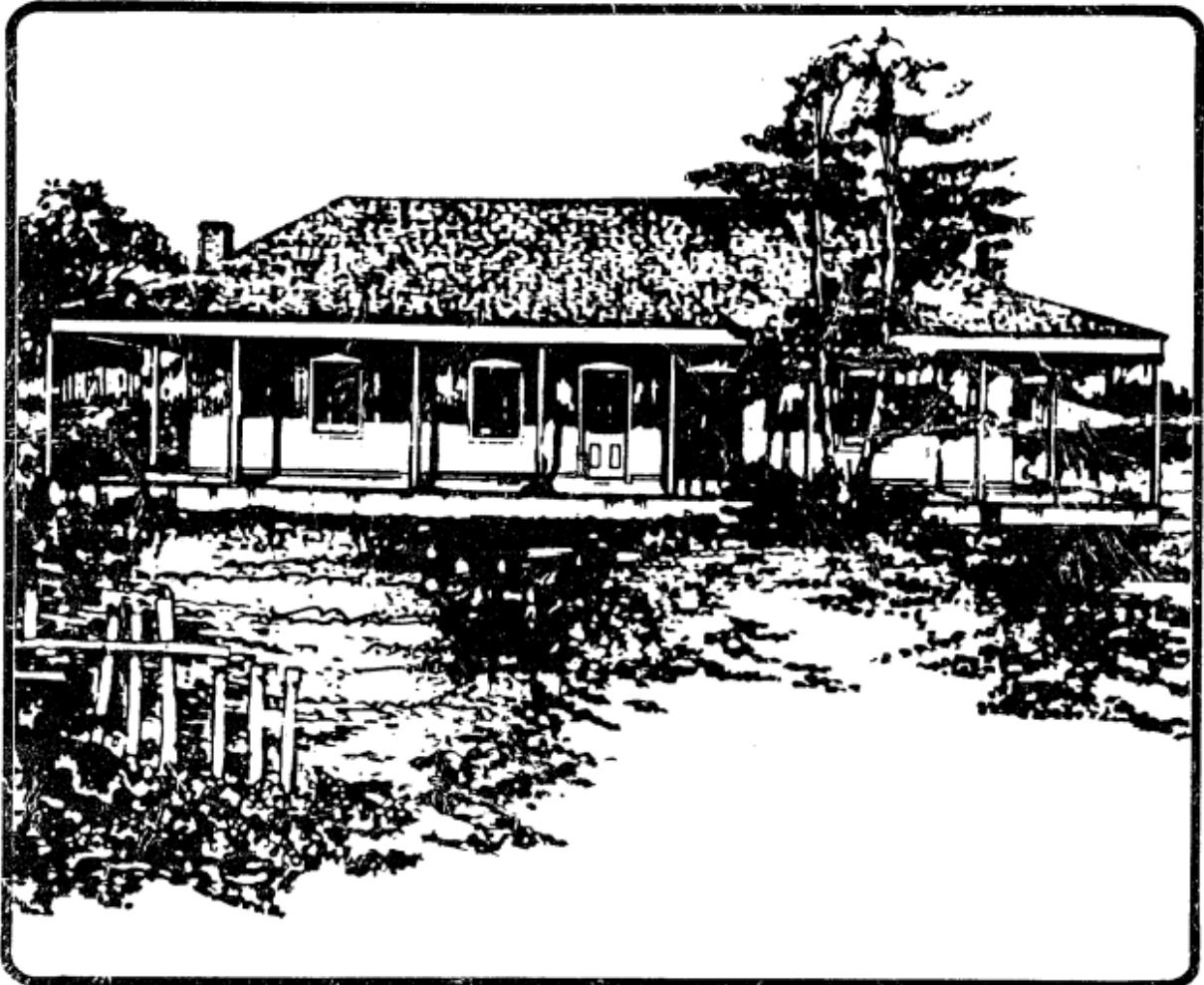


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## **Boronda Neighborhood Improvement Plan**



**A Part Of The Greater Salinas Area Plan July 14, 1987**

## **Monterey County Board of Supervisors**

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Cover Graphic of Boronda Adobe courtesy of the Monterey County **Historical Society**

Approved by the Planning Commission on June 10, 1987

Adopted by the Board of Supervisors on July 14, 1987

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## **Introduction**

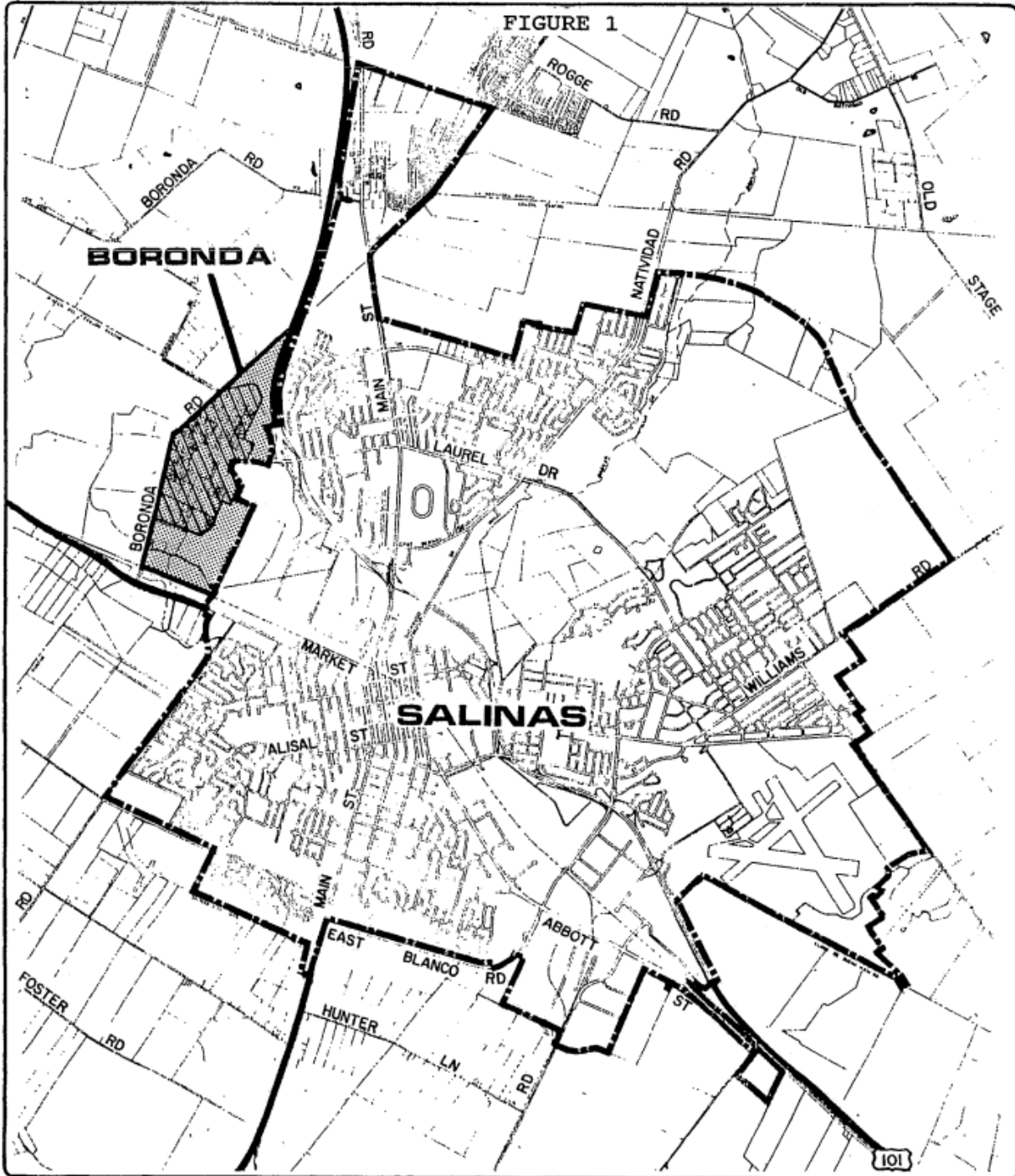
Boronda is a long established neighborhood located in unincorporated area of Monterey County on the western boundary of the City of Salinas (See Figure 1, Location Map).

