.
7. CHLORINATED OR DECHLORINATED WATER SHALL NOT BE DISCHARGED INTO THE STORM DRAIN SYSTEM. THE CONTRACTOR MAY DISPOSE THIS WATER INTO THE SANITARY SEWER SYSTEM UPON APPROVAL BY THE GOVERNING AGENCY.
8. THE CONTRACTOR SHALL KEEP MAINTENANCE, INSPECTION, AND REPAIR PROCEDURES TO ENSURE THAT ALL GRADED SURFACES, WALLS, BERMS, DRAINAGE STRUCTURES, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER CONTROLS ARE MAINTAINED IN GOOD AND EFFECTIVE CONDITION AND ARE PROMPTLY REPAIRED OR RESTORED WHEN NECESSARY. ANY DEWATERING WATER SHALL NOT BE DISCHARGED DIRECTLY INTO THE STORM WATER SYSTEM, AND SHALL NOT BE DISCHARGED INTO THE SEWER SYSTEM.
9. ALL DEWATERING WATER MUST BE CHANNELED THROUGH AN APPROVED SEDIMENT BARRIER PRIOR TO THE WATER ENTERING THE STORM SYSTEM.
10. PAVEMENT CLEANING- FLUSHING OF STREETS/ PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEPT.
11. ALL STOCKPILES OF MATERIALS THAT ARE NOT GOING TO BE USED FOR 14 DAYS SHALL BE COVERED.
12. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES (BMPs) THROUGHOUT CONSTRUCTION. USE ALL BMPs THAT APPLY TO THE PROJECT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING BMPs:
    - A. DRAIN INLET PROTECTION - CALIFORNIA STORMWATER BMP HANDBOOK SECTION SE-10
    - B. SOLID WASTE MANAGEMENT - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-5
    - C. MATERIAL STORAGE - CALIFORNIA STORMWATER BMP HANDBOOK SECTION WM-1
    - D. PAVING - CALIFORNIA STORMWATER BMP HANDBOOK SECTION NS-3
    - E. DUST CONTROL, SEDIMENT CONTROL, EROSION CONTROL AND CONCRETE WASHOUT AREAS - SHOWN ON THIS SHEET WITH DETAILS



SECTION

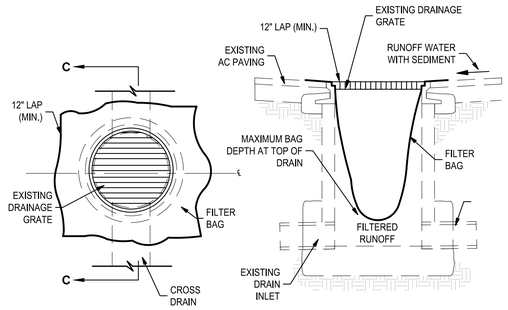


PLAN VIEW



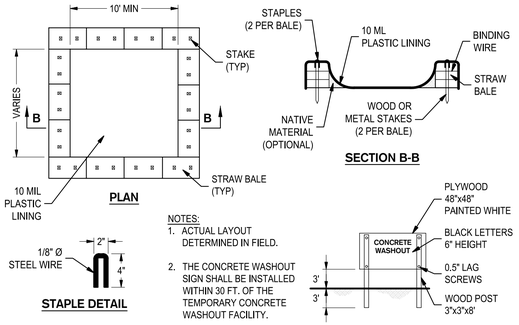
JOINING

1 SILT FENCE SEDIMENT BARRIER (SE-1)
SCALE: NTS



PLAN VIEW SECTION C-C

5 DI PROTECTION TYPE 3 - GRAVEL BAG DETAIL (SE-10)
SCALE: NTS



PLAN

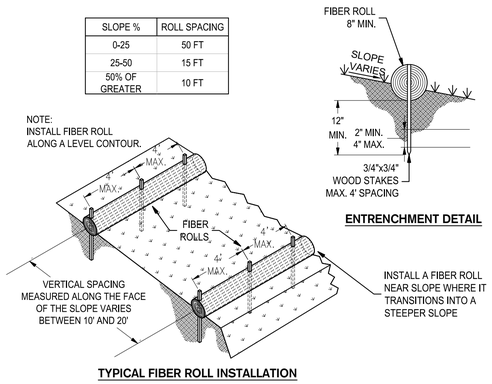
SECTION B-B

STAPLE DETAIL

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

2 CONCRETE WASH OUT (WM-8)
SCALE: NTS

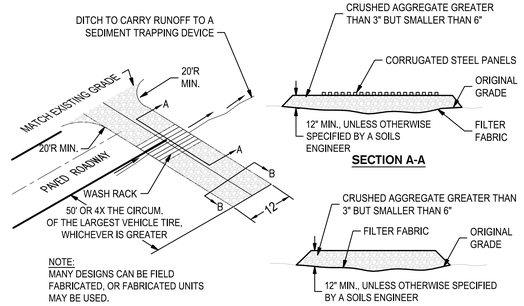
SLOPE %	ROLL SPACING
0-25	50 FT
25-50	15 FT
50% OF GREATER	10 FT



TYPICAL FIBER ROLL INSTALLATION

ENTRENCHMENT DETAIL

3 FIBER ROLLS (SE-5)
SCALE: NTS



4 STABILIZED CONSTRUCTION ENTRANCE/EXIT TIRE WASH (TC-1)
SCALE: NTS

SECTION A-A

EROSION CONTROL PLAN
TENTATIVE PARCEL MAP
SALA ROAD CENTER

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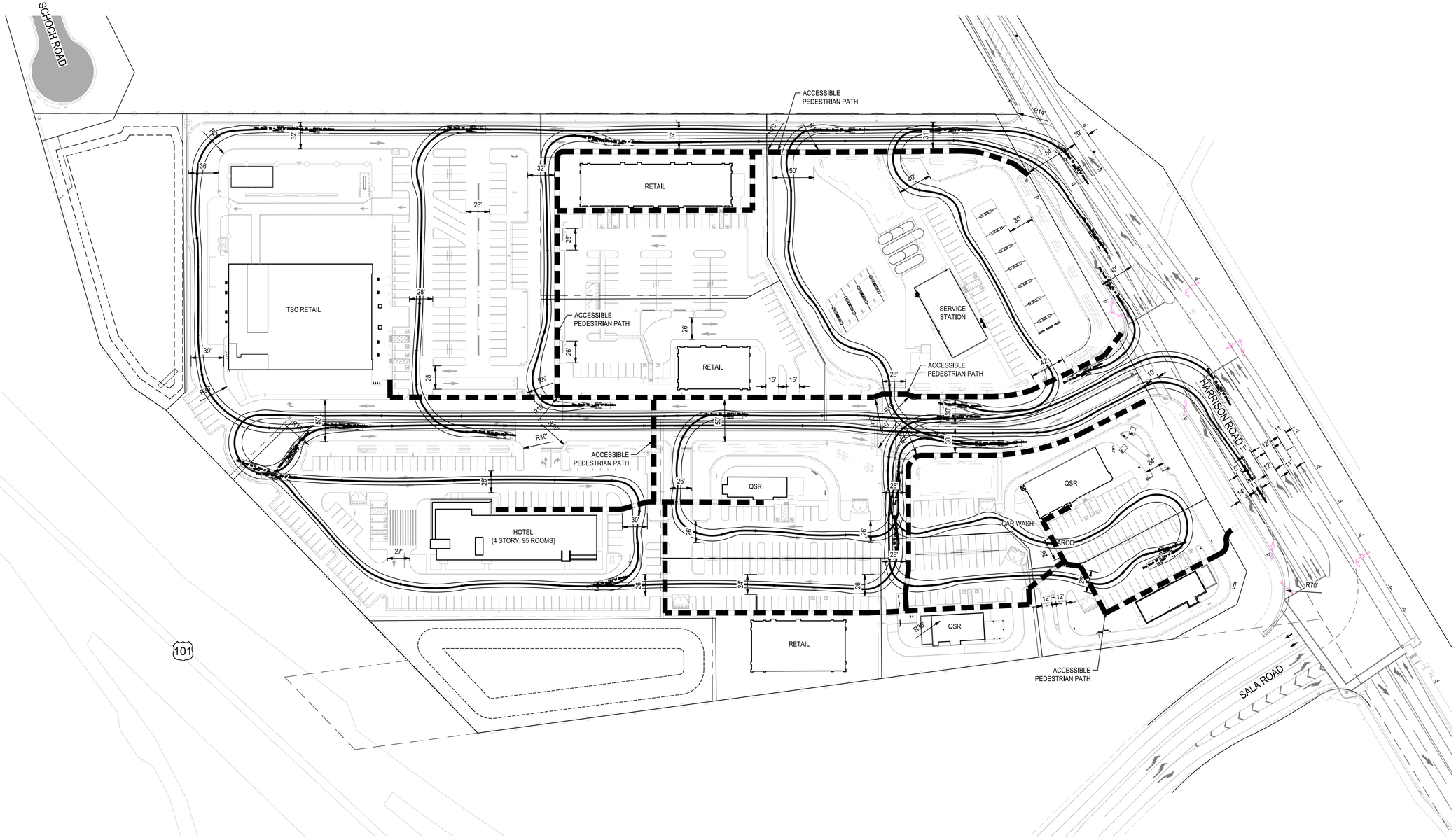
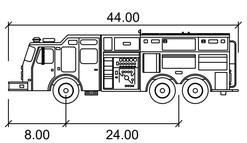
PLANNING
3428 Brookside Road, Stockton, California 95219
209-943-2021 www.siegfriedeng.com Fx: 209-942-0214

Date	01/02/2026
Job No.	18106
SHEET:	T-14

F:\18projects\18106- tsc stallion\plans and graphics\entitlements\18106_T-14 EROSION CONTROL PLAN.dwg — 01/02/26



VEHICLE USED:



Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

CIRCULATION PLAN

TENTATIVE PARCEL MAP

SALA ROAD CENTER

0' 30' 60' 120'
SCALE: 1"=60'

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Date	01/02/2026
Job No.	18106
SHEET:	T-15

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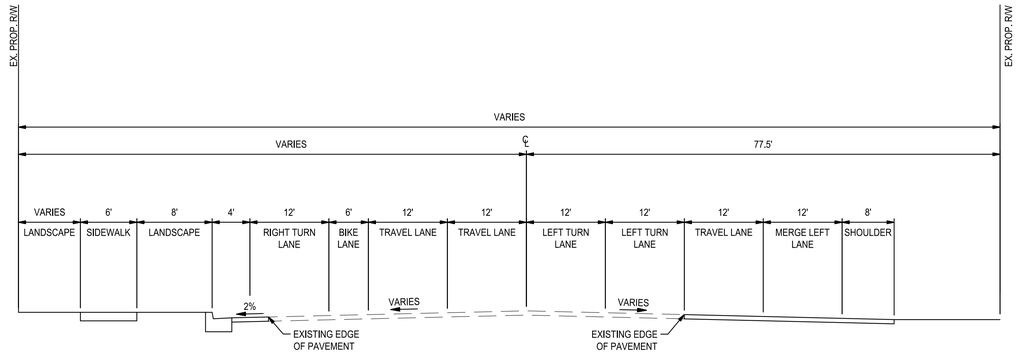
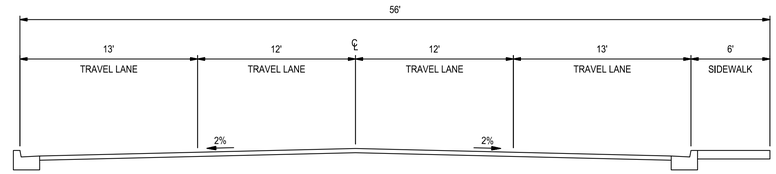
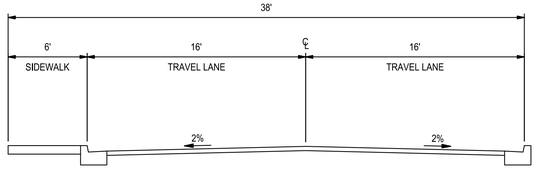


A **SECTION A - HARRISON ROAD**
SCALE: NTS



B **SECTION B**
SCALE: NTS



C **SECTION C**
SCALE: NTS

CROSS SECTIONS

TENTATIVE PARCEL MAP

SALA ROAD CENTER

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Date	01/02/2026
Job No.	18106
SHEET:	T-16

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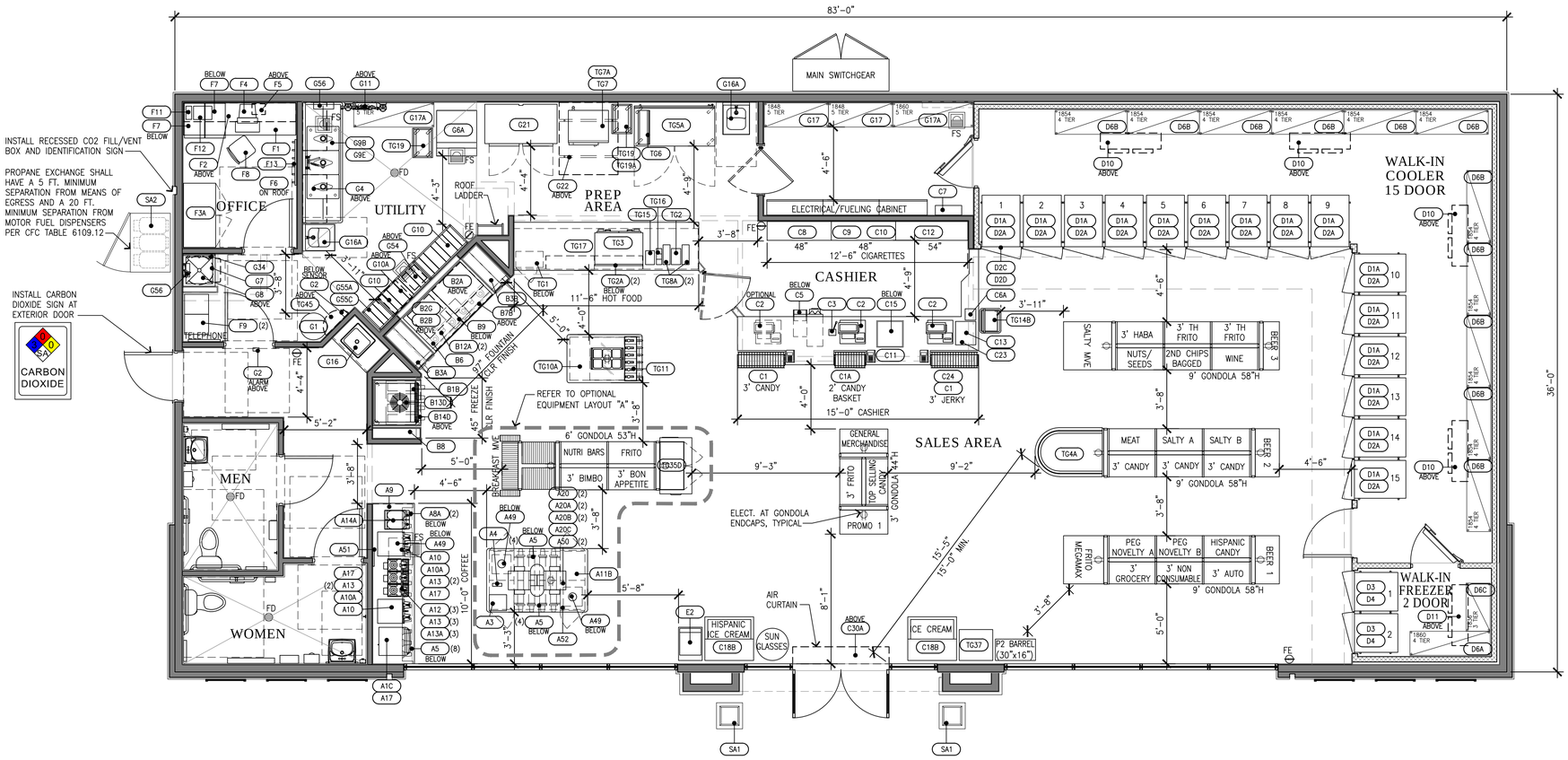
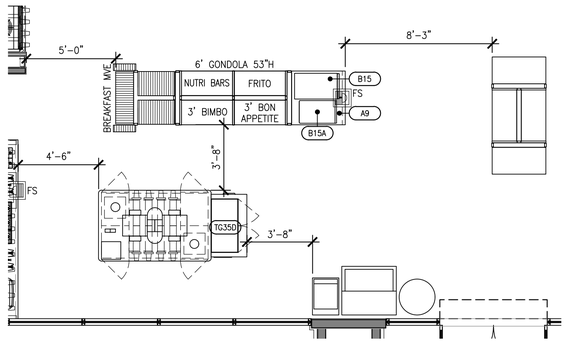


01 – EQUIPMENT FLOOR PLAN
SCALE: 1/4"=1'-0"



02 – OPTIONAL EQUIPMENT
SCALE: 1/4"=1'-0"

DATE:
JANUARY 2, 2026

NOTE:
THIS PLAN, AS SHOWN, HAS BEEN APPROVED BY BP MARKETING MANAGEMENT ON 04/26/2019.

