STANDARD PERMIT CONDITIONS

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

- *Pursuant to Salinas City Code Section 1-8.1: Civil action enforcement, and Section 1-8.2: Liability for costs, permittee shall reimburse the City of Salinas for all costs and expenses (including but not limited to fees and charges of architects, engineers, attorneys, and other professionals, and court cost(s) incurred by the City in enforcing the provisions of this Permit.*

- *Use of the property shall be conducted in such a way that it does not constitute a nuisance to the use and enjoyment of surrounding properties or the public. Any permittee, person, firm, corporation, whether as principal, agent, employee or otherwise, violating, causing or maintaining the violation of any of the provisions of this Permit shall be guilty of a misdemeanor or an infraction, as charged. Upon determination by the Planning Manager that there are reasonable grounds for revocation of this Permit, a revocation hearing shall be set to be heard before the Salinas Planning Commission in accordance with Section 37-60.1330: Revocation of permits, of the Salinas Zoning Code.*

- *The applicant(s) shall defend, indemnify, and hold harmless the City of Salinas or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of this project/use. For Tentative Maps, this shall also apply when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the applicant(s) of any such claim, action, or proceeding. The City shall cooperate in the defense. Nothing contained in this condition shall prohibit the City from participation in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.*

- *Notwithstanding any of the provisions in this permit, all improvements and uses shall comply with all other ordinances and regulations of the City of Salinas and all local, state and federal laws and regulations.*

- *No further development other than that shown on this permit or attached exhibits shall be allowed unless or until an amendment to this permit has been approved by the Planning Manager.*

Exhibit A

North

Vicinity Map



SITE PLAN REVIEW 2025-014
200 Casentini Street

Exhibit B



SHEET INDEX

ARCHITECTURE
A0.0 COVER SHEET

A1.0 SITE PLAN
A1.1 FIRE SAFETY MAP
A1.2 OPEN SPACE EXHIBIT

A2.0 BLDG. A ELEVATIONS
A2.1 BLDG. B ELEVATIONS
A2.2 AMENITY BLDG ELEVATIONS
A2.3 DAYCARE BLDG ELEVATIONS
A2.4 TRASH ENCLOSURE EXHIBIT

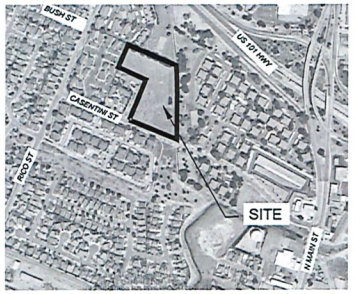
A3.0 BLDG. A FLOOR PLANS
A3.1 BLDG. A FLOOR PLANS
A3.2 BLDG. B FLOOR PLANS
A3.3 BLDG. B FLOOR PLANS
A3.4 AMENITY BLDG FLOOR PLAN
A3.5 DAYCARE BLDG FLOOR PLAN

A5.0 UNIT PLANS
A5.1 UNIT PLANS

A6.0 PERSPECTIVES
A6.1 PERSPECTIVES

LANDSCAPE
L.1 CONCEPTUAL LANDSCAPE PLAN
L.2 Tree Plan
L.3 PLANT PALETTES & NOTES
L.4 HYDROZONE PLAN
L.5 WALL & FENCE PLAN

CIVIL
C1.0 EXISTING CONDITIONS
C2.0 PRELIMINARY SITE & GRADING PLAN
C3.0 PRELIMINARY UTILITY PLAN
C4.0 PRELIMINARY STORMWATER CONTROL PLAN



VICINITY MAP | NTS

Exhibit

Project Team:

Owner/ Developer

Milestone Housing Group
51 University Ave., Ste D
Los Gatos, CA 95030
Contact: Aaron Barger