Over the years, the City of Salinas has grown to the borders of Boronda and spurred Boronda's transition from a rural to a more urban community. Boronda's adjacent land uses now include urban residential and commercial development and Boronda has also experienced significant growth in commercial activity within its own boundaries. The transition from an isolated, rural community to a relatively urban community has also given rise to the need to improve urban facilities and services to accommodate the newer more intense uses.

As an early rural community, most of the land uses were initially sewered through septic disposal systems. These systems proved inadequate over time. Therefore, on December 13, 1983, the County of Monterey (COUNTY), and the City of Salinas (CITY), and the Boronda County Sanitation District (DISTRICT) entered into an agreement to provide sanitary sewer service to the Boronda Area. (See Appendix A for the text of this Agreement).



In this Agreement, The County, City and District also decided that land use planning, zoning modifications, land use control, and public improvements are needed and desirable to bring Boronda more in conformance with surrounding urban uses. The preparation and adoption of this Neighborhood Improvement Plan is the first step in carrying out this Agreement.

This Plan establishes adopted County land use goals and policies for Boronda. In addition to land use designations, this Plan includes policies and programs for: public services to address the social needs of the neighborhood residents; housing services to improve shelter opportunities and rehabilitate the housing stock; public improvements to provide for new and upgraded streets, curbs, gutters, sidewalks, sewers and utilities to allow the area to be rehabilitated and; development controls to guide the revitalization and growth of the Boronda Area. This Plan will be implemented and financed through an establishment of a Redevelopment District and through private development.



**BORONDA NEIGHBORHOOD IMPROVEMENT PLAN**

**LOCATION MAP**

-  **BORONDA STUDY AREA**
-  **BORONDA SANITATION DISTRICT**



## **Part 1: Background**

### **Study Area Description**

#### **Location**

The Boronda Neighborhood Improvement Plan encompasses approximately 400 acres including the area within the Boronda County Sanitation District (approximately 175 acres) and unincorporated areas surrounding the District. The study area is bounded on the west by Boronda Road, on the south by the Southern Pacific Railroad tracks, on the east by the Salinas City limits and on the north by a line extending from Boronda and Brooks Roads to Highway 101. On the north, south and west, the area is surrounded by cultivated agricultural land. Commercial and residential land uses of the City of Salinas bound the area on the east. The study area is within the jurisdiction of the County of Monterey and is within the Sphere of Influence of the City of Salinas.

#### **Existing Land use**

The study area is primarily a residential neighborhood north of Fontes Lane. Industrial and commercial land use are located along Madison Lane and along Boronda Road. The remaining areas are uncultivated open space, natural areas and farmland in agricultural production (See Figure 2 Existing Land Use).

#### **Demographics**












According to the 1980 Census, 1,285 people lived in Boronda on April 1, 1980. They comprised 1.4% of the Greater Salinas Area's total population. Boronda contained 362 year-round housing units of which 51.4% were occupied by owners and 48.6% were occupied by renters. Statistics indicate that Boronda is a fairly stable neighborhood. Over 40% of all residents had lived in their dwelling units ten years or more. Household income levels and owner-to-renter ratios were similar to those found Countywide. The Census also indicates that 20% of the over 300 dwelling units were built before 1940, which may explain the relatively poor condition of the housing stock.

FIGURE 2



**BORONDA NEIGHBORHOOD IMPROVEMENT PLAN**

**EXISTING LAND USE**

- |   |  |  |
|---|--|--|
|  SINGLE FAMILY RESIDENTIAL   |  HEAVY INDUSTRIAL                 |  PUBLIC SCHOOL                      |
|  MULTIPLE FAMILY RESIDENTIAL |  GENERAL AGRICULTURAL             |  RELIGIOUS FACILITIES               |
|  COMMERCIAL                  |  UNIMPROVED LANDS/WATERSHED AREAS |  PUBLIC RECREATION                  |
|   |  PUBLIC/GUASI PUBLIC              |  BORONDA COUNTY SANITATION DISTRICT |



## **Groundwater**

Groundwater quality in Boronda has deteriorated substantially over the past decade. Declining water quality has been attributed to septic system failures, agricultural runoff, periodic high ground water levels, and low soil permeability. These factors have led to the high concentrations of nitrates and fecal coliform bacteria found in Boronda groundwater. Measurements taken in the area have shown that coliform concentrations exceeded allowable State standards for drinking water and thus posed a health hazard. However, health hazards were corrected by closing groundwater wells and providing domestic water through the California Water Service Company.

## **Sewage Treatment**

In 1981, the Monterey County Health Department surveyed 223 residences in Boronda and determined that 60% of them had, or had recently experienced, septic tank failure. The Health Department noted that most sewage problems occurred along Hyland Drive. Poor soil conditions, high density housing (for septic systems), high groundwater levels and drainage patterns were named as the probable causes of septic failure. The groundwater contamination caused by leachate of untreated effluent created a critical health hazard condition in Boronda. A sewage collection system and treatment connection was installed to correct existing conditions.

The December 13, 1983 Agreement between the Boronda County Sanitation District, the County of Monterey and the City of Salinas provided that the Sanitation District could connect its collection system with the City's. Such a connection would enable the District's sewage to be treated at the regional treatment plant under construction in Marina (see Appendix A).

## **Circulation**

Generally, the residential streets in the Boronda Area are substandard. Street widths vary, and only Virginia Avenue has the standard County right-of-way width of 60 feet. No curbs, gutters, or sidewalks exist anywhere in Boronda. Most streets appear to have an inadequate underlying base which contributes to cracked or uneven street surface conditions.

FIGURE 3



**BORONDA NEIGHBORHOOD IMPROVEMENT PLAN**

**FLOOD PRONE AREAS**

 **100-YEAR FLOOD PLAIN**

**SOURCE: FLOOD INSURANCE RATE MAPS, FEDERAL EMERGENCY MANAGEMENT AGENCY, NOVEMBER 1991.**



0 100 200 300 400  
SCALE IN FEET



BASE GRAPHIC 1058

Standard residential streets can be defined as having 2-3" asphalt pavement on 4" aggregate base and 6-1/2"-12" subbase, with curb-gutter and sidewalk within 60 foot right-of-way widths to accommodate two travel lanes and parking on both sides.

Other public streets including Boronda Road, Calle Del Adobe, Madison Lane, are also substandard and in various stages of disrepair. These streets in particular suffer from commercial truck traffic with destinations along Madison Lane.

### **Hydrology**

Almost all of the surface runoff in the Boronda Area initially drains into Markley Swamp. The watershed of Markley Swamp includes all of the Boronda Study Area. Agricultural lands west of Boronda Road drain westerly through intermittent streams to Boronda and Fontes Lakes, two seasonal lakes located west of the Study Area. The lakes, in turn, drain into the Reclamation Ditch which runs through the southern portion of the study Area.