ANY DEVIATION TO THIS PLAN NEEDS TO BE APPROVED THROUGH NANCY KNOTT FORMAT DEVELOPMENT MANAGER, BP RETAIL MARKETING AND INCORPORATED INTO THE PERMIT DOCUMENTS. CONTACT FRANCHISEE FOR MORE DETAILS.

NOT FOR CONSTRUCTION

CLIENT:
bp
ARCO
BP WEST COAST PRODUCTS, LLC

NO.	DATE	REVISION DESCRIPTION

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DEVELOPMENT INFORMATION:
ARCO NTI
2900/19 AM/PM PROTOTYPE

SITE ADDRESS:
ADDRESS
CROSS STREET
CITY, STATE
FACILITY # TBD

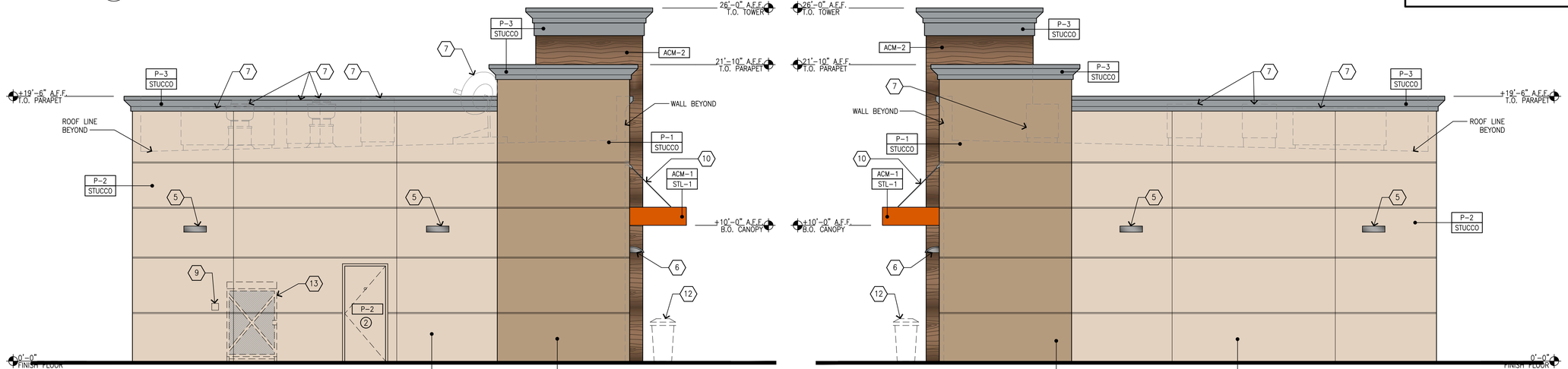
DESIGNED BY:	
CHECKED BY:	
DRAWN BY:	
VERSION: -	PROJECT NO: -

DRAWING TITLE:
EQUIPMENT FLOOR PLAN

SHEET NO:
Q1.1

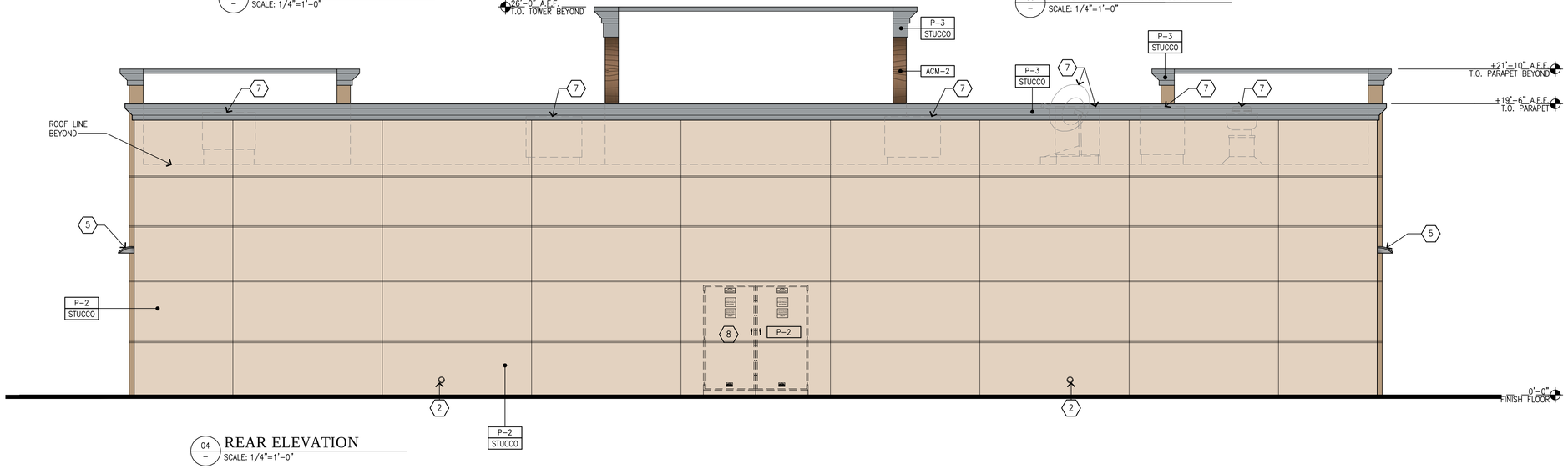


01 – FRONT ELEVATION
SCALE: 1/4"=1'-0"



02 – LEFT ELEVATION
SCALE: 1/4"=1'-0"

03 – RIGHT ELEVATION
SCALE: 1/4"=1'-0"



04 – REAR ELEVATION
SCALE: 1/4"=1'-0"

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

KEYED NOTES

1. ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET A5.1 FOR SPECIFICATION
2. OVERFLOW DRAIN
3. WALL POSTER
4. LARGE INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
5. WALL MOUNTED LED FIXTURE
6. WALL MOUNTED SIGN LIGHTING
7. ROOFTOP EQUIPMENT BEYOND
8. MAIN SWITCHGEAR
9. CO2 FILL/VENT BOX, VERIFY LOCATION PRIOR TO INSTALLATION
10. AWNING ROD AND CLEVIS. REFER TO SHEET A1.4 AND STRUCTURAL PLANS FOR DETAILS
11. CANOPY DOWNSPOUT PAINTED TO MATCH STOREFRONT, REFER TO CIVIL PLANS FOR CONTINUATION
12. NATURAL BROWN STONE AGGREGATE TRASH RECEPTACLE, REFER TO SHEET Q2.1 FOR SPECIFICATION
13. PORTABLE PROPANE TANK DISPLAY, REFER TO SHEET Q2.1 FOR SPECIFICATION
14. EMERGENCY SHUT OFF SWITCH, VERIFY LOCATION PRIOR TO INSTALLATION. REFER TO ELECTRICAL SHEETS FOR SPECIFICATIONS

DATE:
JANUARY 2, 2026

COLOR LEGEND

- P-1 — BENJAMIN MOORE, 1077 "GREAT PLAINS GOLD", SATIN FINISH
- P-2 — BENJAMIN MOORE, 1030 "BRANDY CREAM", SATIN FINISH
- P-3 — BENJAMIN MOORE, 2121-30 "PEWTER", HIGH GLOSS FINISH

MATERIAL LEGEND

- ACM-1 — ALUMINUM COMPOSITE MATERIAL, PANTONE PMS 166c, "ORANGE"
- ACM-2 — ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT"
- STUCCO — ⅞" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- ALUM — CLEAR ANODIZED ALUMINUM
- STL-1 — STEEL AWNING
- STONE — PANELIZED STONE VENEER (PROTOTYPE OPTION) MFR: CORONADO, SERIES: PRO-LEDGE COLOR: "ALASKAN SUNSET"

CLIENT:
bp
ARCO
BP WEST COAST PRODUCTS, LLC

NO.	DATE	REVISION DESCRIPTION
1		
2		
3		
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5		
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8		
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11		
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13		

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DEVELOPMENT INFORMATION:
ARCO NTI
2900/19 AM/PM PROTOTYPE

SITE ADDRESS:
ADDRESS
CROSS STREET
CITY, STATE
FACILITY # TBD

DESIGNED BY:	
CHECKED BY:	
DRAWN BY:	
VERSION: - -	PROJECT NO:

DRAWING TITLE:
EXTERIOR ELEVATIONS

SHEET NO:
A2.1

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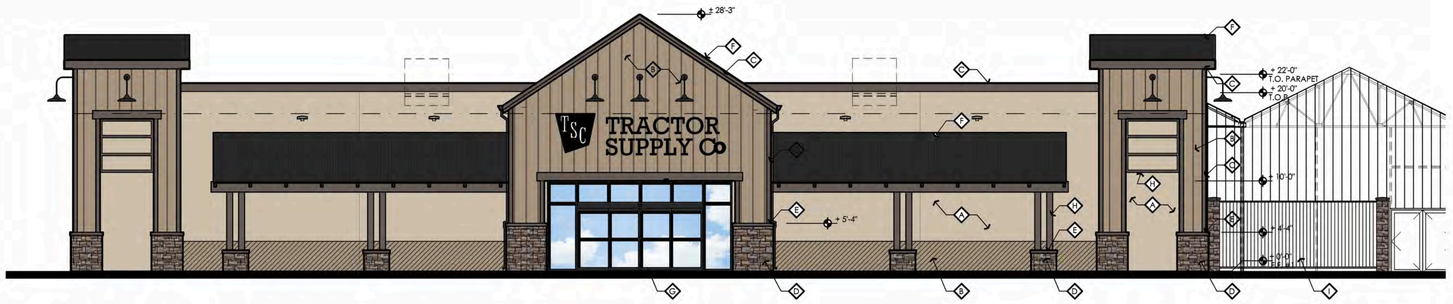
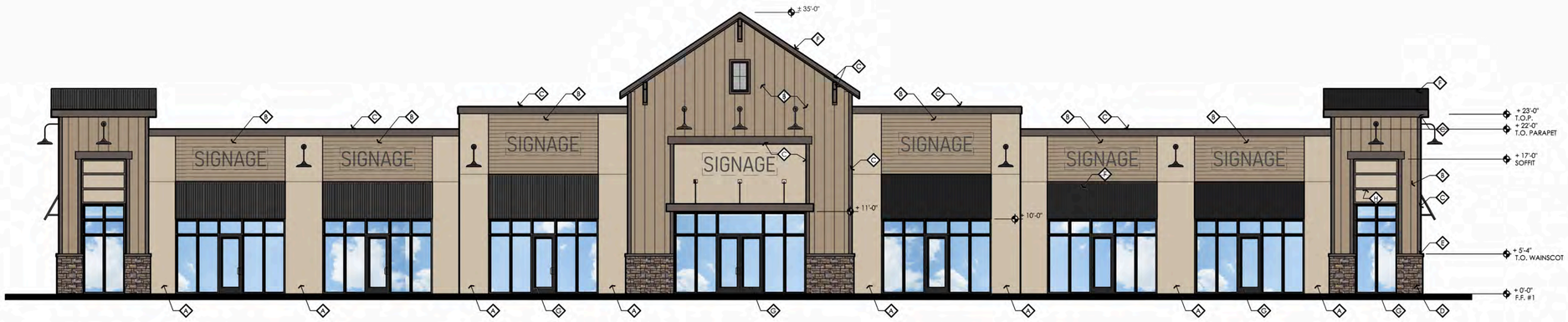


EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

BODY/TRIM COLOR:
- A "SHERWIN WILLIAMS" - COLOR: SW7532 URBAN PUTTY
- B "SHERWIN WILLIAMS" - COLOR: SW7513 SANDERLING
- C "SHERWIN WILLIAMS" - COLOR: SW7505 MANOR HOUSE

VENEER:
- D VENEER - CMU - SPLITFACE - COLOR: SW7513 SANDERLING
- E VENEER - SILL CAP - PRECAST - COLOR: SW7505 MANOR HOUSE

ROOFING:
- F "MBCI" - STANFING SEAM - GALVALUME PLUS

STOREFRONT SYSTEM:
- G "VISTAWALL" - FRAME COLOR: CLEAR ANODIZED- GLAZING: BRONZE TINTED

DECORATIVE METAL:
- H POWDER COATED - SW7505 MANOR HOUSE

FENCING:
- I DECORATIVE METAL - BLACK

SHEET INDEX

ARCHITECTURAL
A1 COVER SHEET / COLORED ELEVATIONS
A2 COLORED ELEVATION
A3 SITE PLAN
A4 FAST FOOD - FLOOR PLAN
A5 FAST FOOD - ELEVATIONS
A6 RETAIL - FLOOR PLAN
A7 RETAIL - ELEVATIONS
A8 TRACTOR SUPPLY - FLOOR PLAN
A9 TRACTOR SUPPLY - ELEVATIONS
A10 NOT USED
A11 HOTEL - FLOOR PLANS
A12 HOTEL - ELEVATIONS
A13 HOTEL - ELEVATIONS
Q1.1 ARCO - FLOOR PLAN
A2.1 ARCO - COLORED ELEVATIONS

LANDSCAPE
L0.1 COLORED PRELIMINARY PLANTING PLAN
L0.2 PRELIMINARY PLANTING ENLARGED PLAN
L0.3 PRELIMINARY PLANTING ENLARGED PLAN
L0.4 PRELIMINARY PLANTING IMAGES

CIVIL
T1 COVER SHEET
T2 EXISTING BOUNDARY MAP
T3 EXISTING CONDITIONS MAP
T4 PROPOSED SITE MAP
T5 OVERALL CONCEPTUAL ROUGH GRADING PLAN
T6 CONCEPTUAL ROUGH GRADING PLAN I
T7 CONCEPTUAL ROUGH GRADING PLAN II
T8 CONCEPTUAL ROUGH GRADING PLAN III
T9 CONCEPTUAL ROUGH GRADING PLAN IV
T10 CONCEPTUAL UTILITY PLAN
T11 CONCEPTUAL SEWER SYSTEM PLAN I
T12 CONCEPTUAL SEWER SYSTEM PLAN II
T13 EROSION CONTROL PLAN
T14 CIRCULATION PLAN
T15 CROSS SECTIONS

DATE:
JANUARY 2, 2026

SALA ROAD PROJECT

Harrison Road
Salinas, CA.

PLANNING
ARCHITECTURE

api
ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

www.apiarc.com

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A1
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NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

DATE:
JANUARY 2, 2026

PROPOSED NEW DEVELOPMENT:

SALA ROAD PROJECT

Harrison Road
Salinas, CA.

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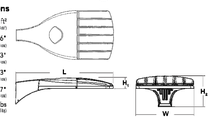
D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications



EPA: 0.95 ft² (.09m²)
Length: 26" (660.4mm)
Width: 13" (330.2mm)
Height,1: 3" (76.2mm)
Height,2: 7" (177.8mm)
Weight (max): 56 lbs (25.4kg)

A = Capable options indicated by this color background.

Ordering Information — EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics: P1 P4 P7, P2 P5, P3 P6; Rotated optics: P10 P12*, P11 P13*	30K 3000 K, 40K 4000 K, 50K 5000 K	T1S Type I short (Automotive), T2S Type II short, T2M Type II medium, T3S Type III short, T3M Type III medium, T4M Type IV medium, BLC Backlight control, LCCO Left corner cutoff, RCCO Right corner cutoff	MVOLT, 120*, 208*, 240*, 277*, 347*, 480*	Shipped included: SPA Square pole mounting, RPA Round pole mounting, WBA Wall bracket, SPUMBA Square pole universal mounting adaptor, RPUMBA Round pole universal mounting adaptor. Shipped separately: BSPA BUBBA square pole mounting bracket adaptor (specify finish)

Control options	Other options	Finish (required)
Shipped installed: NLTAIR2 nLight AIR generation 2 enabled; PIRHN High/low, motion/ambient sensor; PER NEMA twist-lock receptacle only (control ordered separately); PERS Five-pin receptacle only (Shorts shunt factory) (control ordered separately); PERT Seven-pin receptacle only (leads exit fixture) (control ordered separately); DMG 0-10V dimming extend out back of housing for external control (control ordered separately)	Shipped installed: HS House-side shield; SF Single fuse (120, 277, 347V); DF Double fuse (208, 240, 480V); L90 Left rotate optics; R90 Right rotate optics; DDL Diffused drop lens. Shipped separately: BS Bird spikes; EGS External glare shield	DDBXD Dark bronze, DBLXD Black, DNAXD Natural aluminum, DWHXD White, DDBTXD Textured dark bronze, DBLBXD Textured black, DNATXD Textured natural aluminum, DWHGXD Textured white

PIR High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 5fc
PIRH High/low, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 5fc
PIRHTCH High/low, motion/ambient sensor, 8–30' mounting height, ambient sensor enabled at 3fc
PIRH1FCH High/low, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc
FAO Field adjustable output

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX0 LED
Rev. 02/05/20
Page 1 of 8

D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

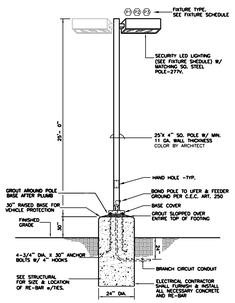


EPA: 0.95 ft² (.09m²)
Length: 26" (660.4mm)
Width: 13" (330.2mm)
Height,1: 3" (76.2mm)
Height,2: 7" (177.8mm)
Weight (max): 56 lbs (25.4kg)

A = Capable options indicated by this color background.