Architecture

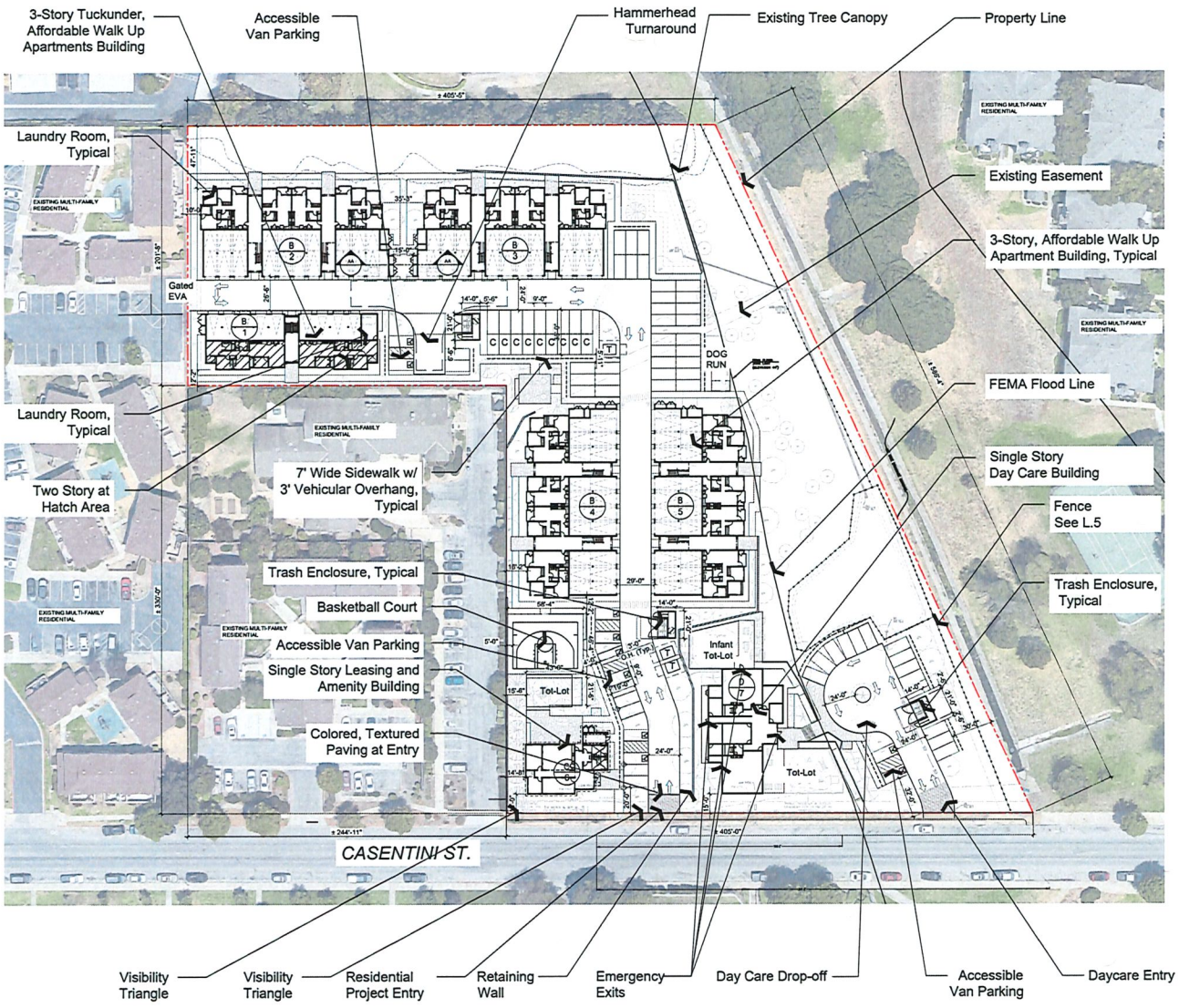
KTGY Group, Inc.
17911 Von Karman Ave, Ste 200
Irvine, CA 92614
Contact: Keith Labus

Civil

BKF Engineers
1646 N California Blvd, Suite 400
Walnut Creek, CA 94596
Contact: Kyle Christy, PE

Landscape

MJS Landscaping
507 30th Street,
Newport Beach, CA 92663
Contact: Mark Schattinger



Site Summary		
Lot/ Site Area	4.59 AC	(199,960 SF)
Dwelling Units	88 DU	
Density	19.17 DU/AC	
Aparment Buildings 1-5	121,240 SF	
Amenity Building 6	2,400 SF	
Daycare Building 7	4,335 SF	
F.A.R.	0.64	

Plan Summary						
Plan	Beds	Unit Area	Quantity	%	Total Net S.F.	Avg. Net S.F.
Plan 1-1	1	641	24	27.3%		
Plan 2-1	2	838	20	22.7%		
Plan 2-2	2	899	4	4.5%		
Plan 3-1	3	1008	36	40.9%		
Plan 3-2	3	983	4	4.5%		
Total			88	100%	75,960	863.2
Type			No. Units	Mix		
1Bed			24	27.3%		
2Bed			24	27.3%		
3Bed			40	45.5%		