During periods of sustained rain, the Reclamation Ditch is filled to capacity and Markley Swamp experiences flood conditions during a 100-year flood event. Markley swamp has a runoff A storm drainage study for the Boronda Area was conducted by Brown and Caldwell Engineers, and proposed the installation of storm drains in the area to conduct storm waters to Markley Swamp to eventually enter the Reclamation Ditch. Such action would remove standing water from Boronda. However, the development proposed for Boronda and for land uses sharing the same drainage area within the city of Salinas, requires that additional measures be taken to relieve increased runoff from these areas. An initial measure would be to require that the Markley Swamp area be maintained in open space in order to preserve its flood water carrying capacity.

### **RELATION TO COUNTY AND CITY GENERAL PLANS**

The foundation of the Boronda Neighborhood Improvement Plan is the body of goals objectives and policies of the countywide General Plan and the Greater Salinas Area Plan. Policies contained in the Boronda Neighborhood Improvement Plan are supplemental to the goals policies and objectives of the countywide General Plan and to the Greater Salinas Area Plan.

### **Monterey County General Plan**

The Boronda Neighborhood Improvement Plan was written pursuant to policies contained in the General Plan, the Greater Salinas Area Plan and pursuant to the joint

CITY, COUNTY and DISTRICT agreement noted above. Specifically, General Plan Policies call for "standards and/or procedures to control development siting, design, and landscaping." (26.1.7), for "development to be annexed to existing cities where annexation will facilitate the logical and economical provision of services..." (26.1.14) and for "...neighborhood improvement plans..." containing a "... capital improvement plan and development standards..." (58.1.3).

### **Greater Salinas Area Plan**

The Greater Salinas Area Plan Policy states that "The County shall work with the City of Salinas to develop a precise Neighborhood Improvement Plan for that portion of the Boronda area within the City's adopted sphere of influence. Such programs should include provisions for improved circulation, public facilities, and land use and development controls." (26.1.14.2 GS).

### **Boronda Redevelopment Plan**

In November 1988 Monterey County approved the Boronda Redevelopment Plan. The Plan provides the Redevelopment Agency with the powers duties and obligations to carry out the programs for the redevelopment, rehabilitation and revitalization of the Boronda area. The goals and objectives of the redevelopment programs in the redevelopment area are as follows:

- 1) To improve the project area's overall economic and physical environment
- 2) To improve traffic circulation, flood control, drainage water and sewer supply and environmental quality of the Boronda Area
- 3) To improve employment opportunities by retaining existing businesses and attracting new businesses to the area.
- 4) To upgrade existing housing and to increase the amount of low and moderate income housing available to County residents.
- 5) To provide facilities for expanded community services and;
- 6) To increase the visual attractiveness of the Boronda area.

Some of the goals of redevelopment cited above are more specifically described in Section III and Tables 1 and 2.

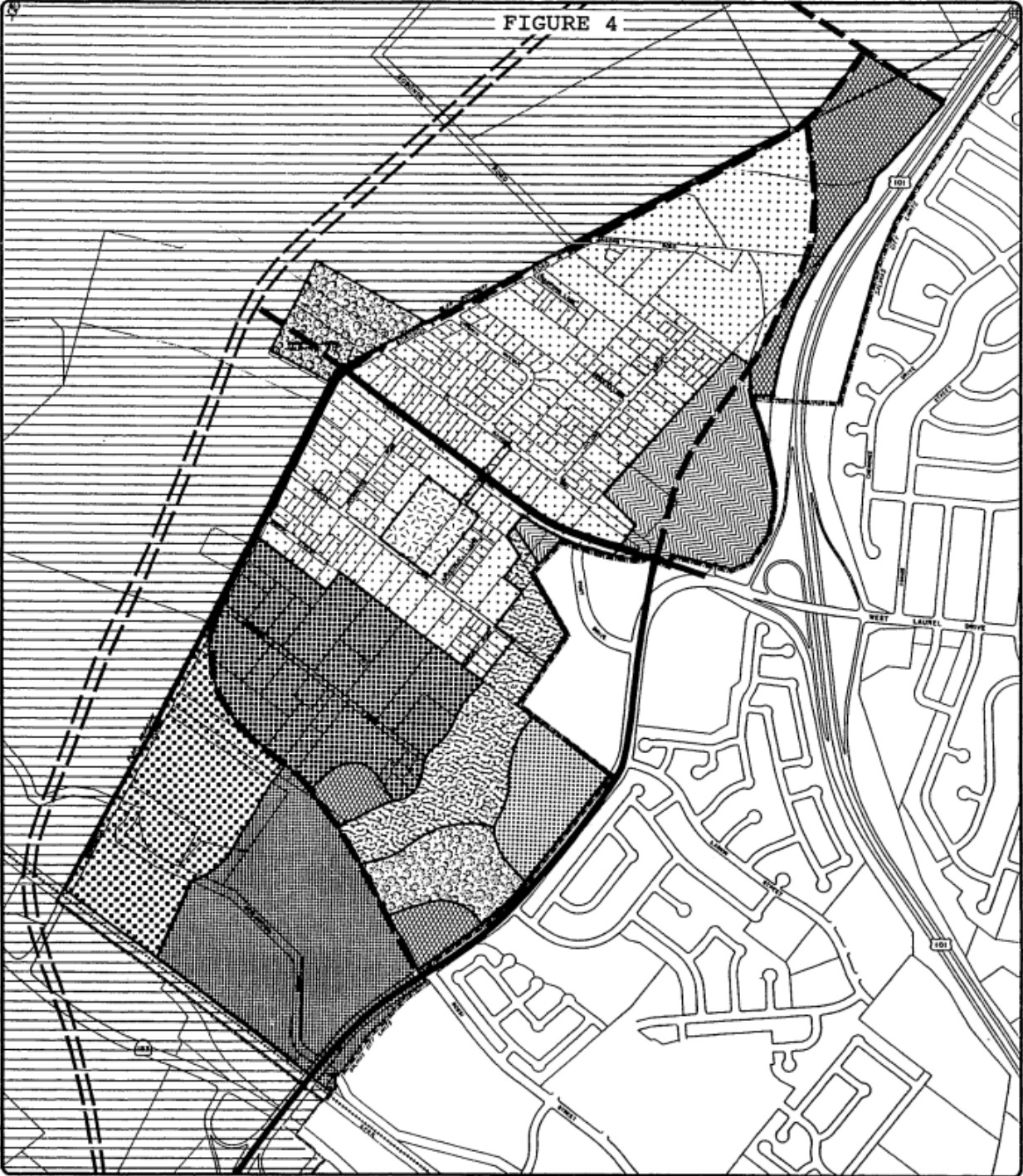
### **City of Salinas General Plan**

The Rossi-Rico Area Land Use Plan adopted in August, 1976 by the City established development policy for most of the Boronda Study Area. The need to develop a Neighborhood Improvement Program for the existing residential area was identified in the Rossi-Rico Area Land Use Plan. Boronda is within the planning area of the City of Salinas. The city of Salinas adopted a new General Plan for the city on November 15, 1988. The County's General Plan land uses for Boronda are reflected on the land use map of the City's General Plan. On the whole, the land uses shown in the Salinas General Plan are consistent with the land uses reflected in the Boronda Neighborhood Improvement Plan (See Figure 4 city of Salinas General Plan).

### **Environmental Impact Report**






The environmental impact of proposed land uses contained in the Boronda Neighborhood Improvement Plan have been evaluated in the Environmental Impact Report (EIR) of the Boronda Neighborhood Improvement Plan. The measures required to assure that development impacts are mitigated are incorporated into the policies and land use designations of this report.