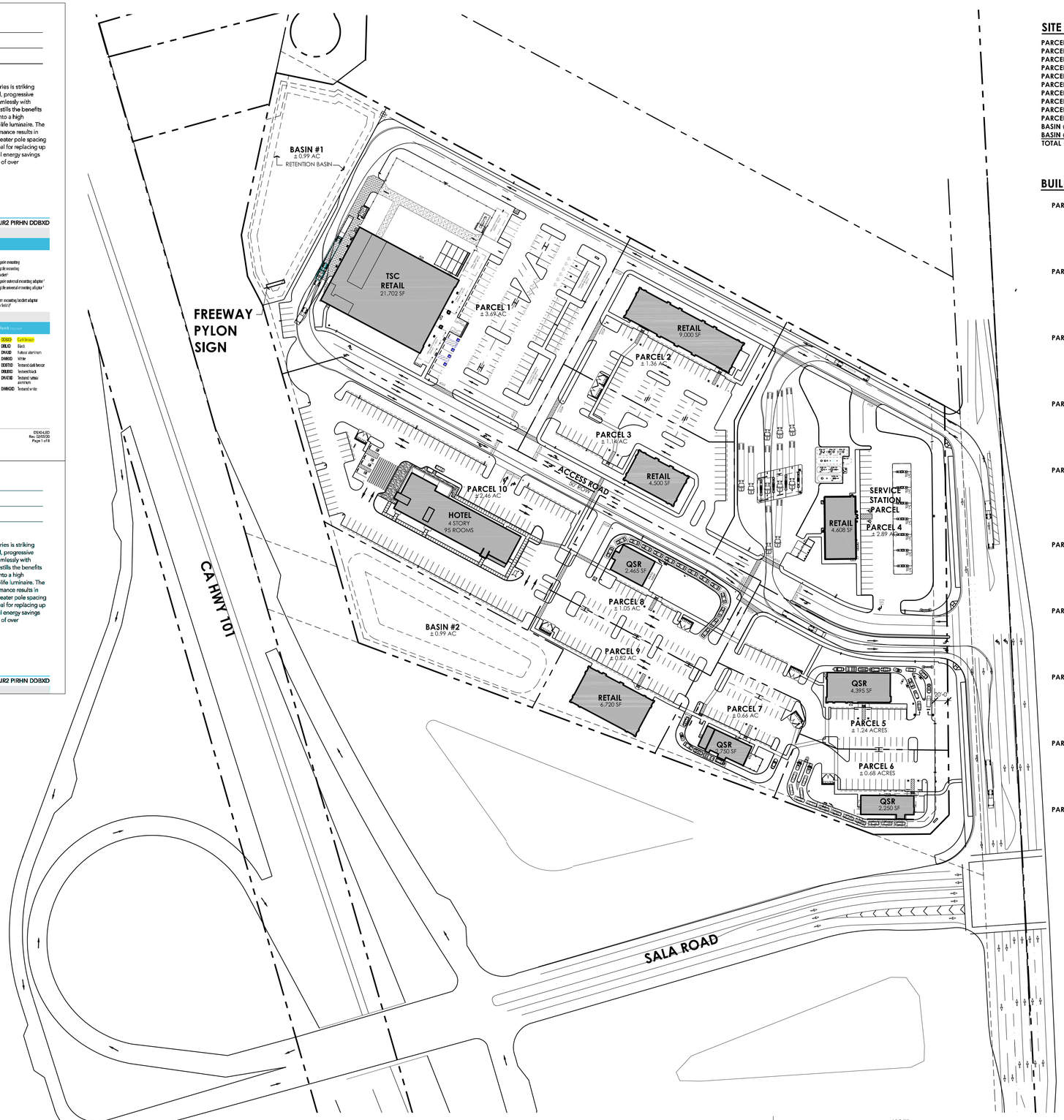
Ordering Information — EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED



TYPICAL LIGHT STANDARD

SCALE: 1/4" = 1'-0"



PROPOSED SITE PLAN

SCALE: 1" = 80'-0"

NORTH

0 20' 40' 100'

SCALE: 1" = 80'-0"

NOTE:
THIS CONCEPTUAL SITE PLAN WAS DEVELOPED WITH SITE BOUNDARY INFORMATION PROVIDED BY THE OWNER. API IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION.
THE TRUCK TURNING MOVEMENTS SHOWN ARE ILLUSTRATIVE ONLY. THE CIVIL ENGINEER OF RECORD WILL PROVIDE AN ACCURATE TRUCK PATH / MOVEMENTS PER TSC REQUIREMENTS.

SITE DATA

PARCEL 1 - TSC SITE	± 160,710 S.F. (± 3.69 AC)
PARCEL 2 - RETAIL	± 59,308 S.F. (± 1.36 AC)
PARCEL 3 - RETAIL	± 49,562 S.F. (± 1.14 AC)
PARCEL 4 - GAS STATION	± 125,553 S.F. (± 2.88 AC)
PARCEL 5 - FASTFOOD	± 53,894 S.F. (± 1.24 AC)
PARCEL 6 - FASTFOOD	± 29,778 S.F. (± 0.68 AC)
PARCEL 7 - FASTFOOD	± 28,613 S.F. (± 0.66 AC)
PARCEL 8 - FASTFOOD	± 45,890 S.F. (± 1.05 AC)
PARCEL 9 - RETAIL	± 35,695 S.F. (± 0.82 AC)
PARCEL 10 - HOTEL	± 107,077 S.F. (± 2.46 AC)
BASIN #1	± 43,089 S.F. (± 0.99 AC)
BASIN #2	± 42,934 S.F. (± 0.99 AC)
TOTAL	± 782,068 S.F. (± 17.96 AC)

BUILDING/PARKING DATA

PARCEL 1 (TSC):
OCCUPANCY: M (RETAIL)
RETAIL BUILDING = 21,702 S.F.
PARKING REQUIRED : RETAIL
1 SPACE PER 250 SF = 87 STALLS
PROVIDED = 87 STALLS

PARCEL 2:
OCCUPANCY: M (RETAIL)
RETAIL BUILDING = 9,000 S.F.
PARKING REQUIRED : RETAIL
1 SPACE PER 250 SF = 36 STALLS
PROVIDED = 50 STALLS

PARCEL 3:
OCCUPANCY: M (RETAIL)
RETAIL BUILDING = 4,500 S.F.
PARKING REQUIRED : RETAIL
1 SPACE PER 250 SF = 18 STALLS
PROVIDED = 36 STALLS

PARCEL 4:
OCCUPANCY M (RETAIL)
RETAIL / FUEL BUILDING = 4,608 S.F.
PARKING REQUIRED : RETAIL
1 SPACE PER 500 SF = 9 STALLS
PROVIDED = 24 STALLS

PARCEL 5:
OCCUPANCY: B (BUSINESS)
FASTFOOD = 4,395 S.F.
PARKING REQUIRED: RETAIL FOOD
1 SPACE PER 3 SEATS +3 + 3 EMP. = 25 STALLS
DRIVE-THRU STACKING = 15
PROVIDED = 32 STALLS + 15 CARS

PARCEL 6:
OCCUPANCY: A-2 (RESTAURANT)
FASTFOOD = 2,250 S.F.
1 SPACE PER 3 SEATS +3 + 3 EMP. = 15 STALLS
DRIVE-THRU STACKING = 15
PROVIDED = 24 STALLS + 15 CARS

PARCEL 7:
OCCUPANCY: A-2 (RESTAURANT)
FASTFOOD = 2,750 S.F.
1 SPACE PER 3 SEATS +3 + 3 EMP. = 20 STALLS
DRIVE-THRU STACKING = 6
PROVIDED = 35 STALLS + 6 CARS

PARCEL 8:
OCCUPANCY: A-2 (RESTAURANT)
FASTFOOD = 2,465 S.F.
1 SPACE PER 3 SEATS +3 + 3 EMP. = 20 STALLS
DRIVE-THRU STACKING = 14
PROVIDED = 33 STALLS + 14 CARS

PARCEL 9:
OCCUPANCY: M (RETAIL)
RETAIL BUILDING = 6,720 S.F.
PARKING REQUIRED : RETAIL
1 SPACE PER 250 SF = 27 STALLS
PROVIDED = 44 STALLS

PARCEL 10:
OCCUPANCY: R-1 (HOTEL)
HOTEL (4 STORY, 95 ROOMS) = 41,693 S.F.
PARKING REQUIRED : HOTEL
1 SPACE PER ROOM + 2 + 3 EMP. = 100 STALLS
PROVIDED = 121 STALLS



VICINITY MAP

PROJECT LOCATION
HARRISON ROAD
SALINAS, CA

PROJECT TEAM

DEVELOPER:
THE SOBEL COMPANY, INC.
9454 WILSHIRE BLVD, SUITE 210
BEVERLY HILLS, CA 90212
(310) 277-4697
CONTACT: BRAD SOBEL

ARCHITECT:
API
4335-B NORTH STAR WAY
MODESTO, CA 95356
(209) 577-4661
CONTACT: JOSEPH L. SMITH

DATE:
JANUARY 2, 2026

SALA ROAD PROJECT

Harrison Road
Salinas, CA.

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fx. 310-277-4699

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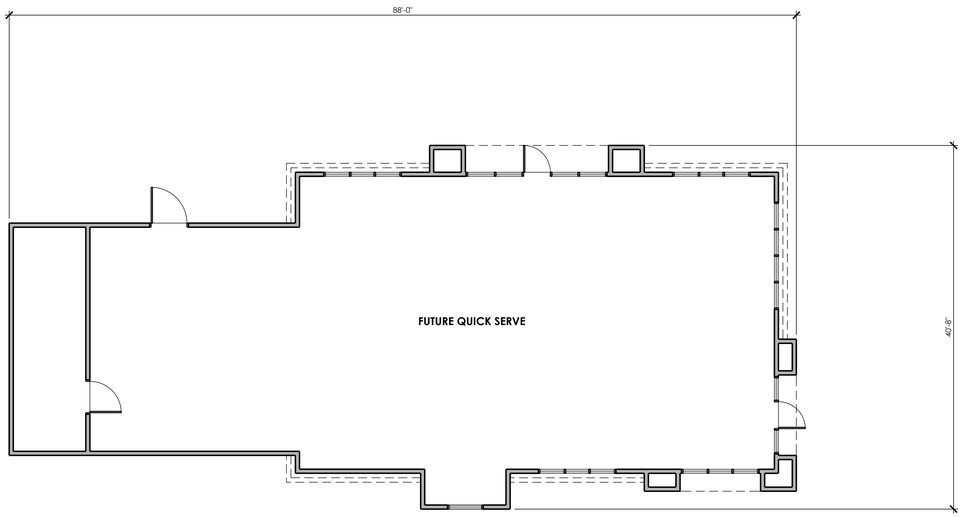

0 5' 10' 15'
SCALE: 1/8" = 1'-0"

QUICK SERVE (T.B.D.)

SCALE: 1/8" = 1'-0"

APPROX. FLOOR AREA:
FLOOR - ± 2,750 S.F.

NORTH

DATE:
JANUARY 2, 2026

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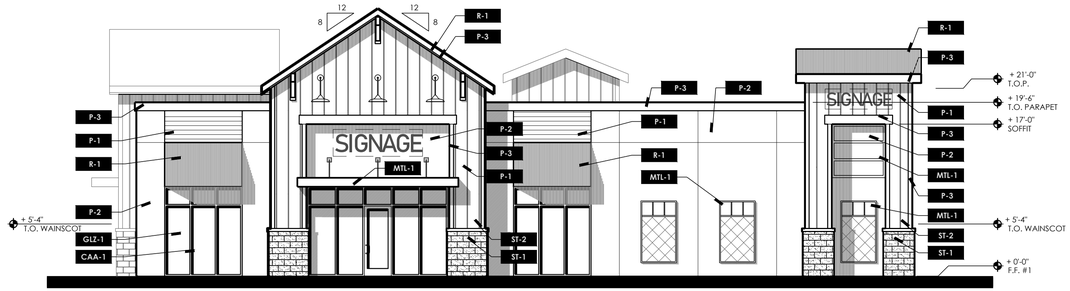
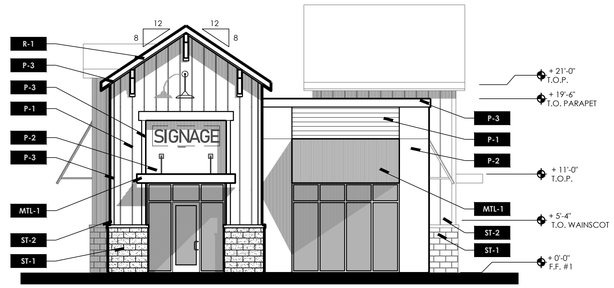


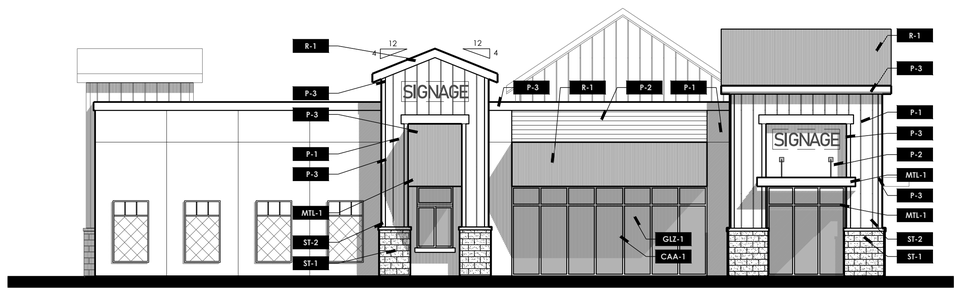
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



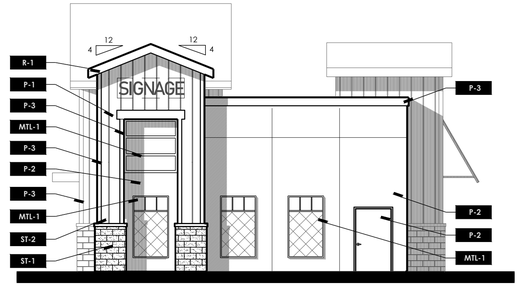
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

FINISH LEGEND

P-1	"SHERWIN WILLIAMS" - COLOR: SW7532 URBAN PUTTY
P-2	"SHERWIN WILLIAMS" - COLOR: SW7513 SANDERLING
P-3	"SHERWIN WILLIAMS" - COLOR: SW7505 MANOR HOUSE
ST-1	CMU WAINSCOT - "BASELITE" - RIVER ROCK - COLOR:
ST-2	SILL CAP- "BASELITE" - COLOR:
R-1	ROOF AT CANOPIES & AWNINGS - CORRUGATED PANELS - "MBCI" - COLOR - #SIG 300 GALVALUME PLUS
MTL-1	STEEL CANOPY FRAMING / TRELLIS - PAINT / POWDER COAT - BLACK
CAA-1	CLEAR ANODIZED ALUMINUM
GLZ-1	GLAZING - BRONZE TINTED
F-1	CHAIN LINK - VINYL COATED BLACK

DATE:
JANUARY 2, 2026

SALA ROAD PROJECT

Harrison Road
Salinas, CA.