Parking Summary						
Item	Use	Unit Count (DU)/ Area SF/ Children	Ratio	No. Spaces Required	No. Single Spaces Provided	No. Tandem** Spaces Provided
Bldg. 1-5	Multi-Family					
1 Bedroom		24 DU	1.0 *	24	24	0
2 Bedroom		24 DU	1.5 *	36	0	48 (24 Open Pairs)
3 Bedroom		40 DU	1.5 *	60	0	80 (40 Garage Prs.)
					24	128
Total				120	152 (1.7 sp/du)	
Bldg. 6	Amenity/ Leasing	2,400 SF	N/A	0	0	0
Bldg. 7	Daycare	40 Children	1 Sp. / 6 Children	7	16	0
Grand Total				**127**	**168**	

Notes
***State Desnity Bonus Parking Ratio**
****Tandem pairs are assigned to the largest units first. For example, 40 tandem garage pairs go to the 40 three-bedroom units, and are always assigned to specific units, never shared.**

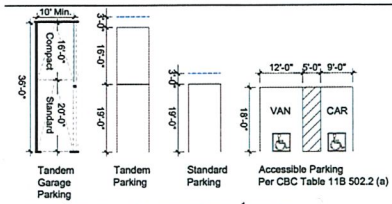
Multi-Family Affordable Accessible Parking Calculations					
% Required***	1 Bedroom	2 Bedroom	3 Bedroom		Total
5% Required	2	2	2		6
Total Required (1:6 -Van Inclusive of Total)					6 (1 Van)
% Required***	Remaining Parking Spaces				
2% Required	64				2
Total Required (Van Inclusive of Total)					2 (1 Van)
Multi-Family Total Provided (Van Inclusive of Total)					**8 (2 Van)**
Daycare Accessible Parking Calculations					
Total Rquired****					1 (1 Van)
Daycare Total Provided (Van Inclusive of Total)					**2 (1 Van)**

Notes
*****Required Accessible Parking for Mobility Units per 11B-208.2.3.1 & 11B-208.2.3.2**
******Required Accessible Parking for Daycare per Table 11B-208.2**