FIGURE 4





**BORONDA NEIGHBORHOOD IMPROVEMENT PLAN**

*SALINAS GENERAL PLAN*

-  **RESIDENTIAL - LOW DENSITY**  
(3-8 units/net acre; average 4.25 units/gross acre)
-  **RESIDENTIAL - MEDIUM DENSITY**  
(8-12 units/net acre; average 8 units/gross acre)
-  **RETAIL**
-  **OFFICE**
-  **GENERAL COMMERCIAL / LIGHT INDUSTRIAL**

-  **BUSINESS PARK**
-  **GENERAL INDUSTRIAL**
-  **OPEN SPACE**
-  **PARKS**
-  **PUBLIC / SEMIPUBLIC**  
(Public Schools denoted by E for Elementary, JHS for Junior High School and SHS for Senior High School; Libraries denoted by L)

-  **AGRICULTURE**
-  **ARTERIAL**  
(Proposed)
-  **EXPRESSWAY**  
(Proposed)



## Part 2: The Plan

### **Boronda Neighborhood Improvement Plan Policies and Programs**

Policies and programs described in this and the following section indicate the course of action the County and City intend to pursue to implement the goals and land use plan for Boronda. Policies and programs which follow are specific to the Boronda Neighborhood Improvement Plan and are a part of the Greater Salinas Area Plan and the County General Plan.

The following policies are numbered consistent with the County General Plan. The letters "GS" refer to the Greater Salinas Area Plan of which the Boronda Neighborhood Improvement Plan is a part. The numbering and lettering system is used to organize the Boronda policies in the context of Countywide policies. For example:

- 25. Goal
- 25.1 Objective
- 25.1.3 Countywide Policy
- 25.1.3.1 Boronda Policy
- (GS) Greater Salinas Area Plan

### **Boronda Neighborhood Improvement Plan Policies**

#### **Vegetation and Wildlife Habitats**

- 7.1.1.1 (GS) The Markley swamp wetlands biotic community shall be enhanced and enlarged to include all areas designated as "Open Space" in the Boronda Neighborhood Improvement Plan. Newly created wetlands shall be continuous with existing wetlands. Wetlands restoration program shall include the replanting of a mix of native freshwater marsh vegetation, and the provision of a 50 foot buffer zone between development and wetland vegetation. Wetland restoration program shall first be reviewed by the California Department of Fish and Game, the North Salinas Valley Mosquito Abatement District and must be approved by the Director of Planning. Any project which destroys any of the existing wetlands area, must replace such habitat at a rate of two units for every one unit destroyed as mandated by the California Department of Fish and Game. Implementation of the wetlands enhancement program is the responsibility of developers of

adjacent lands and is required as a condition of approval of any development project.

### **Soils and Seismic Safety**

15.1.5.1 (GS) All industrial and commercial structures should submit a site specific soils investigation with recommendations on foundation design and soil treatments be designed according to the parameters outlined in the study prepared by Rogers E. Johnson (see Preliminary Geologic Investigation of the Boronda Neighborhood and Proposed Auto Center, January 19, 1987 by Rogers E. Johnson and Associates.)

### **Flood Hazards**

16.2.7.1 (GS) A Comprehensive Storm Drainage Management Plan will be initiated by the County Flood Control and Water Conservation District to mitigate any impact of proposed development on current drain- age patterns. The Plan shall identify the pro- posed filling and full buildout of the Boronda area on the capacity of Markley swamp an determine if the swamp would be able to retain the 100-year flood without overflow. Such a Plan must be prepared as part of the community improvement planning process. Any drainage improvements and the necessary maintenance prescribed in the Plan shall be financed as part of the development process.

### **Fire Hazards**

17.3.1.1 (GS) All new streets in Boronda shall be of adequate width to allow access for fire apparatus. Cul-de-sacs shall allow for a wide enough turning radius for fire engines. To provide adequate water flow, any improvement efforts in Boronda should include new water main and fire hydrants to city of Salinas standards.

### **Human Resources**

25.1.3.1 (GS) The County will within 60 days after adoption of this Plan, form a committee consisting of representatives from, the Office of Intergovernmental Affairs, County Counsel, Public Works, Planning and representatives of residents of Boronda to develop a Capital Improvement Program for Boronda. The Capital

Improvement Program will be based on the improvements and services set forth in this Plan (see Tables 1 and 2). Funding for improvements will be based on secured funds or funds recommended to be secured through Board action.

### **General Land Use**

26.1.5.1 (GS) All properties will be rezoned in conformance with the land use and policy intent of this Plan. Criteria for permitted uses will be based on this Plan. Zoning standards will be enforced. All existing nonconforming land uses shall be amortized.

27.2.2.1 (GS) High density residential uses along Davis Road shall be given access only along the Larkin Street extension. No access permitted along Davis Road. Access for all land uses along Davis Road shall be given only through the proposed Rossi and Larkin street extensions.

### **Commercial**

28.1.6 (GS) New general commercial uses along Madison Lane may be permitted only if they are "light" users of sewer capacity such as warehousing and mini- storage.

28.2.1.1 (GS) The area in Boronda shown as "Highway Commercial" is specifically designated to provide for the area's transition from rural to urban uses. This category allows reviews of land use proposals pursuant to the current use such as farming while the property is under County jurisdiction. Any proposals for more intense uses within this category may be considered but they shall be developed only if subject to a use permit, design controls and subject to the following conditions:

1. Availability of necessary services and utilities specifically, a sanitary sewer which is part of the Monterey County Regional Sanitation District and water utility services.
2. Completion of the Master Circulation Plan as prescribed in Policy 39.2.8 (GS) of the Greater Salinas Area Plan.

3. Completion of the joint planning effort for growth and agricultural preservation as prescribed in Policy 26.1.14.1 (GS) of the Greater Salinas Area Plan.
4. Availability of necessary access to the project site as well as provision of mitigation for existing circulation problems connected to the project and that such mitigation is of a level which will reduce traffic impacts to the standard held in Policy 1.3.1 of the Monterey County Regional Transportation Plan.
5. Provision for an adequate buffer zone for the long term preservation of adjacent agricultural lands.

### **Industrial**

29.1.2.1 (GS) All properties designated as "Industrial" in Boronda will be zoned Planned Industrial Park requiring the preparation of a development plan which will consider:

1. Access to public streets, internal circulation, landscaping plans, and building orientation.
2. Plans to mitigate development impacts on drainage and flood conditions.

29.1.4.1 (GS) Industrial Park zoning district requirements shall specify performance standards for potential industrial nuisances such as: lighting, noise, smoke, odor, dust, dirt, noxious gases, glare, heat, solid and liquid waste.

29.2.2.1 (GS) County will, if other improvement mechanisms fail, initiate within one year from adoption of this Plan the formation of an assessment district including all commercial and industrial designated properties for the construction of the extension of Rossi street from North Davis Road to Boronda Road with a connection to Madison Lane.

## **Agricultural**

30.0.1.1 (GS) Agricultural will be a priority use in the north and west areas surrounding this Plan, development will be sited to minimize any potential conflicts with agricultural activities.

30.0.2.1 (GS) To protect viable adjacent agricultural land uses surrounding the Boronda area on the north and west, a well defined buffer zone will be established. The buffer zone will consist of:

1. A 60-foot street right-of-way between urban and agricultural land uses, street trees will be placed within the right-of-way on the urban side of the right-of-way as a canopy buffer.
2. A required minimum 20-foot building setback with a landscaped shrub buffer for all new development on lots facing agricultural land.
3. A requirement that parking facilities be placed on the front of the lots facing agricultural land.

## **Public/Quasi-Public**

31.1.1.1 (GS) To carry out needed improvements in Boronda the "Z" district zoning overlay will be applied to all land uses in Boronda.