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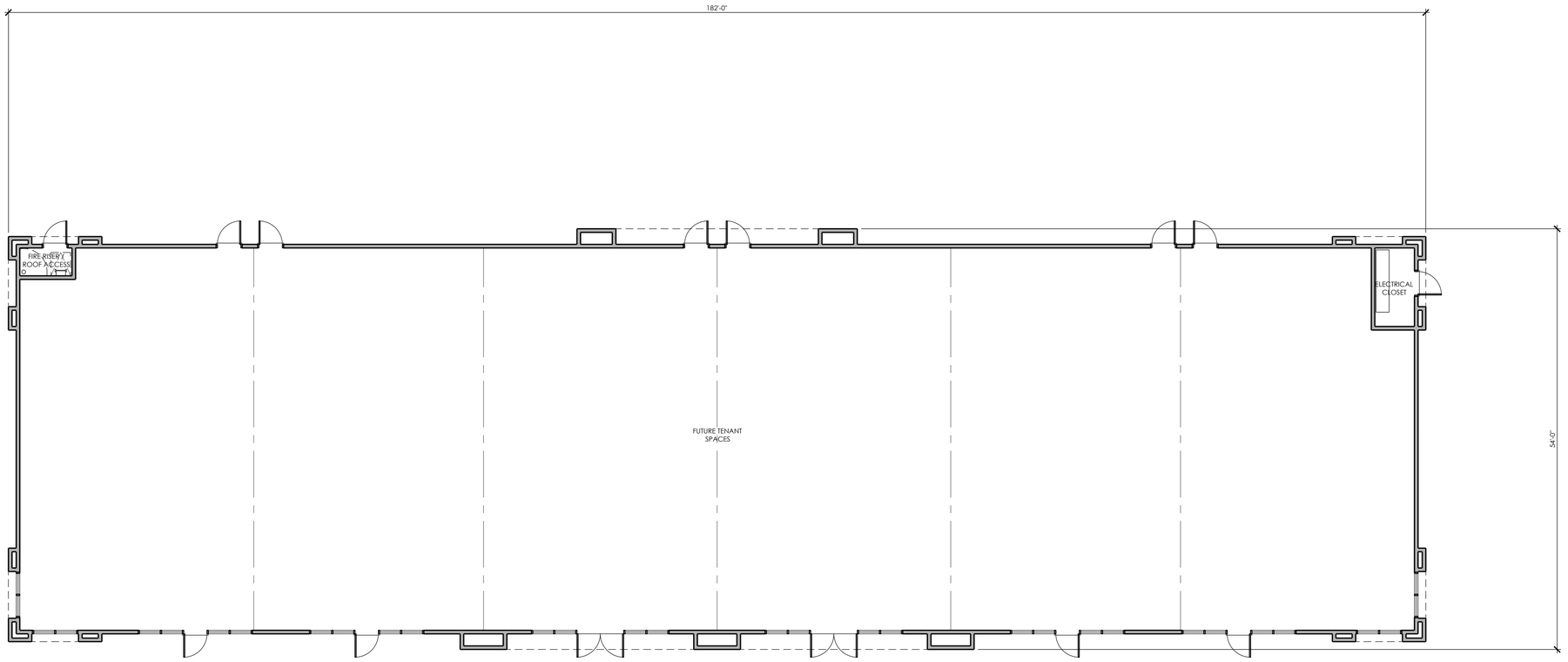

0 5' 10' 15'

SCALE: 1/8" = 1'-0"

FLOOR PLAN - RETAIL BUILDING

SCALE: 1/8" = 1'-0"

FLOOR AREA:
FLOOR - 9,000 S.F. ±

NORTH

DATE:
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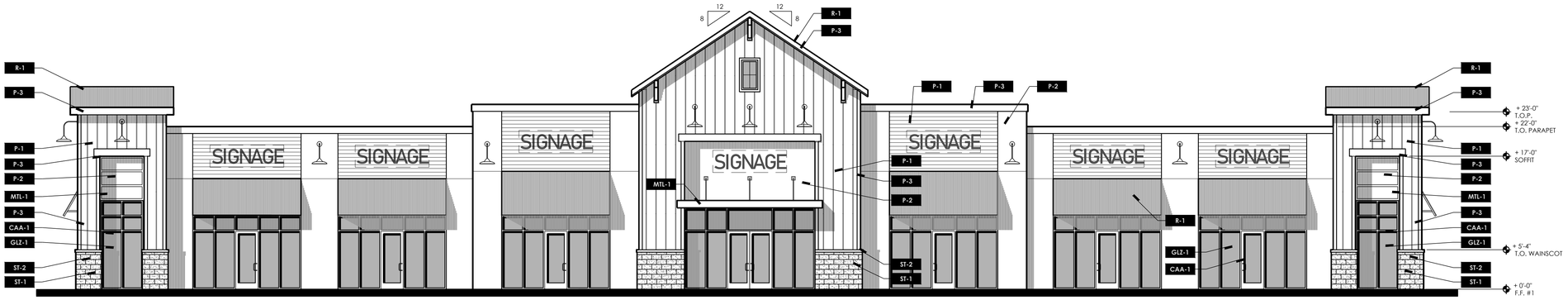
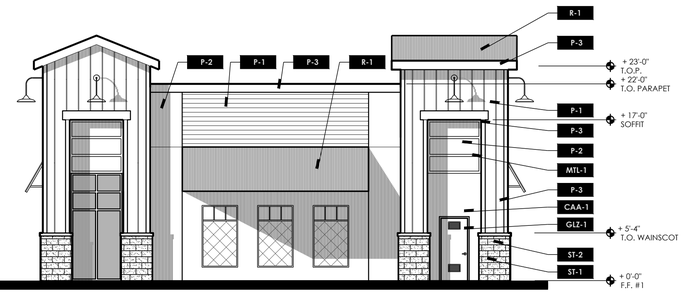


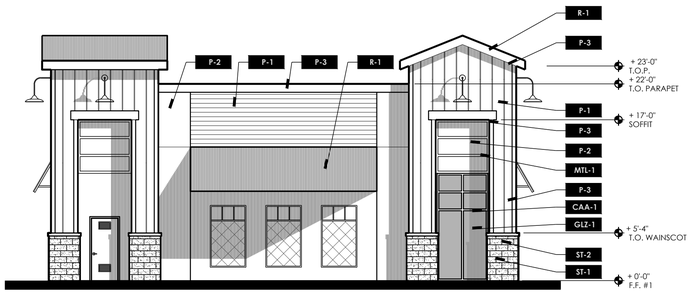
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



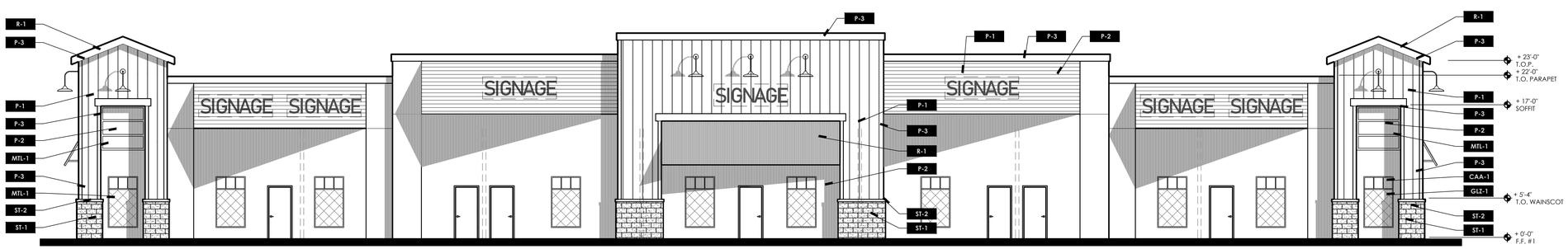
WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

FINISH LEGEND

P-1	"SHERWIN WILLIAMS" - COLOR: SW7532 URBAN PUTTY
P-2	"SHERWIN WILLIAMS" - COLOR: SW7513 SANDERLING
P-3	"SHERWIN WILLIAMS" - COLOR: SW7505 MANOR HOUSE
ST-1	CMU WAINSCOT - "BASELITE" - RIVER ROCK - COLOR:
ST-2	SILL CAP- "BASELITE" - COLOR:
R-1	ROOF AT CANOPIES & AWNINGS - CORRUGATED PANELS - "MBCI" - COLOR - #SIG 300 GALVALUME PLUS
MTL-1	STEEL CANOPY FRAMING / TRELLIS - PAINT / POWDER COAT - BLACK
CAA-1	CLEAR ANODIZED ALUMINUM
GLZ-1	GLAZING - BRONZE TINTED
F-1	CHAIN LINK - VINYL COATED BLACK

DATE:
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SALA ROAD PROJECT

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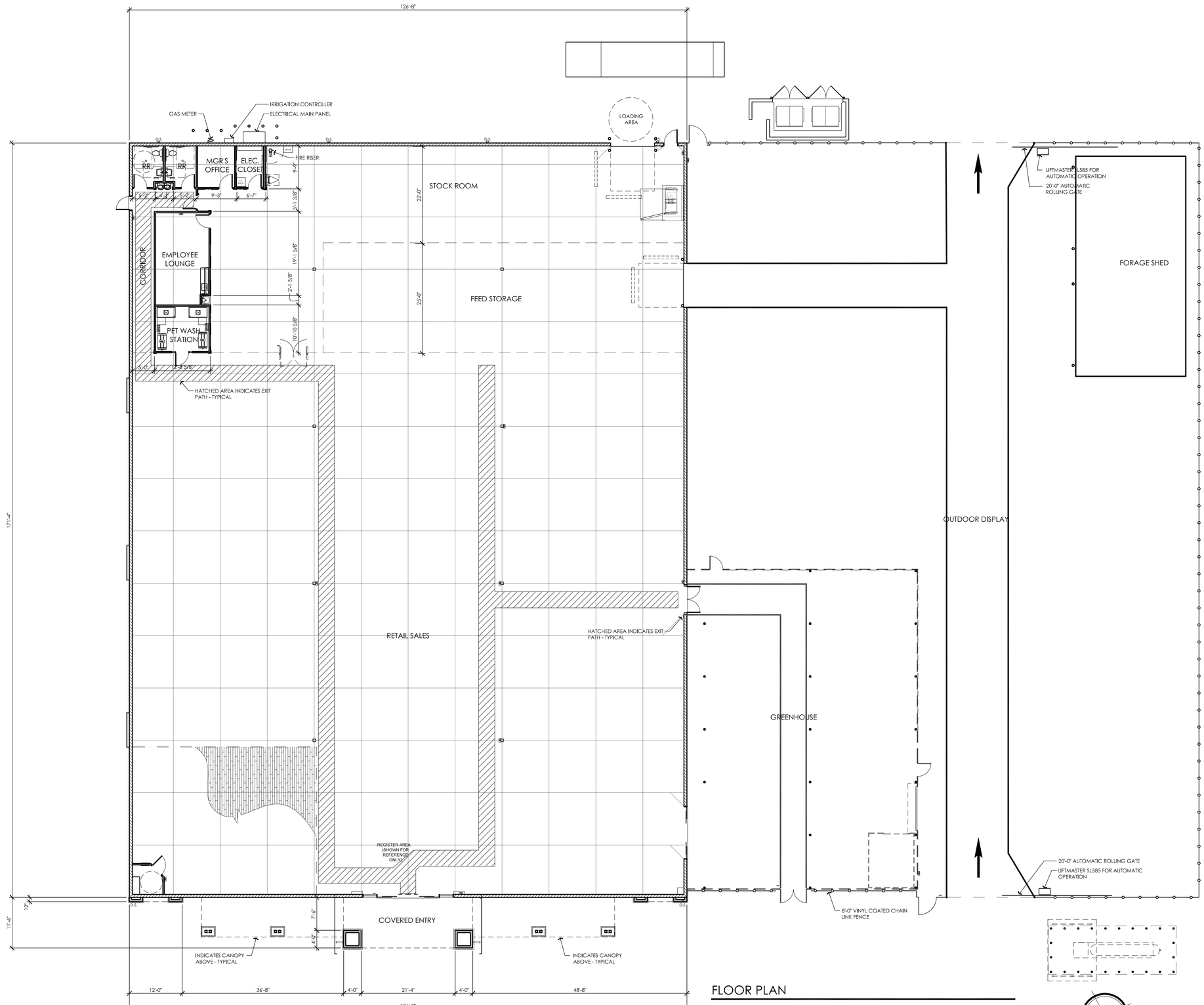
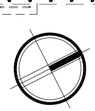


FLOOR PLAN

SCALE: 3/32" = 1'-0"

FLOOR AREAS:	
RETAIL SALES	- 15,664 S.F.
PET WASH	- 134 S.F.
OFFICE CORE	- 851 S.F.
STOCKROOM	- 3,181 S.F.
FEED STORAGE	- 1,862 S.F.
TOTAL	- 21,702 S.F.



NORTH

0 4' 10' 20'

SCALE: 3/32" = 1'-0"

PROJECT DEVELOPER:

THE SOBEL COMPANY, INC.
9454 WILSHIRE BLVD
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BEVERLY HILLS, CA 90212

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fx. 310-277-4699

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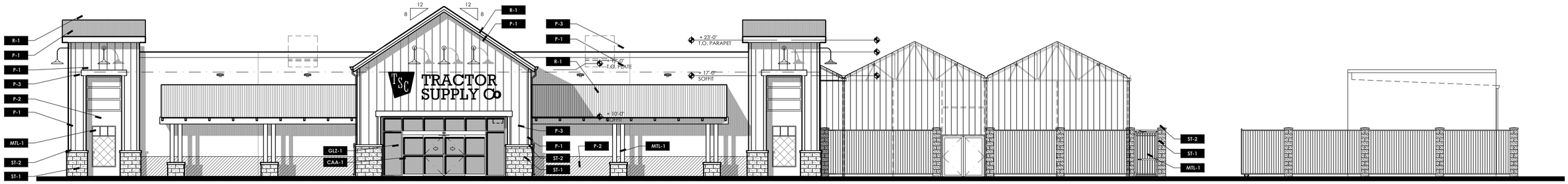
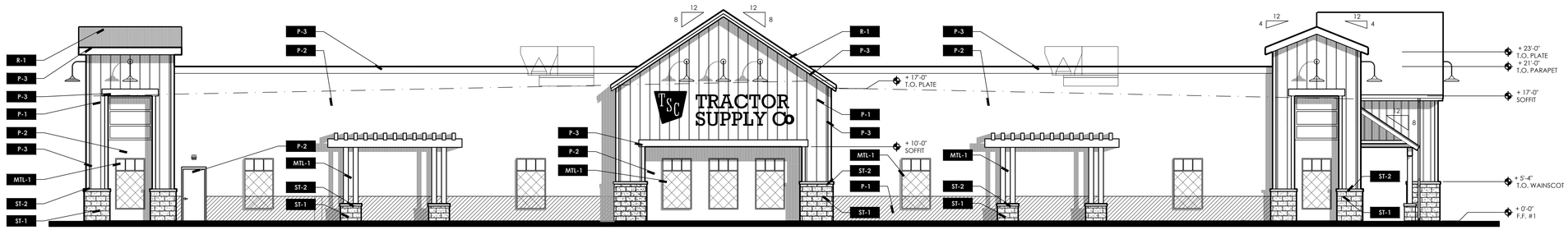


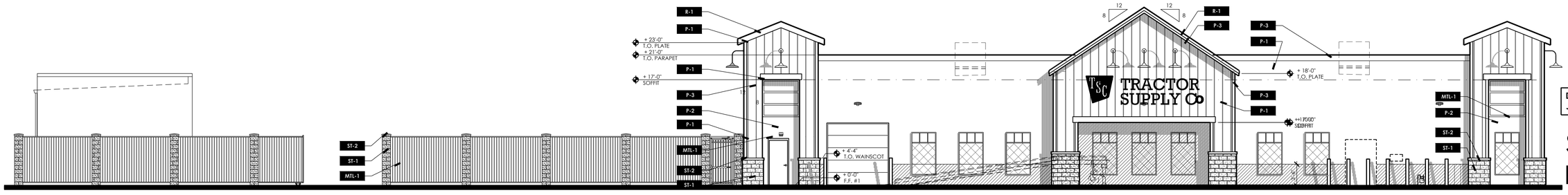
EAST ELEVATION

SCALE: 1/8" = 1'-0"



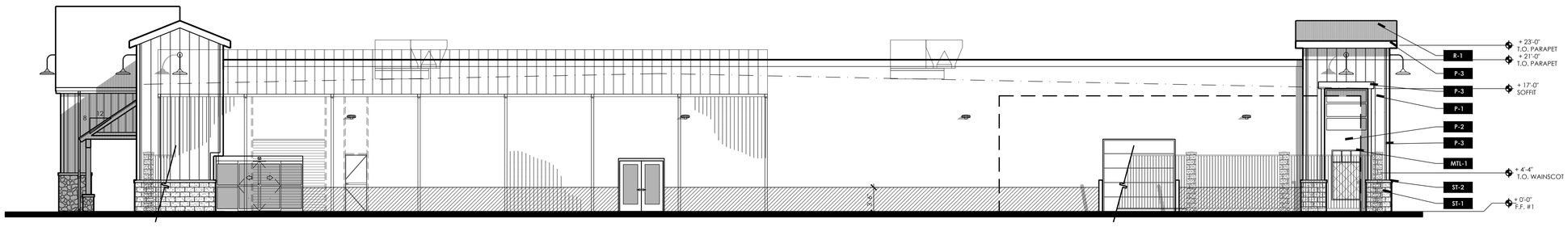
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

FINISH LEGEND

P-1	"SHERWIN WILLIAMS" - COLOR: SW7532 URBAN PUTTY
P-2	"SHERWIN WILLIAMS" - COLOR: SW7513 SANDERLING
P-3	"SHERWIN WILLIAMS" - COLOR: SW7505 MANOR HOUSE
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MTL-1	STEEL CANOPY FRAMING / TRELLIS - PAINT / POWDER COAT - BLACK
CAA-1	CLEAR ANODIZED ALUMINUM
GLZ-1	GLAZING - BRONZE TINTED
F-1	CHAIN LINK - VINYL COATED BLACK

DATE:
JANUARY 2, 2026

SALA ROAD PROJECT

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Salinas, CA.