Legend

C Compact parking
T Transformer
⇨ Direction of Vehicle Travel

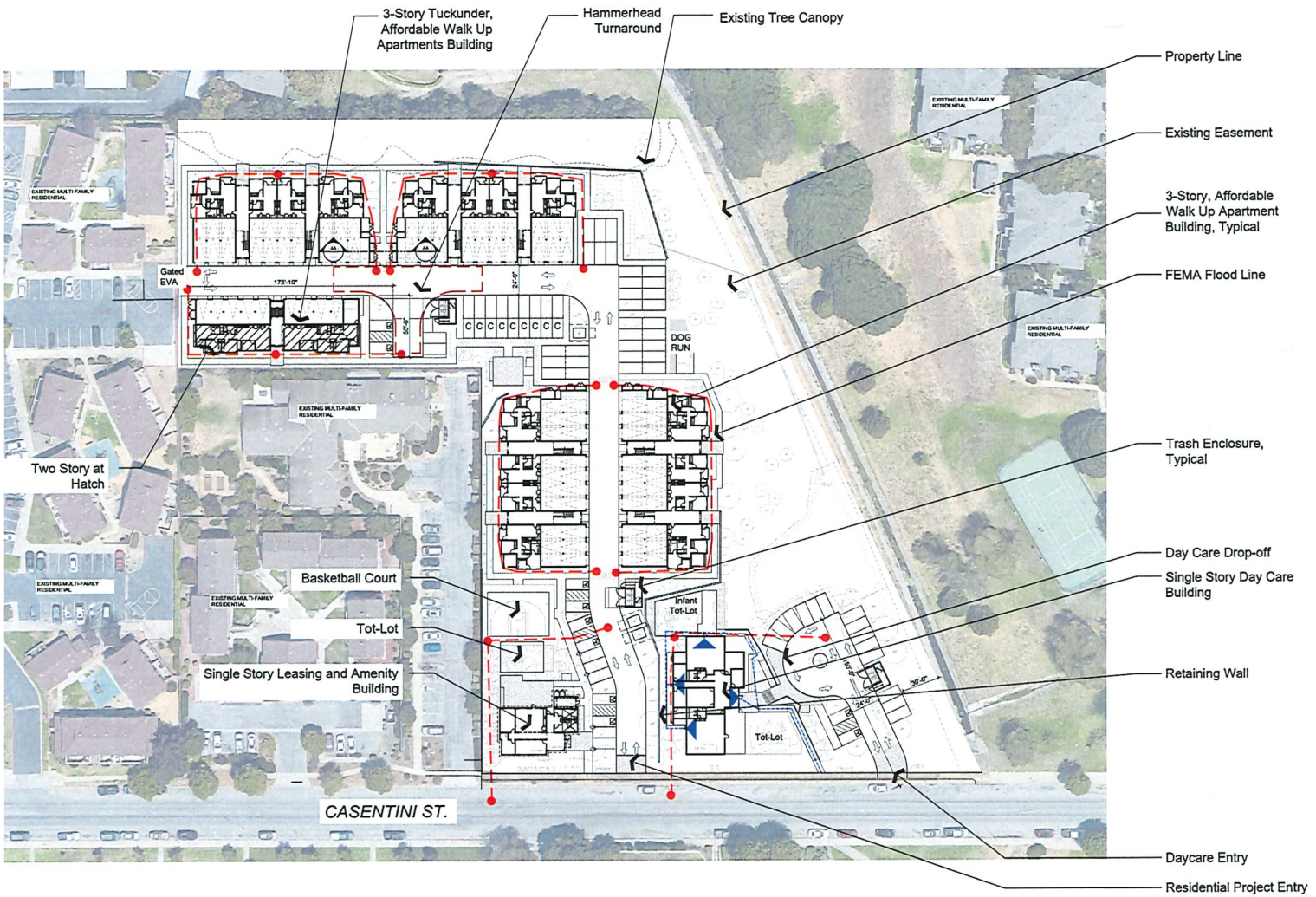
X/X Building Type / Building Number



Typical Parking Spaces | Scale 1/16"=1'-0"



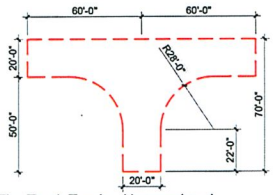
Bicycle parking provided: 12



LEGEND

Day Care Egress

Hose Pull 150' Max



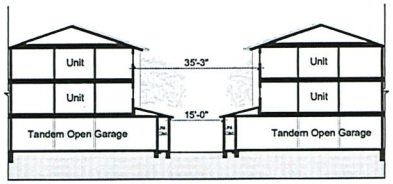
Fire Truck Turning Hammerhead
1" : 30'-0" Scale