## **Road and Highway Transportation**

39.1.3.1 (GS) Within 90 days after adoption of this Plan, Public Works and Planning will review proposed official Plan lines for the Boronda area, make necessary changes and will recommend for adoption by the Board those official Plan lines and road rights- of-way specified in this Plan.

39.2.3.1 (GS) Fontes Lane right-of-way from Randall Road east should be converted to open space uses such as trails or wetlands restoration.

39.2.7.1 (GS) Road extensions shall, whenever possible, run along existing property lines.

## **Public Services**

47.3.1.1 (GS) The County will encourage joint use of the Boron- da Elementary School facilities.

## **Housing**

59.1.1.1 (GS) As part of the Housing Rehabilitation Program specified in this Plan the County will direct the Office of Intergovernmental Affairs to conduct a structural survey of Boronda residential units. The purpose of this survey is to assess those dwellings which qualify for moderate structural and cosmetic rehabilitation.

## **Boronda Neighborhood Improvement Plan Programs**

An important element in a successful neighborhood improvement plan is an implementation program for neighborhood improvements, effective zoning code enforcement, as well as community organization and good public education. These Programs of the Boronda Neighborhood Improvement Plan are outlined in Tables 1 and 2 of this report. The costs of the capital improvements will amount to 22.6 million dollars. Most of the improvements shown will be financed through the Redevelopment Plan adopted by the County in November 1988 and through assessments on new development.

The improvements shown can be categorized into five main areas: traffic and circulation, community open space and facilities, housing, storm drainage, and sewer capacity. The critical circulation improvement is the extension of Rossi from to Boronda Road. The Rossi extension will make possible further commercial development of Boronda and will provide much needed additional access to the community. Improvements to open space include the preservation of Markley Swamp, tree planting, and provision of additional park space. Housing improvement programs include housing rehabilitation, paint and weatherization, and land banking for housing. Finally, sewer capacity and drainage improvements complete the total effort to improve the Boronda community.

**Table 1**

**Proposed Boronda Redevelopment Plan Improvements**

	<u>Total Cost</u>	<u>Potential Redevelopment Cost</u>
A. Traffic and Circulation Improvements		
1. Reopen Laurel Drive (one way)	\$ 150,000	\$150,000
2. Rossi Street Extension (Davis to Boronda Road) Phase I	1,100,00	550,000
3. Madison to Rossi Extension	310,000	165,000
4. Hyland Drive Extension (To Calle del Adobe)	200,000	200,000
5. Hyland Drive Extension (To Fontes Lane)	200,000	200,000
6. El rancho Way cul de sac	20,000	20,000
7. Upgrade private roads (as appropriate) (Cranford, Apostolic, Muroc, Higuera)	390,000	390,000
8. Upgrade residential streets (as appropriate) Includes curbs, gutters, and sidewalks (Hyland, Virginia, El rancho, Randall, Fontes, Addington, Boronda, Calle del Adobe, Madison)	2,100,000	2,100,000
9. Abandon Fontes Lane (West of Randall)	0	0
10. Preparation and adoption of official plans and plan lines for street improvements	10,000	10,000
11. Pave out and utilities for street improvements	900,00	900,000
12. Acquisition and relocation costs of land for street improvements (Hyland Extension El Rancho to Fontes). (Cranford, Muroc, Apostolic, Higuera, brooks as required.)	200,000	200,000

**Table 2**

	<u>Total Cost</u>	<u>Potential Redevelopment Cost</u>
B. Landscaping, Parks, open space, tree planting and community facilities		
1. Theme trees (Eastside of Boronda Road, Northside of Brooks Road, Westside of Davis between Rossi and Post Office)	\$ 25,000	25,000
2. City park on Rossi Extension	4,000,000	240,000
3. Open space – Markley Swamp	0	0
4. Community Center at Boronda School	400,000	400,000
5. Boronda School Park	1,000,000	1,000,000
6. Parenting education and child care center	900,000	900,000
C. Housing		
1. Comprehensive Rehabilitation Loan and Grant Program	3,600,00	3,600,000
2. neighborhood Improvement Program Litter, vehicle abatement, home repair, paint, weatherization	250,000	250,000
3. Land Acquisition for housing	250,000	250,000
D. Storm Drainage		
1. Area-wide	2,400,000	2,400,000
2. Pump station	250,000	250,000
E. Sewer Capacity Capital Improvements	1,000,000	1,000,000
Totals	\$19,655,000	\$15,190,000
Admin Costs At 15%	\$ 2,948,250	\$ 2,278,500
Grand Total	\$22,603,250	\$17,468,500

(12/1/88)

### **Boronda Neighborhood Improvement Plan Land Uses**

The Land Use Plan developed for the Boronda Study Area reinforce and complement County and City planning efforts, while accomplishing the following goals for Boronda:

1. The preservation and revitalization of residential areas;
2. The provision for and accessibility to open space;
3. The separation of heavy commercial/industrial activities from residential areas;
4. The provision for improved local circulation; and
5. The provision for an enhanced community image.

A key element in the Boronda Neighborhood Improvement Plan is the development of a definitive blueprint for the future use of land. This will help to stabilize the neighborhood by establishing a growth pattern by which land owners and residents may pursue their expectations.

The land use Plan which was developed considers the following factors:

1. Current County and City General Plan policy.
2. Current County zoning designations.
3. Existing land uses.
4. Existing physical and socio-economic conditions.
5. Environmental attributes.
6. Impacts on County and City services.
7. Relationships to adjacent areas.
8. Phasing of development.

#### **Single-Family Residential (4 du/acre)**

A density of 4 dwelling units per acre is proposed for all residential land within the Boronda County Sanitation District (113 acres). It is estimated that this would allow the addition of approximately 200 detached single-family dwelling units (530 total). Further subdivision of land would be limited to creation of lots not less than 10,000 square feet with minimum 60 feet width and 120 foot depth. Off-street parking space for two vehicles would be provided.

### **Multi-Family Residential (15 du/acre)**

About 15 acres in Boronda are designated for multi-family residential use. The land use is shown just south of the post office facility along Davis Road. It is expected that this use will generate about 200 multi-family units. For this land use, access shall be only from the extension of Larkin Street and not off Davis Road.

### **Neighborhood commercial**

Two neighborhood-serving commercial locations are proposed. Both locations (1.1 acres) are currently commercial in nature. The existing grocery store and bar at the intersection of Fontes Lane and Addington Road is an example of a neighborhood-serving commercial use and would be retained. The other proposed location at the intersection of Hyland Drive and El Rancho Way is currently in commercial but not neighborhood-serving uses. The improvements at this location are substantial and could be converted over time. The reduction of commercially zoned lands at both of these intersections, would make these locations more attractive and improvements would be encouraged. High volume water users would be discouraged.

### **Planned Commercial**

This land use includes a total of 21 acres comprising two separate areas. The first consists of 19.2 acres bordered by El Rancho Way, the residential area, and state Highway 101 and the second consists of 1.8 acres along Calle Del Adobe between the city of Salinas limits and the proposed road extension of Hyland Dr. The Planned Commercial district allows a variety of retail commercial and office uses to be developed after a development plan has been prepared for the entire district.