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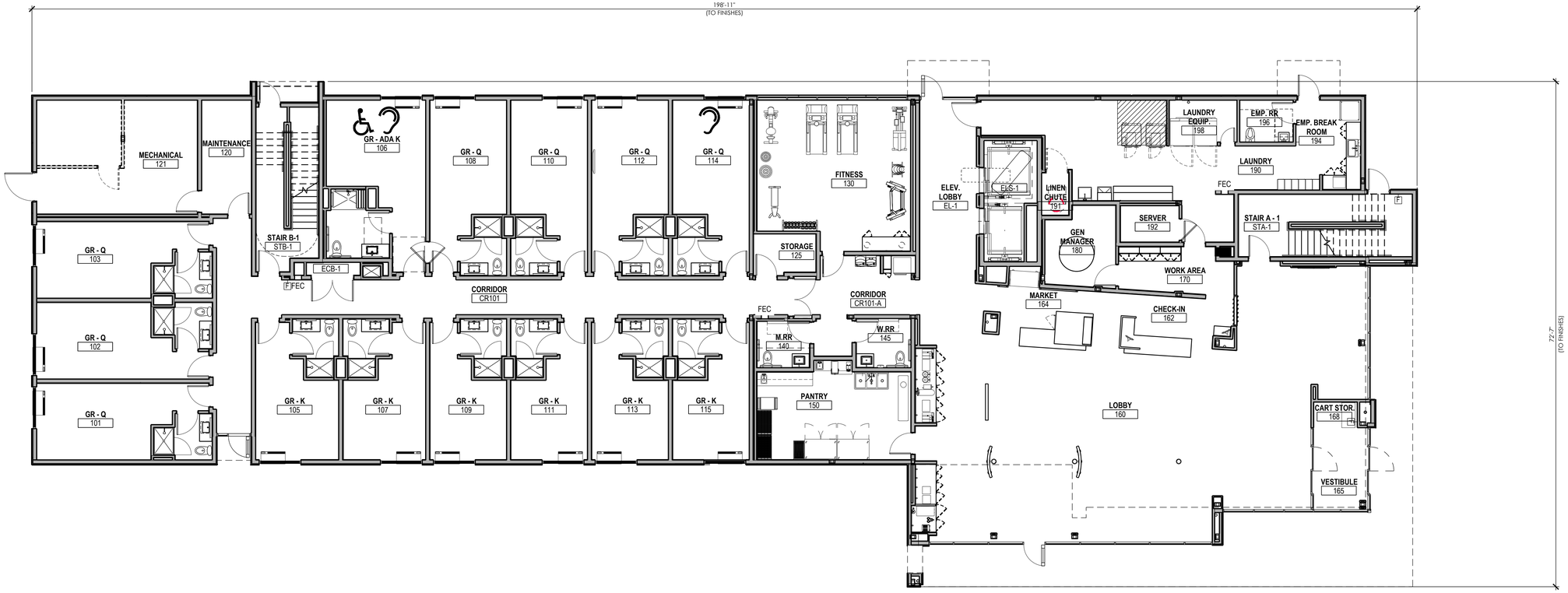


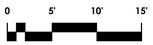
MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

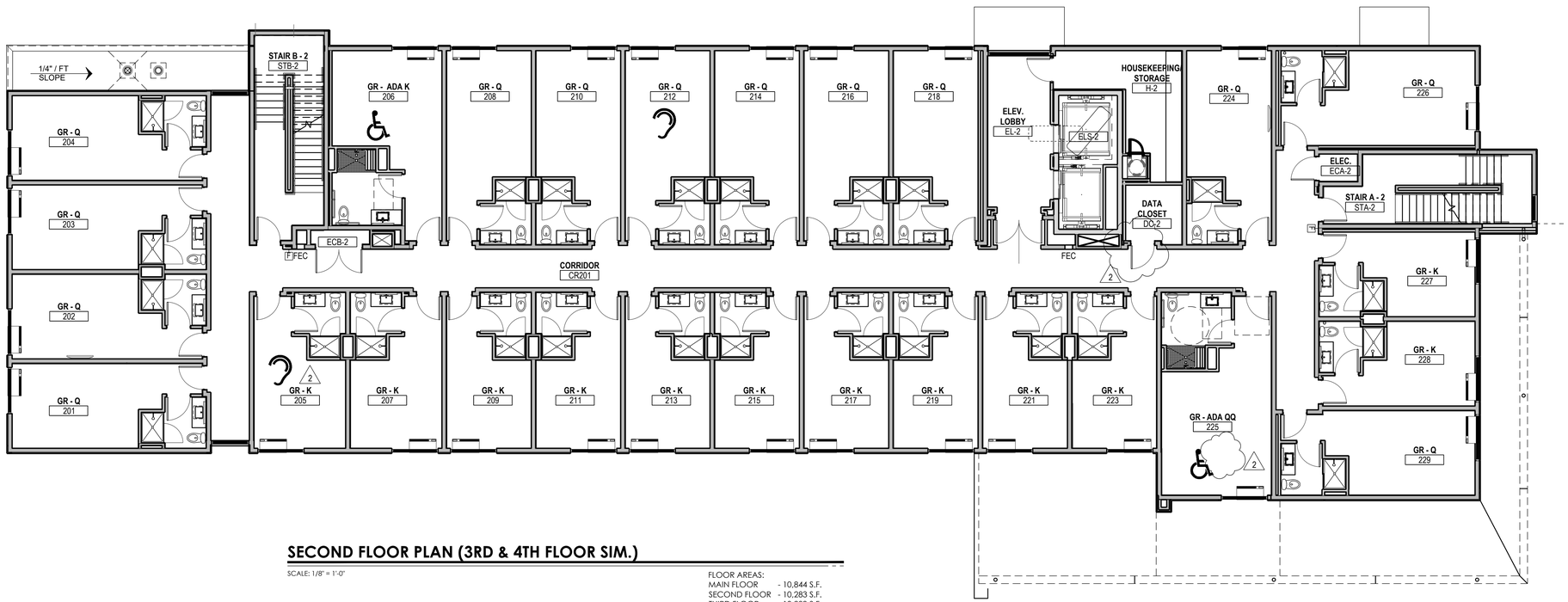
FLOOR AREAS:

MAIN FLOOR	- 10,844 S.F.
SECOND FLOOR	- 10,283 S.F.
THIRD FLOOR	- 10,283 S.F.
FORTH FLOOR	- 10,283 S.F.
TOTAL	- 41,693 S.F.





SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN (3RD & 4TH FLOOR SIM.)

SCALE: 1/8" = 1'-0"

FLOOR AREAS:

MAIN FLOOR	- 10,844 S.F.
SECOND FLOOR	- 10,283 S.F.
THIRD FLOOR	- 10,283 S.F.
FORTH FLOOR	- 10,283 S.F.
TOTAL	- 41,693 S.F.

DATE:
JANUARY 2, 2026

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NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

0 5' 10' 15'

SCALE: 1/8" = 1'-0"

DATE:
JANUARY 2, 2026

SALA ROAD PROJECT

Harrison Road
Salinas, CA.

PLANNING
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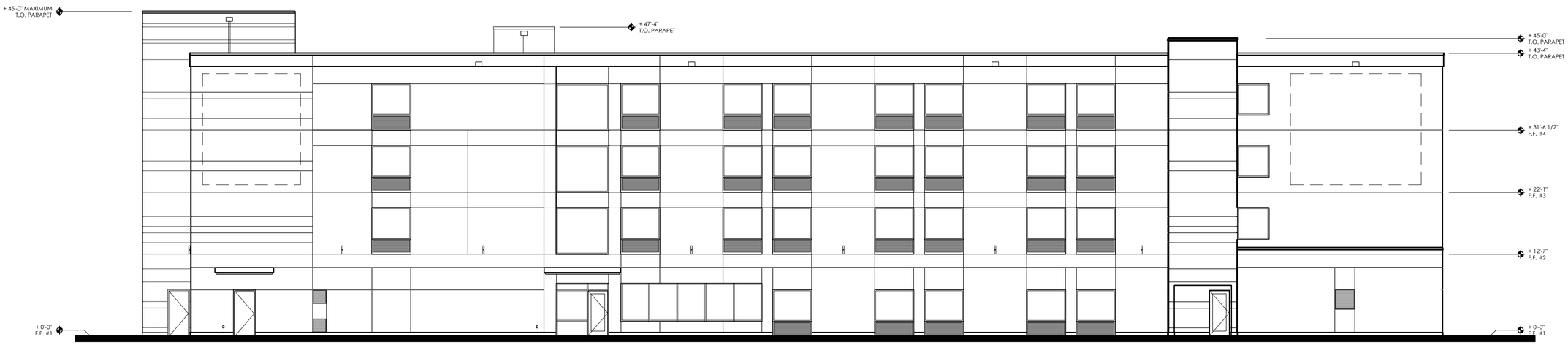
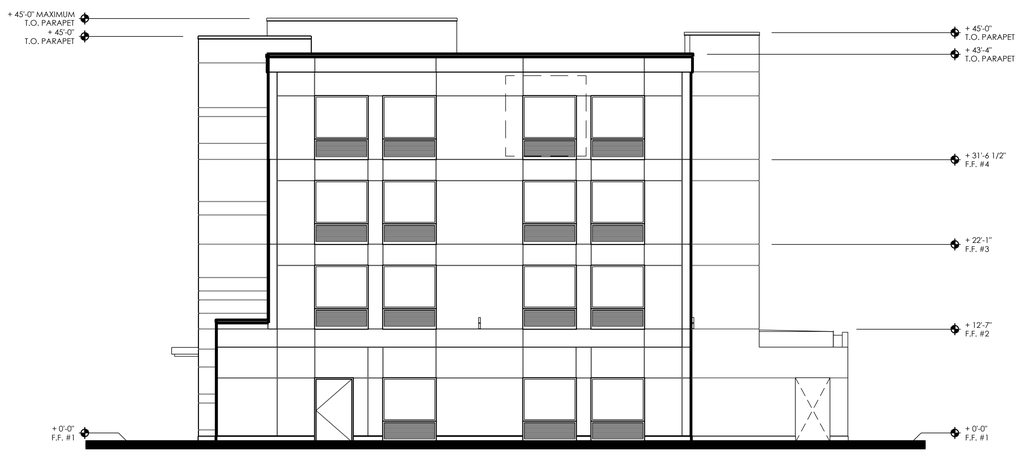


SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

0 5' 10' 15'

SCALE: 1/8" = 1'-0"

DATE:
JANUARY 2, 2026

SALA ROAD PROJECT

Harrison Road
Salinas, CA.

PLANNING
ARCHITECTURE

api

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Amended General Development Plan

Sala Road Project

May 6, 2025

Prepared by

EMC Planning Group

AMENDED GENERAL DEVELOPMENT PLAN

SALA ROAD PROJECT

PREPARED FOR

Monterey County Resource Management Agency

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May 6, 2025

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Summary

The Sala Road Project General Development Plan (GDP) area is located at the northwest corner of the Sala Road/Harrison Drive intersection approximately 0.70 miles north of the City of Salinas. The area is within the County of Monterey *Greater Salinas Area Plan*. The 17.93-acre property is currently vacant and fallow. A drainage channel bisects the property from east to west. The property is bordered by Harrison Road to the east, a Caltrans detention pond and Sala Road to the south, a Caltrans detention pond and U.S. Highway 101 to the west, existing residential uses to the northwest, and a vacant parcel to the north, which has been used as a Caltrans staging area for construction equipment and construction materials.

A GDP was approved for the Sala Road Project as part of the Combined Development Permit entitlement package when the project was approved by the Monterey County Planning Commission in December 2023. Subsequent to the project approval, the project applicant determined that amendments to the original approvals were needed to reflect desired changes to the approved site plan and approved tentative map. This Sala Road Project GDP Amendment (GDP Amendment) has been submitted to identify amendments to the approved GDP needed to ensure its consistency with the amended site plan and amended tentative map. The GDP amendments are primarily associated with a minor (downward) change in total building capacity and with changes to parcel numbering, acreages, and building capacity for several of the parcels. The content of the original approved GDP, including development standards and uses, remains substantially unchanged in this GDP Amendment. This GDP Amendment has been included in an application to the County for a Minor and Trivial Amendment to the approved Combined Development Permit pursuant to Monterey County Code Chapter 21.74.120, Amendments to Use Permits.

As was the case for the original approved GDP, this GDP Amendment calls for the property to be developed with commercial development consistent with *2010 Monterey County General Plan* Commercial land use designation and Light Commercial zoning standards that apply to it.

The purpose of this GDP Amendment is to provide guidance for developing an integrated mix of commercial uses designed to meet demand for retail and highway-oriented commercial uses that serve the high volume of pass-by traffic on U.S. Highway 101.

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1.0 Introduction

This section states the purpose of the GDP Amendment, summarizes the authority for preparing the GDP, and identifies the GDP Amendment conformance with applicable County of Monterey ("County") policies.

1.1 PURPOSE

This GDP Amendment has been prepared pursuant to requirements of the County. Its purpose is to address the existing and potential long-range development and operations of the property. This GDP shall govern the future uses, facilities, amenities and operations of the future uses.

The *2010 Monterey County General Plan* (general plan) land use designation for the property is "Commercial." This GDP establishes the allowable commercial uses and commercial development standards for future development.

1.2 AUTHORITY

Section 21.18.030 (A) of the zoning code requires that a GDP be prepared prior to developing a site zoned Light Commercial when the lot is in excess of one acre, or the development includes more than one use, or the development includes any form of subdivision. The plan area is in excess of one acre, includes more than one use, and includes a subdivision.

1.3 CONFORMANCE WITH LOCAL PLANS

The GDP must conform to applicable policies of the general plan and the area plan. An evaluation of GDP consistency with applicable policies of the general plan, the Greater Salinas Area Plan (area plan), which is a component of the general plan, and the County of Monterey Zoning Ordinance ("zoning ordinance" or "code") has been prepared and is included in the project application submitted to the County. The proposed project has been found to be consistent with general plan and area plan policies, and with applicable development standards in the zoning code.

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2.0
Existing Setting

This section identifies the GDP site location, setting and characteristics.

2.1 LOCATION

The Sala Road General Development Plan Area ("plan area") is located in unincorporated Monterey County, approximately 0.70 miles north of the City of Salinas ("City"), northwest of the intersection of Sala Road and Harrison Road and adjacent to U.S. Highway 101. The approximately 17.93-acre plan area is identified as Assessor's parcel number 13-091-017. Regional access is via the U.S. Highway 101 interchange at Sala Road and Harrison Road. Sala Road is a short four-lane roadway connecting Harrison Road to U.S. Highway 101. The plan area location is illustrated in Figure 2-1, Project Location.

2.2 PLAN AREA DESCRIPTION

The plan area is vacant. The property is disturbed from periodic mowing or discing. A drainage channel bisects the property east to west. Elevations range from a low of 118 feet in the western portion to 127 feet in the eastern portion. The plan area was in agricultural use and being cultivated in whole or part until about 2012 (Krazen and Associates 2018; Google Earth 2020). Since 2012, the property has not been used for agricultural purposes. There are no utilities available at the plan area. Plan area conditions are illustrated in Figure 2-2, Aerial Photograph of Plan Area Boundaries and Figure 2-3, Plan Area Photographs.

The plan area is bordered by Harrison Road to the east, a Caltrans retention pond to the south, a Caltrans retention pond and U.S. Highway 101 to the west, a small residential area to the northwest, and a vacant parcel to the north, a portion of which is used as a Caltrans staging area for highway construction. Other surrounding land uses include active agriculture to the east across Harrison Road, a self-storage (mini-storage) facility to the south on Harrison Road, active agriculture to the west of U.S. Highway 101, and an automotive collision repair shop and a towing facility to the north on Harrison Road. Harrison and Sala Roads are each paved and consist of two lanes. Sala Road has an interchange with U.S. Highway 101 located approximately 550 feet to the west of the plan area. Harrison Road runs along the eastern border of the site and continues south into the City of Salinas.

As shown on Figure 2-2, a Caltrans access easement is located on the northwest corner on the property. Its purpose is to allow Caltrans the right to access U.S. Highway 101 and the lands adjacent to it that are under Caltrans' control. The "relinquishment of abutters rights" shown along the western boundary and southern property boundaries denotes the owner of the project property (and his/her successors) do not have the right to access to the adjacent lands owned by Caltrans.

According to the Federal Emergency Management Agency, the plan area is not within a flood hazard zone (Federal Emergency Management Agency 2020); and therefore, is at low risk for flooding. According to the *Monterey County GIS/Maps* (Monterey County 2020), the plan area is not located within an active or potentially active fault zone. There are no known physical environmental or environmental hazards condition constraints to developing the plan area.