### **Highway Commercial**

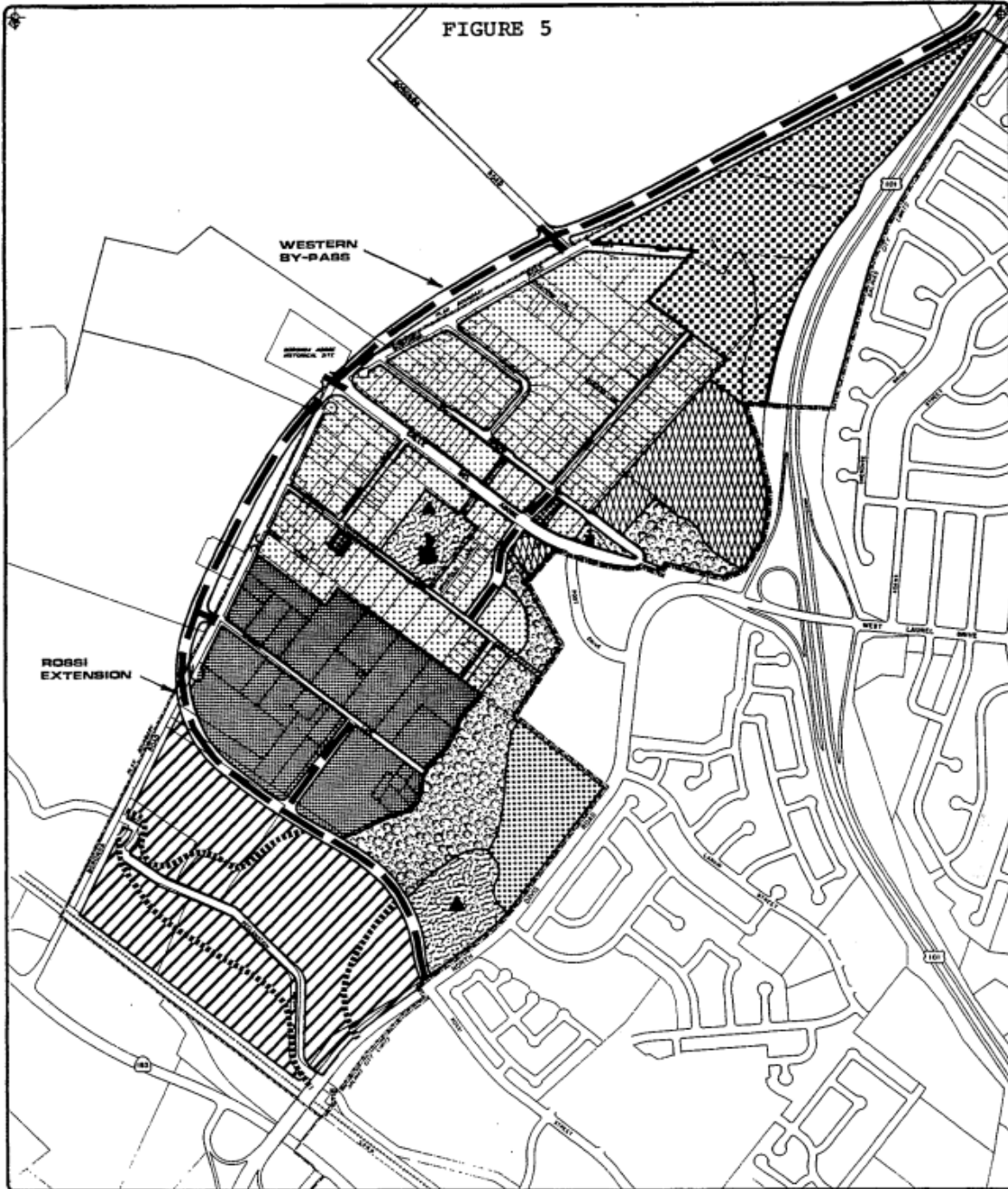
The Highway Commercial includes 50.2 acres north of the Boronda County Sanitation District between State Highway 101 and the proposed "western by-pass" alignment. Development in this land use designation will be subject to the availability of urban services and shall remain in agricultural use until urban services become available. Development will be subject to design guidelines, traffic impact evaluation, and provision of a 150 foot urban/agricultural buffer zone.

### **General commercial (Wholesale)**

Approximately 65 acres of land in the vicinity of Madison Lane are proposed for General Commercial uses. The proposed general commercial use and would

primarily provide for wholesale and heavy commercial uses. High volume water users would be restricted.

FIGURE 5



**BORONDA NEIGHBORHOOD IMPROVEMENT PLAN**

**ADOPTED LAND USE PLAN**

- |   |  |  |
|---|--|--|
|  RESIDENTIAL (4 DU/AC)   |  PLANNED COMMERCIAL |  PUBLIC/QUASI PUBLIC          |
|  RESIDENTIAL (15 DU/AC)  |  HIGHWAY COMMERCIAL |  PUBLIC SCHOOL                |
|  NEIGHBORHOOD COMMERCIAL |  INDUSTRIAL PARK    |  PARK                         |
|  GENERAL COMMERCIAL      |  OPEN SPACE         |  CHURCH                       |
|   |  |  100-YEAR FLOODPLAIN BOUNDARY |

SOURCE: MONTEREY COUNTY PLANNING DEPARTMENT. ADOPTED JULY 14, 1987.

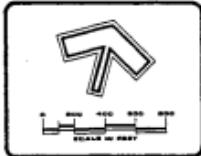


Figure 1

### **Industrial Park**

Approximately 73.4 acres of land located south of the proposed Rossi extension are proposed for Industrial Park uses. The area along the Reclamation Ditch shown as "floodway" shall be for uses such as parking lots which will not impede flood flows or raise flood elevations. The area within the 100-year "flood- plain" shall be subject to the Floodplain Ordinance and shall have a "special treatment" overlay zoning designation in order to maintain the floodwater carrying capacity of the floodplain. The Industrial Park district is to provide for a compatible mixing of industrial land uses and employment centers that are attractive. Clustering of small industrial parks should be fostered through use of coordinated design, site orientation, access and other unifying elements. The industrial park zoning district regulations should provide the scope for establishment of a zoning district consistent with this plan.

### **Open Space**

Lands which fall within the 100-Year flood plain boundary (35 acres) and border proposed residential and commercial land uses are designated for open space uses. Adjacent uses should be restricted to those which do not alter the flood carrying capacity and which complement, maintain, and enhance the wetlands and riparian habitat. These lands provide the opportunity for recreational linkage of the Boronda community to the City parks and recreational facilities to be developed in the Rossi-Rico Area.

### **Public/Quasi-Public**

This category is contains about 23.1 acres used to designate road and highway right-of-ways, existing schools and proposed park sites. The City is in the process of purchasing approximately nine acres on the west side of North Davis Road north of the Rossi Street intersection for park use. It is proposed that the Boronda Elementary/Mount Toro Continuation High School facilities on Fontes Lane be utilized to serve the recreational and service needs of the community. The site is large enough for joint use as a community park. The buildings could be used for neighborhood meetings.

### **Circulation**

Access to the Boronda Area is limited primarily to Post Drive. This route was created with the completion of North Davis Road; the subsequent closure of the Boronda Road at grade crossing of the Southern Pacific Railroad tracks; and the realignment

of Calle Del Adobe Drive. It is estimated that the average weekday traffic (5,600 trips) is split evenly between residential and commercial oriented trips. A large percent of the commercial trips are trucks which generate noise, litter and congestion detrimental to the residential portions of the neighborhood.

The proposed extension of Rossi Street from North Davis Road to Boronda Road with a connection to Madison Lane is a key element of the proposed Plan. Rossi Street would provide alternative access to the neighborhood, as well as primary access (estimated to be as much as 95%) to the proposed general commercial and industrial park uses. This would facilitate the separation of commercial and residential uses which is important for successful neighborhood revitalization. The Rossi Street extension will eventually connect to the Western By-pass.

The Western By-pass is proposed to carry traffic from Davis Road to the Boronda/State Highway 101 intersection in order to alleviate chronic traffic problems and to provide another access to the Boronda area. In accord with General Plan policies for preserving agricultural land and agricultural activities, the By-pass will be aligned close to existing urban areas and along State Highway 101 and whenever possible, the alignment will follow existing property lines.

Additional streets proposed in the residential areas include extensions of Hyland Drive and Brooks Road. The extension of Hyland Drive south across Calle Del Adobe to Fontes Lane would provide continuity in the circulation network and alternative access to residents north and south of Calle Del Adobe. This would replace the proposed extension of Fontes Lane east of Randall Road to North Davis Road.

### **Buildout of Vacant Parcels**

<u>Land Use Categories</u>	<u>Total Acres</u>	<u>Total Vacant</u>
Residential (4 du/ac)	113.0	17.47
Residential (15 du/ac)	15.4	15.40
Neighborhood Commercial	1.1	-0-
General Commercial	64.8	6.57
Planned Commercial	21.0	21.00
Highway Commercial	50.2	50.20
Industrial Park	73.4	73.40
Open Space	35.5	35.50
Public/Quasi-Public	23.5	15.34

## **Total Buildout**

### Land Use Categories

Residential (4 du/ac)	69 du's
Residential (15 du/ac)	231 du's
Neighborhood Commercial	-0- sq. ft.
General Commercial (50% coverage)	143,094.6 sq. ft.
Planned Commercial (35% coverage)	320,166.0 sq. ft.
Highway Commercial (35% coverage)	7,655,349.2 sq. ft.
Industrial Park (20% coverage)	639,460.8 sq. ft.
Open Space	-0-
Public/Quasi-Public	-0-

## **Appendix A: County, District And City Agreement**

**Agreement Among County of Monterey, Boronda County  
Sanitation District, and City of Salinas  
for Boronda Sewage Service**

This agreement made and entered into this 13th day of December, 1983, by and among the City of Salinas, California, hereinafter called "City"; County of Monterey, California, hereinafter called "County"; and Boronda County Sanitation District, Monterey County, hereinafter called "District" as follows:

**Recitals**

A. The State Water Resources Control Board has approved a project and an EIR for a project consisting of a sewer collection system to solve septic tank problems in the unincorporated area of Boronda located within District boundary and has placed a septic tank ban in said area, and has mandated correction by July 1, 1986.

B. The Farmers Home Administration has approved grants and loans for the construction of a sewer to solve the septic tank problem in the Boronda area.

C. The County has obtained block grant funds from the Department of Housing and Urban Development for sewers and home improvements in the Boronda area.

D. It is the policy of the City of Salinas no to extend its sanitary sewer system facilities beyond its city limits.

E. City owns and operates a 48" trunk and 30" trunk sewer system between the Monterey Regional Water Pollution Control Agency (Agency) plant on Hitchcock Road and the vicinity of District's boundary.

F. District desires to construct a sewage collection system and to connect its system into that of the Monterey Regional Water Pollution Control Agency's system to eliminate the health problem using EPA and State funds and the funds mentioned in B and C above.

**EXHIBIT F**

G. The least expensive method of connecting District's sewage collection system to that of the Agency would be through the use of the City's system.

H. City has the capacity in its 48" trunk and 30" trunk sewer system for transporting sewage up to 150,000 gallons per day average -daily dry weather flow from the District boundary to the Monterey Regional Water Pollution Control Agency Plant, recognizing that the Boronda area is in its sphere of influence, and is willing to help District solve its septic tank problem.

I. It is estimated that District's (ADDWF) would be\_ approximately 100,000 gallons per day upon completion of its proposed sewage collection system and connection of existing improvements within its boundaries to that system.

J. There will be a limited capacity at the Salinas Treatment Plant No. 1 upon the issuance of a combined effluent discharge permit issued to the Monterey Regional Water Pollution Control Agency by Regional Water Quality Control Board.

K. The pumping plant owned by Agency at Salinas was designed to include the Boronda flows and it is expected that the Agency regional treatment plant will be completed in 1988.

L. County, City and District agree that land use planning, modifications of zoning, land use control, and public improvements are needed and desirable within the existing boundaries of District to assist in the proper utilization of the various sewage system among other reasons.

### **Agreements:**

#### Part I - County

The County promises and agrees:

#### A. Planning

1. To equally share with City in the development of a precise neighborhood improvement plan for the area within District's boundary and adjacent area within City's Sphere of Influence and to jointly determine with City whether the planning work shall be done by consultants and/or existing staff. Area is to be known as Boronda Study area and is shown on attached Exhibit A.

2. To jointly present with the City the completed plan to Salinas Planning Commission for review within 12 months from the date of this agreement. Plan shall be similar in scope to City's Hebbbron on Heights Plan approved by City in April 1978. In addition to land use designations, the Plan shall include provisions for: public services to address the social needs of the neighborhood residents; housing services to improve shelter opportunities and rehabilitate the housing stock; public improvements to provide for new and upgraded streets, curbs, gutters, sidewalks, sewers, and utilities to allow the area to be rehabilitated; and development controls to guide the revitalization and growth of the Boronda Area.

3. To submit all requests requiring discretionary approval to City Department of Community Development for review and recommendation.

4. To institute a building permit moratorium on projects which will add flow to the sewer system. Building permit ban will continue until the Agency treatment plant is completed and operational. All building permit requests to be submitted to City Department of Community Developments for review and recommendation.

B. Improvements

1. To make an effort to continue Block Grant and other available funding to improve the Boronda area.

2. To proceed by 1988 with the initiation of one or more Assessment Districts for streets, curbs and gutters, sidewalks trees and drainage if other improvement mechanisms fail.

3. To submit to the City Engineer the design of any publicly financed or publicly owned and/or operated facilities in the Boronda area. Said design to be in accordance with City Design Standards and Standard Specifications, and be reviewed by the City's Engineer prior to construction.

Part II - District

The District promises and agrees

A. Engineering

1. To be lead agency for design and construction for a wastewater collection system to connect to City's 30" and 48" trunk sewer main for an ultimate capacity of 150,000 gallons average daily dry weather flow (ADDWF).

2. To connect no users other than existing development within District's boundary to its sewer system until the following have taken place:

- a. The completion of the Monterey Regional Water Pollution Control Agency regional treatment plant in Marina now estimated for completion in 1988;

- b. A precise plan for Boronda is developed by County and City and approved by County and City; and

- c. Implementation of the precise adopted plan is underway including provisions for public improvements such as streets, curb and gutters, trees, sidewalks and drainage.

3. To design sewer to City standards subject to review by District funding agencies, and to submit design to City Engineer for review at 10%, 50% and 100% design completion.

4. To connect to City's sewage system only at the location or locations mutually approved by City and District Engineers.

B. Fiscal

1. To pay City the sum of \$454,920 for the use of capacity in the City's sewers. District shall construct sewer from District boundary to City's sewer at locations approved by City and District Engineers. For areas outside of District, District shall pay for sewer sizes adequate to serve District with City paying any additional cost with additional capacity to be owned by City.

2. To require future developments to pay City a connection fee for each user discharging into District's facilities at the same rate charged property owners within the City connecting to City sanitary sewer system. This connection fee shall be paid prior to connection being made.

3. To pay the capacity charge upon completion of the District's sewer system. District shall deduct from its payment as shown in Paragraph 1 for oversized lines outside of District boundaries.

4. To pay proportionate share of cost based on population served for maintenance of trunk lines into which the District discharges.

5. To reimburse City within 60 days after billing by the City for its personnel costs and direct expense for its participation in the sewer construction in an amount not to exceed \$10,000.