2.3 General Plan Land Use and Zoning

General Plan Land Use

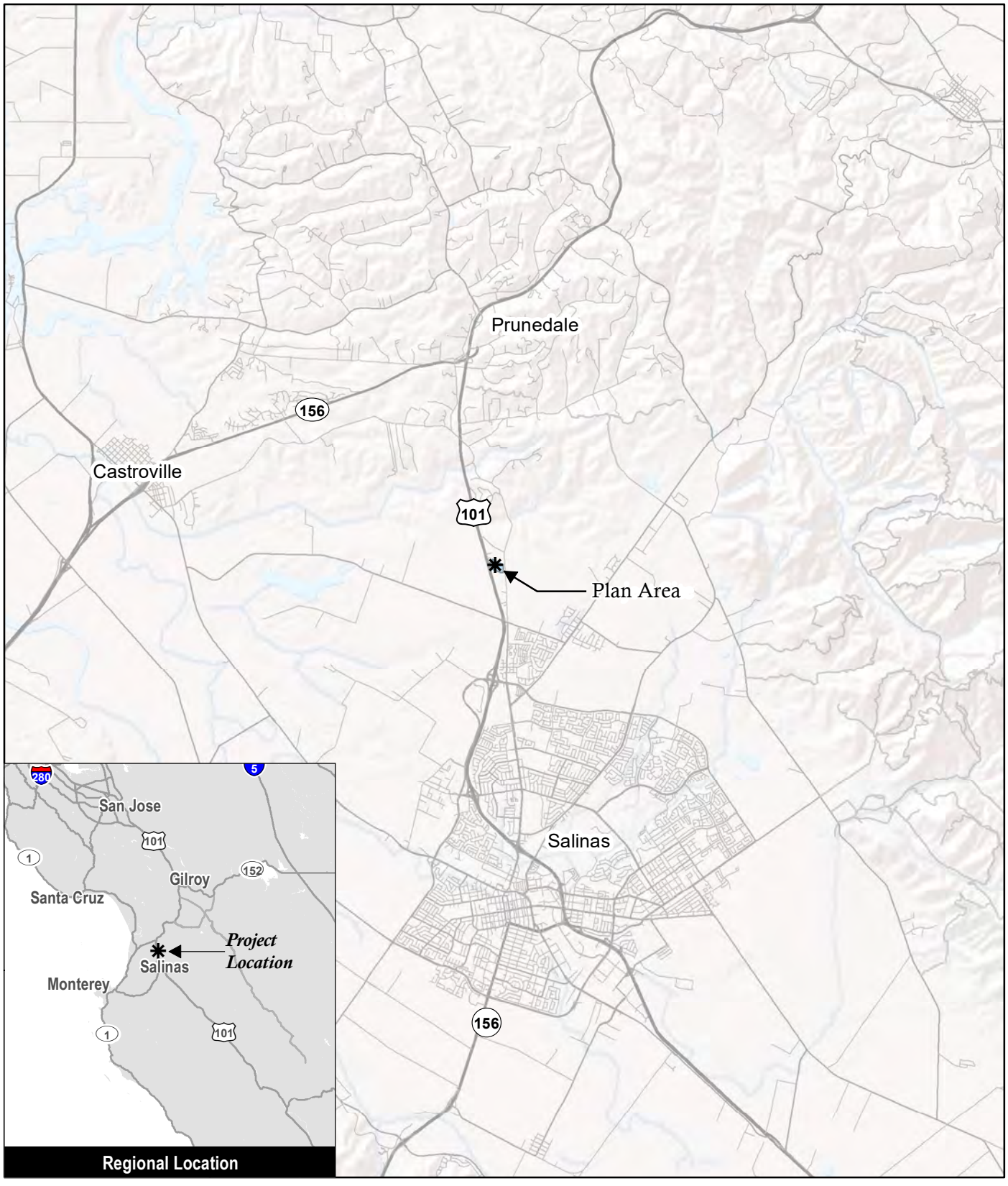
The plan area has a general plan land use designation of Commercial. The general plan establishes goals and policies for commercial development. The general plan also states that sufficient land must be allocated for commercial activities to support and serve the projected population, and must be located in areas that offer convenient access.

According to general plan policy LU-4.1, the County is to designate and establish regulations for three categories of commercial use, one of which is Light Commercial. This use is intended to accommodate a broad range of commercial uses such as stores, shops, restaurants, theaters, service stations and general office uses suitable for the convenience of nearby residential areas. General plan policy LU-4.8 states that "commercial areas shall be designated in locations that offer convenient access."

The project applicant plans to provide a range of commercial uses within the plan area. The plan area has convenient access to U.S. Highway 101 via the adjacent U.S. Highway 101/ Sala Road interchange and convenient to local destinations in Salinas via Harrison Road.

Zoning

The plan area is zoned Light Commercial. Areas with this zoning are intended to accommodate and maintain a broad range of light commercial uses suitable for the convenience of nearby residential areas.



Source: ESRI 2014

Figure 2-1

Project Location

Sala Road General Development Plan

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Source: ESRI 2018, Google Earth 2018

Figure 2-2

Aerial Photograph of Plan Area Boundaries

Sala Road General Development Plan

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1 View south with Harrison Road at left and Sala Road overpass at right



2 Harrison Road facing west across the project site



Plan Area
Drainage Feature

Source: Google Earth 2018
Photographs: EMC Planning Group 2020



3 View to northwest from Sala Road/Harrison Road intersection



4 Southbound U.S. 101 facing southeast across the project site

Figure 2-3

Plan Area Photographs

Sala Road General Development Plan

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As identified in section 21.18 of the zoning ordinance, uses allowed in the Light Commercial District with an administrative permit include:

- Appliance store;
- Barber shop;
- Beauty shop;
- Book store;
- Clothing and apparel store;
- Drug store;
- Banks less than five thousand (5,000) square feet;
- Shoe shop;
- Shoe store;
- Art gallery;
- Convenience market;
- Stationery and office supply store;
- Photography studio;
- Florist;
- Gift and card store;
- Office;
- Locksmith, key and lock shop;
- Bicycle shop;
- Hardware store, excluding lumber sales and outside storage of materials;
- Accessory structures and uses appurtenant to any permitted use provided there is not intensification of the permitted use;
- Reduction in setback requirements of ten (10) percent or less of the required setback;
- Small water system facilities including wells and storage tanks for five to fourteen (14) service connections;
- Picture framing business;
- Storage, rental and sale of irrigation equipment;
- Other uses of a similar character, density and intensity to those listed in this Section;
- Pet shop;

- Additions to existing, approved wireless communications facilities, pursuant to Section 21.64.310; and
- Cannabis retailer pursuant to Chapter 21.67.

Uses allowed in the Light Commercial District with a use permit include:

- Hotels and motels (Zoning Administrator approval needed);
- Animal hospitals (Zoning Administrator approval needed);
- Parking lots (Zoning Administrator approval needed);
- Auto sales;
- Banks greater than five thousand (5,000) square feet;
- Open air retail and wholesale sales (Zoning Administrator approval needed);
- Mini warehouse storage warehouses;
- Theaters (Zoning Administrator approval needed);
- Restaurants (Zoning Administrator approval needed);
- Service stations (Zoning Administrator approval needed);
- Caretaker unit for the purpose of providing on-site security (Zoning Administrator approval needed);
- All residential uses provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use (Zoning Administrator approval needed);
- Assemblages of people, such as carnivals, festivals, races and circuses not exceeding ten (10) days and not involving construction of permanent facilities (Zoning Administrator approval needed);
- Public and quasi-public uses including churches, parks, playgrounds, schools, public safety facilities, public utility facilities, but not including uses such as jails, detention facilities, rehabilitation centers, or corporation yards;
- Water system facilities including wells and storage tanks serving fifteen (15) or more service connections (Zoning Administrator approval needed);
- Other uses of a similar character, density and intensity as those listed in this Section;
- Legal nonconforming use of a portion of a structure extended throughout the structure (Zoning Administrator approval needed);
- Legal nonconforming use changed to a use of a similar or more restricted nature;

- Zoos or zoological gardens for the purpose of raising, maintaining, keeping or exhibiting any wild animal;
- Commercial kennel (Zoning Administrator approval needed);
- Any lot or establishment where alcoholic beverages are served, commercial place of amusement or recreation, or any place where live entertainment is provided within two hundred (200) feet of the boundary of a residential district (Zoning Administrator approval needed);
- Ridgeline development;
- Removal of minerals and natural materials for commercial purposes;
- Development in the Carmel Valley Floodplain (Zoning Administrator approval needed);
- Wholesale and retail establishments distributing materials and products essential to agriculture and farming operations, except manure;
- Day care centers (Zoning Administrator approval needed);
- The exploration for and the removal of oil and gas (Zoning Administrator approval needed);
- Auto repair facilities (Zoning Administrator approval needed);
- Storage garage (Zoning Administrator approval needed);
- Funeral homes (Zoning Administrator approval needed);
- Development laboratories;
- Service centers; and
- Wireless communications facilities.

Note that "auto sales" is assumed in this GDP as allowing sale of new and/or used vehicles.

Uses proposed within the plan area are consistent with the uses allowed in the County's Light Commercial zoning district.

Site Development Standards

Site development standards for the Light Commercial district found in County code section 21.18.070 include the following:

- The maximum structure height is thirty-five feet unless superseded by a structure height limit noted on the zoning map;

- Setbacks for developments in the Light Commercial District are established by the approval of the GDP. Building sire coverage is a maximum of 50 percent, excluding parking and landscaping;
- All parking must be established pursuant to chapter 21.58 of the zoning code;
- All developments must have landscaping covering a minimum of ten percent of the developed site area, and landscaping shall be in place prior to the commencement of use; and
- All external lighting is required to be consistent with the County's *Design Guidelines for Exterior Lighting* (section 21.63.020).

The proposed plan area development standards are consistent with these standards.

3.0 General Development Plan Vision and Development Standards

This chapter articulates the land uses envisioned for the plan area, identifies land uses that are and are not allowable, presents plan area development standards, and provides a land use summary.

3.1 VISION

The fact that the plan area is designated commercial and zoned light commercial as shown on Figure 3-1, General Development Plan Zoning, indicates the County's vision that it is an appropriate location for light commercial development.

A broad range of commercial uses would be appropriate. In particular, highway-oriented commercial development, such as service stations, restaurants, and visitor accommodations would be appropriate given the plan area location at the U.S. Highway 101/Sala Road interchange. A variety of retail uses would be appropriate at this location given the ease of access. Commercial development would provide employment opportunities and essential services along a major transportation corridor.

3.2 USES ALLOWED AND USES NOT ALLOWED

All uses identified in zoning code section 21.18 of the zoning ordinance are allowed within the plan area with the exception of those listed below.

Uses Not Allowed

- Banks greater than five thousand (5,000) square feet;
- Theaters;
- All residential uses provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use;
- Assemblages of people, such as carnivals, festivals, races and circuses not exceeding ten days and not involving construction of permanent facilities;

- Public and quasi-public uses including churches, parks, playgrounds, schools, public safety facilities, public utility facilities, but not including uses such as jails, detention facilities, rehabilitation centers, or corporation yards;
- Water system facilities including wells and storage tanks serving fifteen (15) or more service connections;
- Zoos or zoological gardens for the purpose of raising, maintaining, keeping or exhibiting any wild animal;
- Commercial kennel;
- Any place where live entertainment is provided within two hundred feet of the boundary of a residential district;
- Removal of minerals and natural materials for commercial purposes;
- Day care centers;
- The exploration for and the removal of oil and gas; and
- Funeral homes.

3.3 DEVELOPMENT STANDARDS

Development standards for land uses within plan area are presented below. It is the responsibility of the Resources Management Agency to administer and enforce the development standards. Where specific standards are not addressed in this GDP, regulations for the Light Commercial zoning district apply.

Maximum Development Capacity

A maximum of 125,000 square feet of building is allowed within the plan area.

Structure Size and Placement

Lot dimensions, height standards, and landscaping requirements are summarized in Table 3-1, Lot Dimension, Height Standards, and Landscaping. Setback standards are provided in Table 3-2, Setback Standards.



0 1250 feet

Plan Area

Light Commercial Zoning

Source: ESRI 2018, Google Earth 2018

Figure 3-1

General Development Plan Zoning

Sala Road General Development Plan

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Table 3-1 Lot Dimensions, Height Standards, and Landscaping

Standard	Maximum
Lot Coverage[1]	50%
Structure Height	35 feet
Height Accessory Building[2]	15 feet
Minimum Landscaping Requirement	10%

SOURCE: EMC Planning Group 2020
NOTE:
1. Excluding parking and landscaping.
2. Accessory structures include, but are not limited to, trash and recycling bin enclosures, utility enclosures or screens, outdoor parking lot event structures, etc.

Table 3-2 Setback Standards

Standard	Minimum
Front Setback	0 feet
Rear Setback	10 feet
Side Setback	5 feet
Side Setback to Internal Streets/Driveways	15 feet
Setback from Harrison Road	20 feet

SOURCE: EMC Planning Group 2020

Parking

Parking shall be provided in accordance with zoning code chapter 21.58, with combined parking reductions allowed as described below.

Combined Parking Reductions

Notwithstanding County code section 21.58.050 (L), parking may be reduced to reflect shared parking between uses and/or parcels with use and implementation of a Reciprocal Easement Agreement or some other similar or appropriate mechanism. A Reciprocal Easement Agreement for reduced parking would require County approval. Reductions of up to 20 percent of the required parking spaces may be allowed as supported by evidence in a shared parking report prepared by a registered traffic engineer. The Reciprocal Easement Agreement or similar mechanism for Parking would allow for one or both of the following:

1. Shared parking between uses on one parcel; and/or
2. Shared parking and access across multiple parcels or lot lines.

Shared parking would allow flexibility to reduce the number of parking spaces to reflect demands that vary by the time of day or day of the week relative to other uses.

Parking standards for the plan area are summarized in Table 3-3, Parking Standards, below.

Table 3-3 Parking Standards

Use	Parking Requirement[1]
Retail (Large Item i.e., Appliance Stores)	1 space/500 square feet
Retail	1 space/250 square feet
Fast-food	1 space/3 seats enclosed plus 3 and Drive-Through spaces/services window and 3 employee spaces
Hotel	1 space/unit plus 2 spaces/3 employees on largest shift plus other applicable requirement (i.e., restaurant, lounge, etc.)
Gas Station	1 space/500 square feet floor area
Other Light Commercial Use	Per County Code

SOURCE: EMC Planning Group 2020
NOTE:
1. Parking requirements may be reduced up to 20 percent to reflect shared parking between uses and/or parcels with a Reciprocal Easement Agreement for Parking.

Lighting

The guidelines for exterior lighting design are in accordance with the County's adopted *Design Guidelines for Exterior Lighting*. The following guidelines apply:

- Exterior and accessory building lighting shall provide adequate illumination that ensures pedestrian safety, while being unobtrusive to adjacent buildings or parkland;
- Lighting shall be designed with fixtures that provide visual interest, but are appropriate to the architectural context of the primary structure;
- Lighting fixtures shall be compatible with and complement the building's design and architectural style. Fixtures shall be appropriately sized and in scale with the building façade and surrounding context;
- Exterior building lighting shall be used to accentuate the building design and highlight architectural details and features integral to the building design;
- Building entrances and street numbers shall be illuminated and visible from the street; and
- Parking lot light sources shall be designed, located and/or shielded to prevent light spill on abutting residential units or parkland.

Landscaping

A landscape plan shall be provided to the County for review with building plans. As identified in Table 3-1 above, landscape coverage shall be at least ten percent of the developed site area. Low and medium water use hardy trees, shrubs, and groundcover are preferred and plant species that perform well in the Salinas Valley weather conditions should be used.

The following landscape guidelines apply:

- The landscaping plan must comply with the County's landscaping guidelines and commercial water conservation measures (Ordinance 3539 and Ordinance 3190, Chapter 18.44).
- In the interest of improving overall quality of life, all parcels shall include trees and plants in the landscape and streetscape to create an inviting landscape aesthetic.
- Evergreen trees and shrubs should be used whenever a landscape screen or buffer is required.
- Planting should be placed along the base of the building with flowering shrubs, vines, and narrow upright shrubs to accentuate the architectural forms.
- Areas adjacent to driveways and outdoor seating areas should utilize accent planting beds and/or color pots with flowering annuals to emphasize focal points. Canopy trees and landscape structures should be used in these outdoor public or quasi-public areas to create "outdoor rooms" and to define spaces.
- Window box type planting beds at entries to buildings are appropriate to the context and are encouraged. Ground and hanging pots with colorful accent plantings should be used to accent entries and add color and visual interest to buildings.
- Regionally appropriate plantings (e.g., agricultural plant materials with ornamental value, low water use plants) are encouraged.
- Low water use or native drought-resistant plant material is required for all landscaped areas. If irrigated, landscaped areas shall use low precipitation sprinkler heads, bubblers, drip irrigation system and timing devices.
- Trash and recycling bin enclosures, utility enclosures or screens, carports, storage buildings, etc. shall be screened with landscaping and architecturally compatible materials consistent with the primary buildings. Storage and utility structures shall be placed out of view from the public right-of-way to the extent feasible.