Part III - City

The City promises and agrees:

A. Engineering

1. To permit District to discharge a maximum of 150,000 gallons per day (ADDWF) into the City's sanitary sewer system in the vicinity of Rossi Street Extension east of North Davis Road and Laurel Drive, the exact point to be mutually agreed upon by City and District Engineers.

2. To review District plans for construction .as provided in this agreement.

3. To review plans and specifications for all subsequent publicly financed and/or publicly owned sewers as provided in this agreement.

B. Planning

1. To equally share with County in the development of a precise neighborhood improvement plan for the area within District's boundary and adjacent area within City's Sphere of Influence and to jointly determine with County whether the planning work shall be done by consultants and/or existing staff. Area is to be known as Boronda Study Area and is shown on attached Exhibit A.

2. To present the completed precise plan to the Salinas Planning Commission for review within 12 months from the date of this agreement. Plan shall be similar in scope to City's Hebron Heights Plan approved by City in April 1978. In addition to land use designations, the Plan shall include provisions for: public services to address the social needs of the neighborhood residents; housing services to improve shelter opportunities and rehabilitate the housing stock; public improvements to provide for new and upgraded streets, curbs, gutters, sidewalks, sewers, and utilities to allow the area to be

rehabilitated; and development controls to guide the revitalization and growth of the Boronda area.

3. To review for recommendation all requests requiring discretionary approval and building permit applications submitted by County. The review will not be unnecessarily delayed.

Part IV – Miscellaneous

It is further mutually understood and agreed:

1. Each party agrees to be responsible for its own negligence.
2. This agreement will be in full force and effect when all parties have signed the agreement.
3. Notice to the County shall be mailed or personally delivered as follows:  

COUNTY OF MONTEREY  
ATTN: COUNTY ADMINISTRATOR OFFICER  
COURTHOUSE  
SALINAS, CALIFORNIA 93901
4. Notice to the District shall be mailed or personally delivered as follows:  

BORONDA COUNTY SANITATIO DISTRICT  
c/o MONTEREY COUNTY DEPARTMENT OF PUBLIC WORKS  
ATTN: DISTRICT ENGINEER  
312 EAST ALISAL STREET  
SALINAS, CALIFRONIA 93901
5. Notice to the City shall be mailed or personally delivered as follows:  

CITY OF SALINAS  
ATTN: PUBLIC WORKS DIRECTOR  
200 LINCOLN AVENUE  
SALINAS, CALIFORNIA 93901
6. No amendment of the agreement shall be valid or binding unless made in writing and duly authorized in behalf of the three parties.
7. City is permitting a one time connection to its sewage collection system beyond its city limits for the sole purpose of assisting District with its

septic tank problems. Nothing herein shall be deemed to waive City's policy of not extending its sewage system beyond its boundaries, to obligate City in the future to extend its sewage system beyond its city limits for any person, firm or governmental agency regardless of merits of need for any such extension or to permit a connection to District's system except as provided herein.

8. This agreement is and shall be deemed to be negotiated agreement within the meaning of Civil Code Section 1654.

IN WITNESS WHEREOF, the parties have executed this agreement as of the date set forth above.

COUNTY OF MONTEREY

By William Peters  
Title: Chairman, Board of Supervisors

CITY OF SALINAS

By James J. Baroni  
Title: Mayor

BORONDA COUNTY SANITATION DISTRICT

By William Peters  
Title: Chairman, Board of Directors

Attest:

By Linda Munday  
County Deputy Clerk

Attest:

By Dottie J. Dougherty  
City Clerk

APPROVED AS TO FORM:

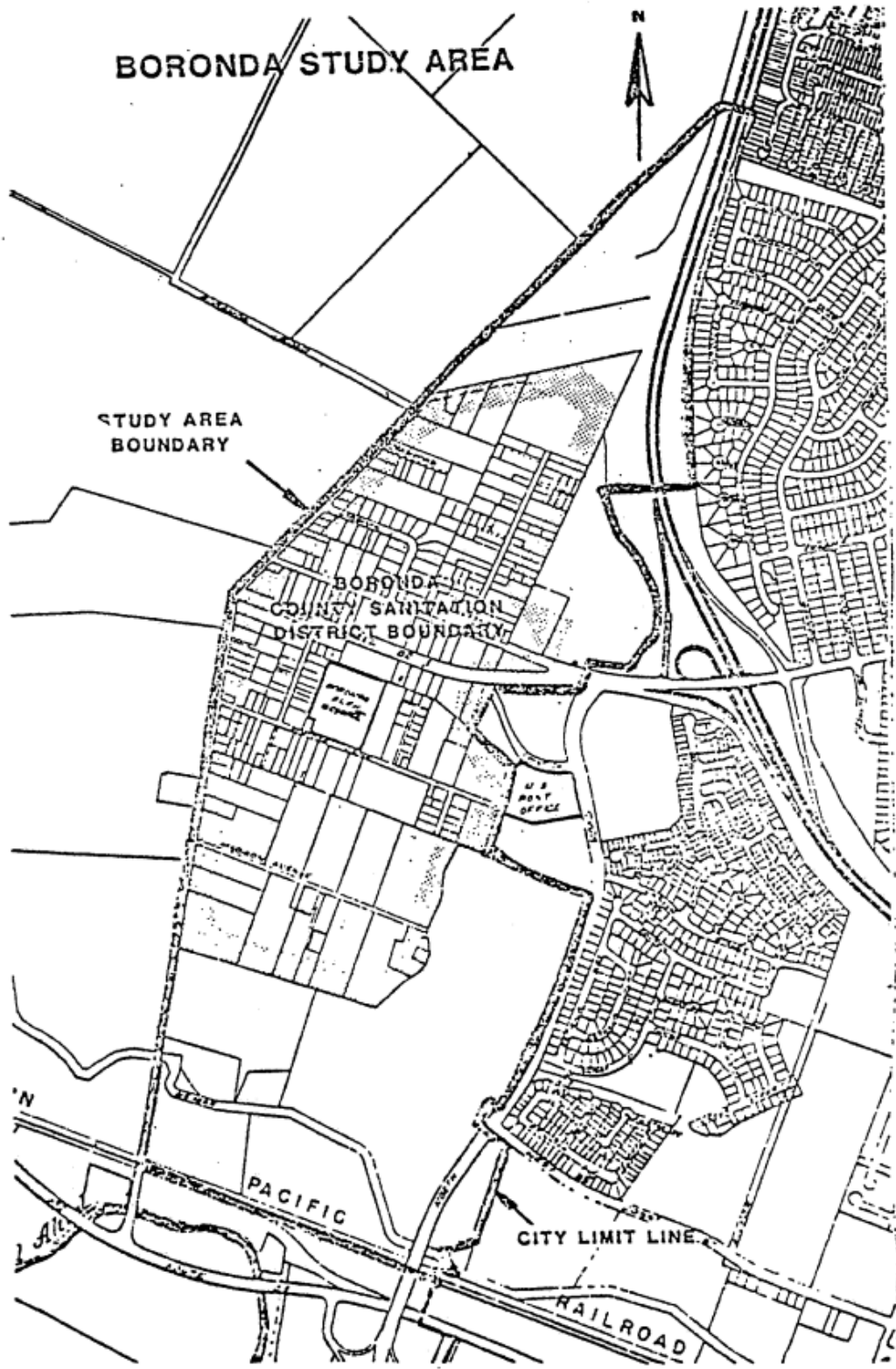
By Robert P. Kuehl  
County Counsel

APPROVED AS TO FORM:

By Dawn M. Kennel  
City Attorney







SCALE: 1" EQUALS 1,000'

EXHIBIT A