Parking lot and streetscape landscape guidelines are as follows:

- Narrow upright accent trees should be placed along the main drive aisles with low growing plants.
- Planters and plantings at the perimeter of parking lots shall be designed and located for the purpose of creating a visual screen from the street or adjoining parcels. The parking lot and perimeter landscape should also be designed for safe and convenient pedestrian circulation, including designated paths across perimeter planters to connect pedestrians to sidewalks and to adjacent parcels.
- Within parking lots, a minimum of one (1) tree shall be planted for every ten (10) parking stalls, evenly spaced throughout the parking lot to provide shading of the parking lot area.
- A street tree program consisting of trees to be planted 40 feet on center shall apply to the street frontages and street medians adjacent to each parcel. Additional landscaping in the form of low shrubs is encouraged. Decorative pavement may be used but should not predominate. The use of protective and decorative tree wells is encouraged for street trees.
- The cutout area for the tree island should be of adequate size to accommodate a mature tree (typically five (5) foot clear minimum island width). Trees shall be separated from light poles by a minimum of ten (10) feet.

Sign Program

The sign program shall adhere to the applicable requirements of zoning code chapter 21.60. as well as to the additional standards and guidelines listed below.

Sign Type

Preferred building-attached signs include:

- Wall signs, flush-mount attached to the building façade or painted, including sign panels, individual letters, and graphics;
- Blade/Projecting signs, generally mounted on support brackets that extend at a 90-degree angle from the building façade so that the sign face is visible from two sides;
- Canopy signs, usually applied to an awning valance or canopy fascia for permanent business identification;
- Under canopy signs hang from the underside of a canopy or awning over the sidewalk or building entrance; and
- Window signs consisting of lettering or graphics painted or etched on the glass surface.

Preferred freestanding signs include:

- Monument signs constructed upon a solid base or pedestal with a generally horizontal orientation;
- Pylon signs attached to a single narrow support structure with a vertical orientation;
- Free standing pylon signs; and
- Portable signs, such as A-frame or sandwich board signs that are not permanently affixed to the ground, such as those used for temporary business identification during open hours.

Sign Design

- Signs shall be compatible with a building's architectural style with regards to size, color, materials, and illumination.
- Building-attached signs shall complement, rather than compete with, the architectural features and overall façade composition of the building. Such signs shall be proportional to the building so as not to dominate the appearance. Lettering style shall be appropriate to the building design.
- Signs may be located on parapets, towers, turrets, recessed wall areas, and/or other architectural features specifically designed for them.
- Awning and blade/projecting signs are encouraged for first floor façades.
- Signs shall be creative and emphasize artistic expression.
- Signs shall be positioned on buildings to complement the style and proportion of the entire building façade and should not extend above the roof fascia.
- Signs should relate in placement and size to other building elements and shall not obscure architectural elements such as windows, cornices or decorative details. Individual storefront shop signs along a single building façade should relate to each other in design, size, color, placement, and lettering size.
- Blade/projecting signs, hanging signs, icon or graphic signs, and window signs are encouraged for their pedestrian orientation.
- Signs shall be illuminated, internally and/or externally, from a concealed light source.
- Freestanding signs shall be designed to complement the architectural style of the primary building(s) and be small in scale and incorporated into the landscape plan of the site; the base of freestanding signs shall be located in landscaped areas.

- Freestanding pylon signs in highway-serving commercial areas shall be designed to ensure adequate visibility of signage for all commercial center tenants. A maximum pylon sign height of up to 57 feet is permitted.
- Portable signs must be located near the building entrance or ingress path and shall not obstruct pedestrian walkways. Portable signs shall not be located in the public right-of-way.
- Signs posted in windows (i.e., cardboard, etc. and not qualifying as window signs) shall not exceed a total of three (3) square feet for any one business.
- Signs not attached to structures shall be set back three (3) feet from property lines for each one (1) foot of sign height.

4.0
Proposed Site Improvements

The Sala Road GDP allows for a maximum of 125,000 square feet of commercial development within the plan area. A specific development project has been proposed for the plan area that is within the maximum development capacity and is consistent with the development standards set forth in this GDP. The specific project is known as the Sala Road Project. At full build out, the Sala Road Project Is projected to include a total of 98,676 square feet of commercial uses. A site plan, tentative parcel map, an architectural plan, and a landscape plan, have been prepared that together, constitute the primary components of the proposed project description.

This chapter summarizes the Sala Road Project and includes information which demonstrates that it is consistent with County land use and zoning designations for the plan area and the vision and development standards contained herein.

4.1 Site Plan

The Sala Road Project includes subdividing the site into ten parcels. A mix of commercial uses are planned, including retail, quick service restaurants (fast food restaurants), a gas station (including a convenience store, 14 fueling bays for passenger vehicles and three truck fueling bays) and a hotel are planned. Refer to Figure 4-1, Sala Road Project Site Plan, which illustrates the planned subdivision as well as the arrangement of planned uses. Each of these uses is described in more detail below.

A total of 482 parking spaces would be allocated throughout the plan area. A total of 386 spaces are required. The parking capacity provided exceeds the County's parking requirements for each of the proposed uses and is consistent with parking standards contained in this GDP.

Retail

A mix of retail uses allowed in Chapter 3.2 of this GDP is proposed. The retail parcels total 9.92 acres.

Parcel 1, which is 3.73 acres, would contain a 21,702 square foot Tractor Supply Company store which is considered a large item retail use. This single-story building would be up to 32 feet in height. A total of 93 parking spaces would be provided. This exceeds the minimum parking ratio of one space/500 square feet. Parcel 1 also includes a retention basin.

Parcels 2, 3, 4, and 9 would consist of general retail uses. The proposed one-story buildings would be approximately 25 feet in height and total 24,011 square feet of building area. Up to 50 parking spaces would be provided on Parcel 2, 31 spaces on Parcel 3, 24 spaces on Parcel 4, and 41 spaces on parcel 9, all of which exceed the minimum parking requirement of one space per 250 square feet for general retail use on each parcel.

Representative elevations of retail buildings showing architectural style, features and materials were submitted as part of the original approved project application.

Quick-Service (Fast-food) Restaurants

Parcels 5, 6, 8 and 10 would all consist of fast-food uses. The parcels total approximately 3.63 acres. Parcel 5 would include a 4,395 square-foot building, Parcel 6 would include a 2,250 square-foot building, Parcel 10 would include a 2,750 square-foot building, and Parcel 8 would include an 1,875 square-foot building. All buildings would be one-story with a maximum height of 25 feet.

Parking for each parcel site plan and adheres to the parking standards of one space per three seats enclosed, plus three spaces per drive through/service window, plus three employee spaces for "restaurant, drive-in" uses. Parking for each parcel would be as follows:

- Parcel 5 – 32 spaces (2 more than required);
- Parcel 6 – 24 spaces (6 more than required);
- Parcel 10 – 35 spaces (11 more than required); and
- Parcel 8 – 31 spaces (21 more than required).

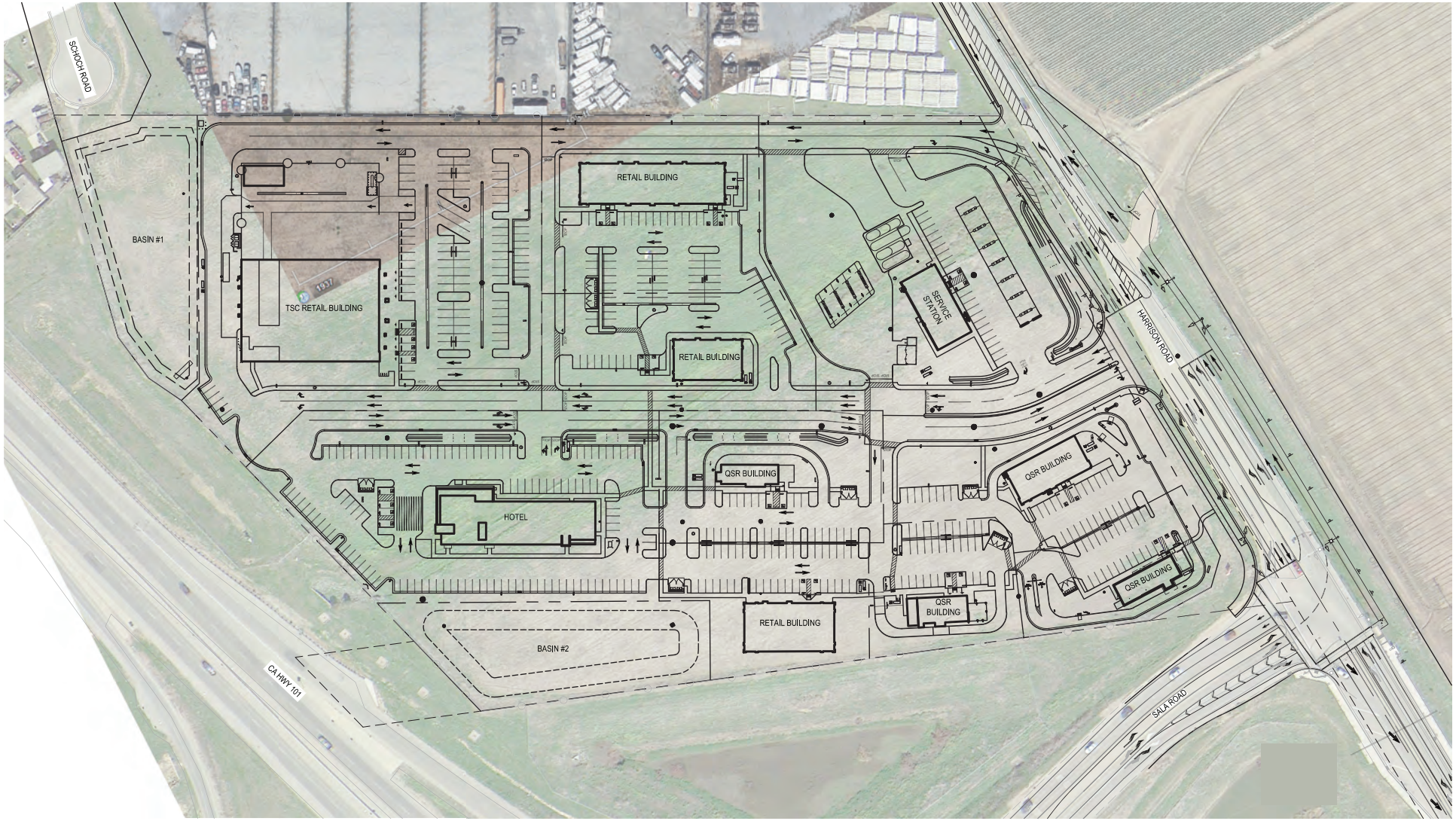
Representative elevations of quick-serve restaurant buildings showing architectural style, features and materials were submitted as part of the original approved project application.

Hotel

Parcel 7 is about 2.45 acres and is planned for a hotel use with 95 rooms. The hotel would be constructed as a 41,844 square-foot multi-story building with a maximum height of 50 feet. Amenities such as a gym, restaurant, or lounge may be included inside the building.

Parking would include 121 spaces, which the applicable parking regulations of 1 space/room, plus 2 spaces/3 employees (on the largest shift) and other applicable parking requirements for auxiliary uses (i.e., restaurant, lounge, etc.).

Representative elevations and floor plans for the hotel showing architectural style, features and materials were submitted as part of the original approved project application.



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Source: Siegfried Engineering, Inc. 2025

Figure 4-1
Sala Road Project Site Plan

Sala Road General Development Plan

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Gas Station

Parcel 4 is planned for a gas station and convenience store on 2.87 acres. The gas station includes 14 vehicle fueling positions, 3 truck fueling positions, and a 4,608-square foot convenience market. The building would be constructed as one-story structure with a height of 26 feet. Twenty-four parking spaces have been included, which is 6 more than required by the standard of 1 space/500 square feet of floor area.

Storm Water Retention Basin

A storm water management system would be required to ensure that the post-construction peak storm water runoff volume and rate does not exceed the pre-project conditions and to comply with other Monterey County storm water standards. This would ensure that the runoff would not exceed the capacity of the storm drain system or result in significant localized flooding.

Two detention basins are planned. Drainage from individual parcels will be directed into the basins. Additional underground retention vaults would be incorporated into the plan. A complete storm drainage plan was submitted as part of the approved project.

4.2 Land Use Summary

The parcel sizes, planned use on each parcel, and planned building area for each parcel are described in Table 4-1, Sala Road Project Land Use Summary. The types and locations of planned uses are flexible and subject to change based on market demand as described in Section 5.0.

As shown in Table 4-1, at full build out, the Sala Road Project would include a total of 98,676 square feet of building area, less square footage than allowed by the GDP.

4.3 Employment

The Sala Road Project is projected to generate approximately 221 new jobs.

4.4 Operational Characteristics / Phasing

Business hours of operation are expected to vary widely depending on the nature of the use. However, retail operations may be limited to 6:00 A.M. to 12:00 P.M. Fast food restaurants, the gas station/convenient market, and the hotel could operate 24 hours a day. Employment levels would vary as well, depending on the use types that locate within the site.

Table 4-1 Sala Road Project Land Use Summary

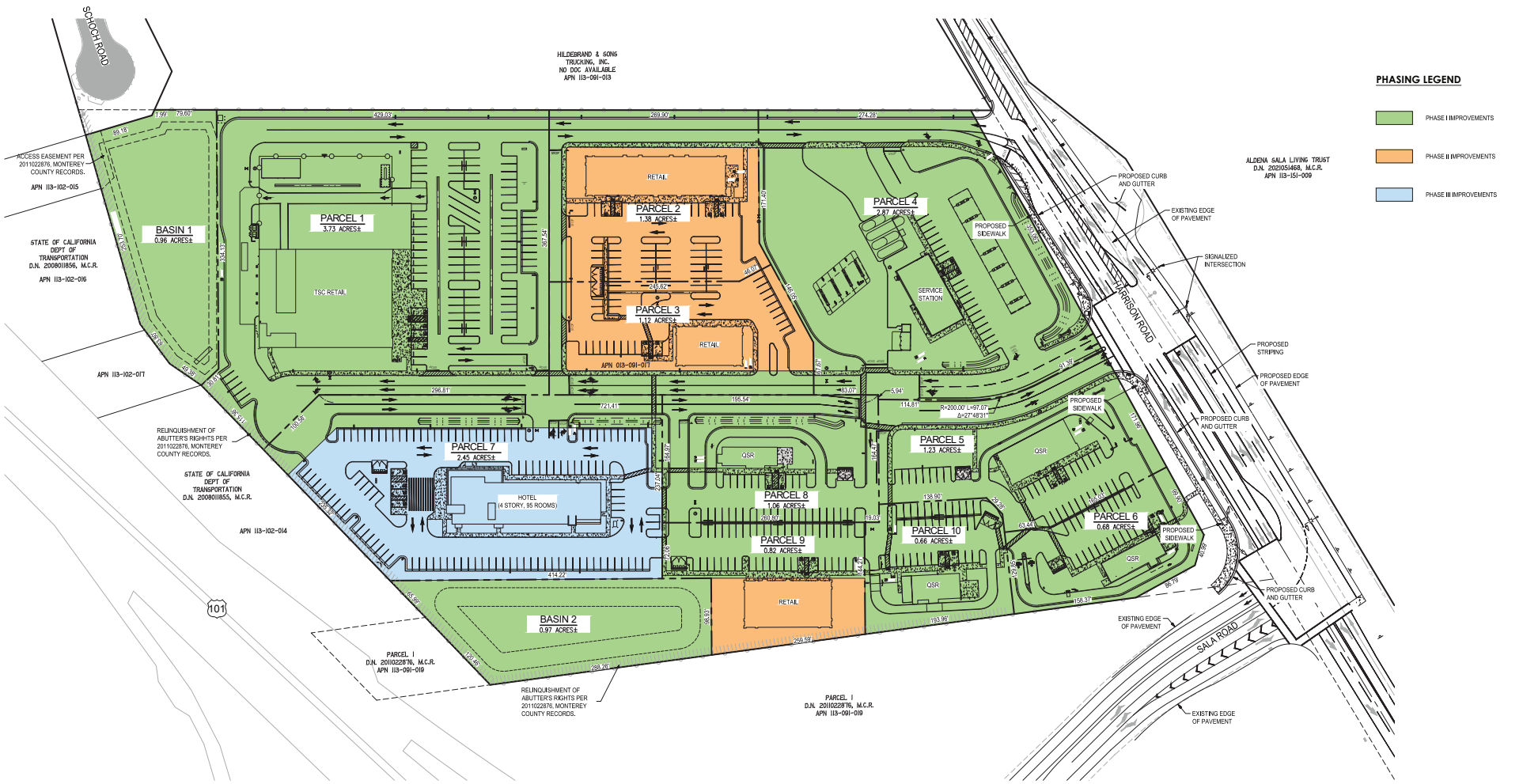
Parcel Number[1]	Parcel Area[2] (Acres)	Building Area (Square Feet)[2]	Proposed Land Use
1	3.73	21,702	Retail
2	1.38	9,000	Retail, general
3	1.12	4,500	Retail, general
4	2.97	4,609	Gas station/retail
5	1.23	4,395	Fast food
6	0.68	2,250	Fast food
7	.66	2,750	Hotel
8	1.06	1,875	Fast food
9	0.82	5,903	Retail, general
10	2.45	41,693	Fast food
Total	17.93		
Total New Development		98,676	45,713 SF retail, 11,270 SF fast food, gas service station including a 4,608 SF foot convenience market, and a 41,693 SF hotel

SOURCE: EMC Planning Group 2025
NOTE:
1. As identified on the Sala Road Project Site Plan (refer to Figure 4-1)
2. Approximate

Preliminary development phasing is assumed to be as follows:

- Phase 1 –Retail (Tractor Supply store) at parcel 1; fast food restaurants at retail at parcels 5, 6, 7, and 8, convenience market/gas station at parcel 4; and retention ponds 1 and 2;
- Phase 2 – Retail at parcels 2, 3 and 9 (building only); and
- Phase 3 – hotel.

The phases are illustrated in Figure 4-2, Sala Road Project Development Phasing. Phasing may change depending on market conditions. Development phasing would be primarily market driven; the applicant would market and sell or lease sites to end users and each parcel would be developed as demand dictates and infrastructure would be installed accordingly.



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Source: Siegfried Engineering, Inc. 2025

Figure 4-2

Sala Road Project Development Phasing

Sala Road General Development Plan

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4.5 CIRCULATION IMPROVEMENTS

Access

Two driveways into the site from Harrison Road are planned. The locations have been presented to and discussed at length with the County. The south driveway would be the main driveway. The north driveway would be the secondary driveway, whose primary purpose is to serve the gas station/convenience store component. The site plan and tentative map show the access driveways.

The internal driveways are designed to meet County road design standards to ensure adequate circulation and fire/emergency access.

Extensive planning has been conducted in coordination with the Monterey County Department of Public Works regarding required frontage improvements on Harrison Road. The agreed-on geometrics for these improvements have been included on the amended site plan and amended tentative map submitted along with this GDP Amendment.

Pedestrian Circulation

The proposed uses are largely highway-oriented and would not likely generate significant volume of pedestrian traffic or need for pedestrian access from off-site properties.

The proposed project provides pedestrian improvements along its frontage with Harrison Road. The sidewalks would connect to existing crosswalks across Sala Road and across Harrison Road. There are existing sidewalks along a portion of the segment of Harrison Road located between the plan area and existing larger neighborhoods in the city. Those neighborhoods are about 0.7 miles to the south. The existing sidewalks do not extend the entire length of Harrison Road, so at present, do not provide connectivity between the plan area and the Salinas neighborhoods. As undeveloped/underdeveloped properties on Harrison between the plan area and neighborhoods in the city limits (properties included in "Area K" as referenced in the City of Salinas General Plan, Economic Development Element) are developed over time, the missing segments of sidewalk would be constructed.

Bicycle Circulation

Future commercial uses within the plan area would generate little bicycle traffic, as the uses are largely highway-oriented. Bicycle connectivity to the plan area from urban areas in Salinas would be created as the undeveloped/underdeveloped properties within Area K are developed over time. The Transportation Agency for Monterey County Bicycle Plan includes bicycle facilities on this segment of Harrison Road.

Transit

The dominant sources of vehicle trips to the plan area would be diverted-link trips from U.S. Highway 101 and pass-by trips on Sala Road and Harrison. The potential to shift such trips to transit, if transit service existed, would likely be nominal. The potential for expanding local transit service, including potential for service to the plan area, could be significantly increased in the future with development of Area K.

The Sala Road Project is projected to generate about 221 jobs. At this low employment density, it would be financially infeasible for the applicant to operate and maintain an alternative to public transit, such as an employee shuttle service.

Roadway Network Improvements

When traffic from the Sala Road Project is added to existing traffic volumes, several circulation improvements would be needed. The improvements would be phased, commensurate with development phasing that generates the need for the respective improvements. The improvements are as follows:

- Harrison Road/Sala Road Intersection: Add a second eastbound Sala Road left turn lane; widen northbound Harrison Road north of Sala Road to accommodate a second receiving lane for the additional eastbound Sala Road left turn lane; and modify the existing traffic signal to accommodate the additional lanes and include a southbound Harrison Road right turn overlap signal phase. Add a second southbound Harrison Road through lane. Add a second southbound Harrison Road right turn lane;
- Harrison Road/South Project Driveway: Signalize intersection. Add two northbound Harrison Road left turn lanes, add a southbound Harrison Road right turn lane, provide separate project driveway eastbound left and right turn lanes, provide two westbound project driveway entry lanes; and add an eastbound south project driveway right turn overlap signal phase;
- Harrison Road / North Project Driveway: Add a northbound Harrison Road left turn lane and add median striping to prohibit left turns by existing traffic; and
- Harrison Road, Sala Road to the Project Site (Frontage Improvements): The project would construct frontage improvements to add northbound left turn lanes and southbound right turn lanes or taper at project driveways. Harrison Road would be widened to four lanes (two northbound and southbound through lanes) along the project frontage between the project South Driveway and Sala Road.

The applicant would also pay the Transportation Agency for Monterey County regional development impact fee, the applicable Monterey County traffic impact fee, and fair-share fees for specific improvements to County and City roads. Monterey County staff would quantify the applicable fee to the project at the time of development.

The traffic improvement requirements have been reviewed with the County and City and are based on the traffic impact analyses and supplemental transportation analyses for the project.

4.6 LANDSCAPING

The proposed landscape plan design concept is to provide an enjoyable and aesthetic space for customers and employees that fits within the surrounding area and meets Monterey County requirements. A landscape plan was included in the original approved project application. The landscape plan has been updated to reflect the site plan amendment and has been submitted to the County along with this GDP Amendment.

Plant material has been selected that performs well in the special conditions of the Salinas area. Irrigation has been designed to be compliant with the designed to meet the County's commercial water conservation measures (Ordinance 3539 and Ordinance 3190, Chapter 18.44) as well as the City of Salinas's Water Efficient Landscape Ordinance.

Special considerations have been provided in selection of plant material that respect the needs of the proposed project and its customers. Small accent trees would announce driveway entries; upright street trees would be provided along the main drive aisles; and parking lot shade trees are planned throughout the parking lot areas. The existing drainage channel that runs through the center of the plan area has been incorporated into the landscape and site design to create a transition between the ornamental site landscape design and the U.S. Army Corps of Engineers' requirements for the channel.

Landscape coverage would be at least ten percent of the developed site area.

Proposed landscape plan features include:

- Low and medium water use hardy trees, shrubs, and groundcover are proposed for the landscape around the site;
- Plant species have been selected that perform well in the Salinas Valley, windy conditions, and foggy and cool conditions;
- Small accent trees announce driveway entries; upright street trees are provided along the main drive aisles; and parking lot share trees are placed throughout the parking lots;
- Shopping center entry with synthetic lawn or low growing lawn substitute;
- Street frontage landscape with public sidewalk and street trees;
- Vine-covered trash enclosures; and
- Planting along the base of the hotel building to accentuate architectural forms.

4.7 PUBLIC SERVICES

Water Service

California Water Service Company (Cal Water), Salinas District provides water service to the area. There is no water supply infrastructure available at the plan area. There is an existing 12-inch water line in Harrison Road that terminates about 970 feet south of the plan area near the existing mini-storage facility. The main would need to be extended north to the plan area. Refer to the utility plan on Sheet T-10 of the tentative map, which shows a segment of the required water line extension.

The applicant received a Will-Serve letter from Cal Water, which stated that Cal Water would provide water service assuming all required permits from the County were received.

The plan area has historically been in agricultural use. The baseline agricultural water demand is estimated to be approximately 47.92 acre-feet per year. Water demand from the proposed project is projected at 22.98 acre-feet per year. The proposed project would have a net benefit on groundwater sustainability by reducing groundwater demand relative to baseline conditions.

Wastewater Collection

There is no wastewater collection infrastructure available to serve the Sala Road Project. Sewer collection service would need to be provided by the City of Salinas. A sewer main would need to be extended north on Harrison Road to the plan area from the nearest terminus of Salinas' system, which is located about 4,100 feet to the south at North Main Street and Russell Road. Salinas has agreed to allow a tie-in to its collection system provided the applicant provides the new extended sewer trunk line to the plan area and pays fees to Salinas for the use of its system.

To determine the effect of new flows into the collection system that hadn't previously been contemplated by Salinas, the applicant prepared the *Sobel Commercial Development Sewer Capacity Study* (V&A Consulting Engineers 2019). This analysis has been reviewed and accepted by Salinas as a basis for permitting the use of its system and for the associated costs the applicant must pay for this purpose. The analysis is included in the project application package. A sewer collection system use agreement between the applicant and Salinas has been completed and is part of the project application package.

Wastewater flow projections for the Sala Road Project are provided in the *Preliminary Sanitary Sewer Assessment* (Whitson Engineers 2019). The sewer assessment is included in the project application package. The sewer assessment also includes wastewater flow projections for two other potential development areas. The first is Area K, the largely undeveloped area along Harrison Road located between the plan area and the Salinas city limits. This area is unincorporated, but is included in the City of Salinas General Plan Economic Development

Element as a future development area. The new sewer main would pass by Area K and could be available to support future development of that area. The second potential development is a farmworker housing project being considered by the County for a site located about 2,700 feet north of the plan area on Harrison Road. The main to be extended from within the city limits to the plan area would terminate at the plan area. To obtain sewer collection service, the farmworker housing project could potentially extend the main north from the plan area to that site. The sewer generation projections for the three areas were used to determine that the main should be sized at 10 inches.

Refer to the utility plan on Sheet T-10 of the tentative map which shows the sewer line extension.

Gas and Electric

The area is serviced by Pacific Gas & Electric Company (PG&E) for natural gas and electricity. PG&E has primary power service lines in close proximity to the plan area, including service lines along Harrison Road that serve the residential area to the northwest of the plan area.

Fire Protection

The plan area is not located within an area of moderate, high, or very high Fire Hazard Severity for the State or Local Responsibility Area; the nearest high fire hazard severity being approximately 0.7 miles north of the plan area (Monterey County 2020).

The plan area is within the jurisdiction of the Monterey County Regional Fire District. The closest station is located at 45 E. Bolivar Street in Salinas, approximately 1.3 miles to the south. Because there is no water supply infrastructure available to the plan area, there is no fire suppression supply infrastructure. Fire hydrants and an on-site water supply system with fire flow and pressure needed to meet Monterey County Building Code and fire district standards would be constructed as part of the project.

Law Enforcement

The Monterey County Sheriff's Office, located at 1414 Natividad Road in Salinas, would be responsible for serving the plan area. There are mutual aid agreements between all cities within the county and the Sheriff's Office. Additionally, the County has mutual aid agreements with the surrounding counties, including Santa Cruz, San Benito, and San Luis Obispo.

Solid Waste

The Salinas Valley Solid Waste Authority, commonly known as Salinas Valley Recycles would provide solid waste collection and recycling services for the proposed project as a means to comply with solid waste diversion goals. As a condition of approval, future development will be required to submit a written plan on how recyclables will be collected and stored to Recycling and Resource Recovery Services of Environmental Health Bureau for review and approval.

Consumer Health Protection Services

Food facilities shall be designed to meet or exceed all criteria in the California Health and Safety Code, Division 104, Part 7, California Retail Food Code. A food facility plan check from Environmental Health Bureau's Consumer Health Protection Services shall be required prior to issuance of construction permits.

Hazardous Materials Facility Operating Permits

The owner of the property is responsible to ensure that all uses are in compliance with Local, State and Federal requirements. As such, future tenants/uses of the property are unknown at this time. The lease agreement between the property owner and the tenant shall include the following information:

> No Hazardous Material Handling or Storage or Hazardous Waste Generation is allowed onsite without proper permits from Environmental Health. All new tenants shall contact Environmental Health Bureau prior to commencement of operations to ensure all proper Health permits are obtained. No uses that involve any of the following will be allowed without a Hazardous Materials Facility Operating Permit from Environmental Health:
>
> - Storage and Handling of Hazardous Materials;
> - Generation of Hazardous Waste;
> - Above Ground Petroleum Storage Tank(s);
> - Underground Storage Tank(s); or
> - Storage and Handling of Acutely Hazardous Materials or Extremely Hazardous Substances.
>
> The tenant/applicant shall pay all applicable fees to the Environmental Health Bureau prior to commencement of operations.

4.8 ENVIRONMENTAL CONSIDERATIONS

Environmental impacts of constructing and operating the proposed project and mitigation measures for those impacts are provided in the CEQA document. As demonstrated based on information submitted to the County, development of the site consistent with guidance in this GDP Amendment would have no new or more severe environmental impacts than identified for the original approved project. Therefore, no further CEQA review will need to be considered unless there is a change in use type or density beyond the provisions of this GDP Amendment.

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5.0
Development Flexibility

This chapter summarizes the development flexibility that is built into this GDP. This GDP is not intended to be proscriptive regarding the precise building development capacity allowed or the location or arrangement of land uses proposed. Flexibility regarding both is described below.

5.1 Development Capacity and Site Design Flexibility

Development Capacity Flexibility

The Light Commercial zoning district standard for maximum building site coverage is 50 percent, excluding parking and landscaping. The plan area is 17.93 acres. Therefore, a maximum of approximately 390,515 square feet of building site coverage could be allowed under current zoning. This GDP permits a maximum of 125,000 square feet of building coverage, excluding parking and landscaping, or approximately 68 percent less building capacity than is potentially allowed by zoning. The Sala Road Project described in Section 4.0 consists of 98,676 square feet of building, or about 21 percent less building capacity than this GDP allows and about 75 percent less building capacity than allowed by zoning.

The applicant has the flexibility to increase building square footage up to a maximum of 125,000 square feet. However, the County has prepared CEQA documentation for the Sala Road Project. If the applicant proposes to increase development capacity above 98,676 square feet, additional CEQA documentation may be required unless the applicant provides evidence to the County, and the County accepts the evidence, that the increase is consistent with development standards contained in this GDP and County code standards, and results in no greater traffic generation, water demand, or wastewater generation than the Sala Road Project evaluated in the County's CEQA documentation.

An increase in building square footage up to 125,000 square feet is not considered a substantial change to this GDP and, therefore, should be considered in substantial conformance and would not require an amendment to this GDP.

Site Design Flexibility

This GDP allows for flexibility in location and arrangement of uses. Commercial use locations and arrangement of uses within the plan area, building square footage per parcel, parking and landscape design, and site design flexibility is built into this GDP provided. Changes are permitted provided they meet development standards herein and other applicable County code standards. Commercial use types may also be modified relative to those included in the Sala Road Project. For example, retail square footage may be converted to fast food and vise-versa. These types of changes of location, arrangement, and use types do not constitute a substantial change to this GDP as long as they do not increase density or change use types beyond the provisions of this GDP, and, therefore, should be considered in substantial conformance and would not require an amendment to this GDP.

Due to its proposed height, the hotel use is an exception to flexibility in use location. Due to its height, any proposal to relocate the hotel is allowed by the GDP, but could trigger supplemental CEQA analysis regarding visual impacts. Further, an amendment to PLN180441 may be triggered if a proposal is made to relocate the hotel to a different parcel.

6.0 Implementation

This chapter describes the legal function of this GDP, the permit process going forward to implement development, and the process necessary to amend the GDP.

6.1 GDP Entitlement

This GDP Amendment is considered a Master Use Permit for the development identified herein. All development identified in this GDP and summarized in Table 4-1, Sala Road Project Land Use Summary, is permitted by right upon County approval of this GDP Amendment, as is any commercial development up to 125,000 square feet in the building area as described in Chapter 5. No further use permits are required, unless there is a request for a substantial change to this GDP Amendment, or the addition of building capacity beyond 125,000 square feet, or a use proposed that is not permitted by this GDP Amendment.

6.2 Process

Discretionary review is not required prior to approving development projects within the plan area that are consistent with this GDP Amendment. Implementation of mitigations and conditions placed on the approval of this GDP by the County may be completed in phases over time, as appropriate to the buildout of the plan area.

The Monterey County Housing and Community Development review and approval of grading, building, or similar ministerial development permits for individual uses/improvements described in this GDP shall be limited to confirming that the individual uses and improvements substantially conform to this GDP.

Uses not conforming to this GDP may be subject to discretionary approval by amendment of this GDP or by approval of a separate Conditional Use Permit.

6.3 GDP Amendments

This GDP may be amended for purposes of a substantial change, or adding building capacity beyond the 125,000 square feet, or by adding uses that are not allowed or identified herein.

A substantial GDP amendment requires a discretionary approval from the Monterey County Planning Commission. Changes described in Chapter 5.0 regarding development capacity and site design flexibility do not constitute a substantial change and, therefore, constitute substantial conformance and do not require discretionary approval. Any proposed changes pursuant to the flexibility provisions contained herein are to be reviewed at an administrative level and fall under consideration for substantial conformance.

Minor amendments to this GDP may be approved administratively pursuant to Monterey County Code Chapter 21.74.120, Amendments to Use Permits.

6.4 ADMINISTRATION AND ENFORCEMENT

It is the responsibility of Monterey County Housing and Community Development to administer and enforce the provisions of this GDP. The provisions constitute the primary land use and development standards for the plan area. Where development standards are not addressed in this GDP, regulations for the Light Commercial zoning district and other applicable regulations in the County code apply.

7.0
List of References

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