Building Area Summary

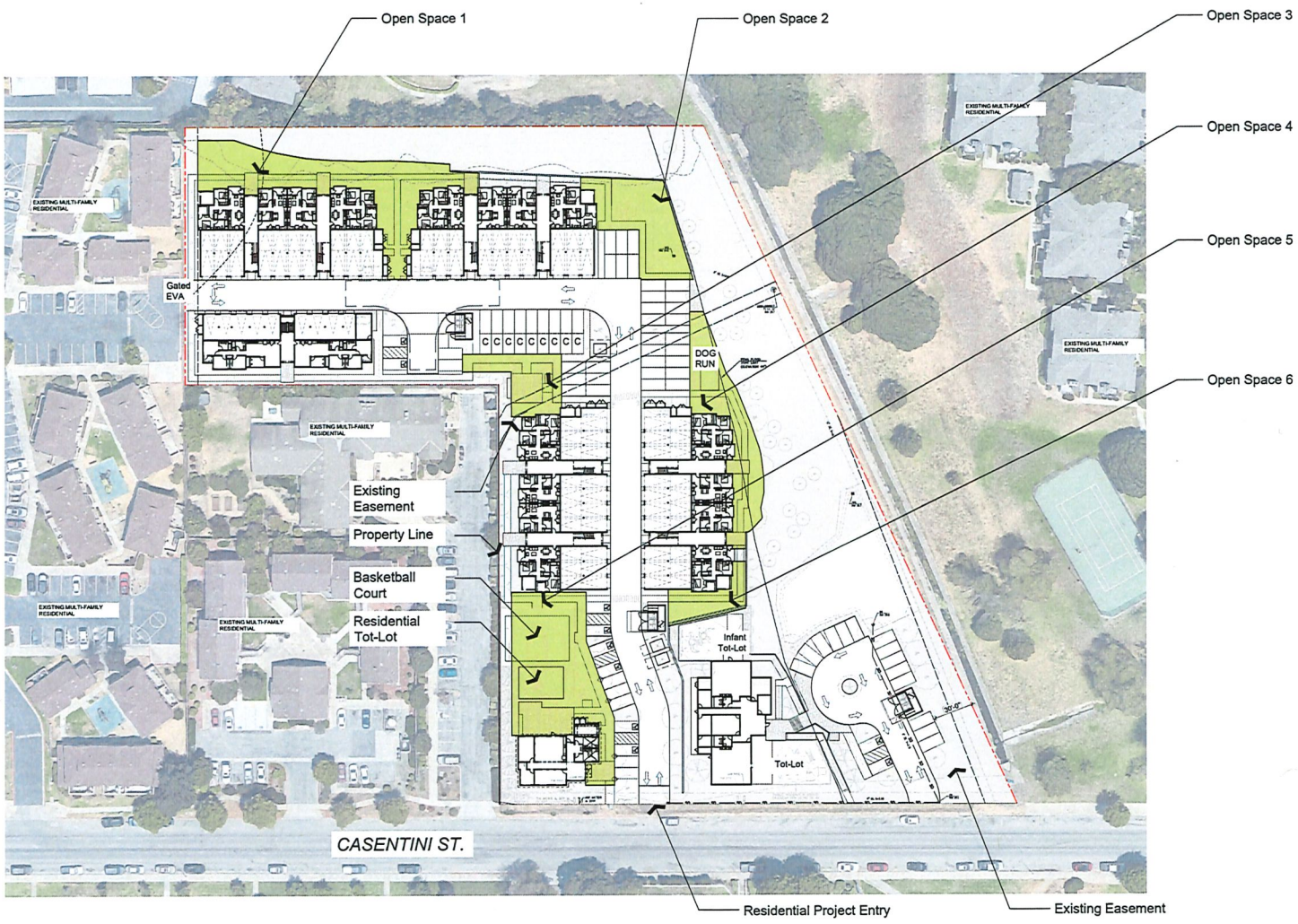
Building Type	Occurs	Gross Area	Total
Building A	1	13,440 SF*	13,440 SF
Building B	4	26,950 SF*	107,800 SF
Leasing/ Amenity	1	2,400 SF	2,400 SF
Daycare	1	4,335 SF	4,335 SF
Total			127,975 SF

Notes:

*Refer to building plans for area breakdown by level.



Section AA | Scale $\frac{1}{16}$"=1'-0"



LEGEND

COMMON OPEN SPACE:

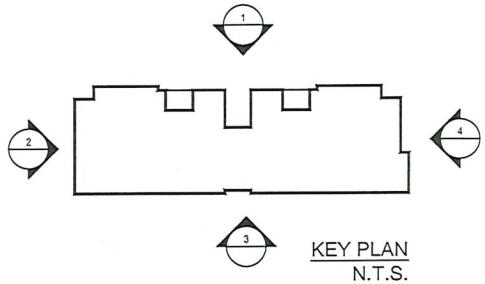
REQUIRED BY CITY OF SALINAS MUNICIPAL CODE
500 SF/DU, 88 DU
44,000 SF REQUIRED

PROVIDED:

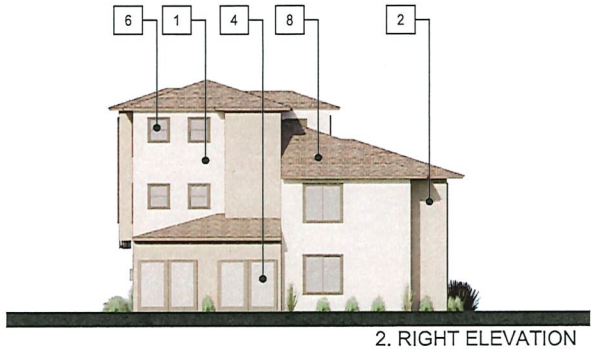
OPEN SPACE AREA	SQ. FT.
Open Space 1	7296.8
Open Space 2	3830.33
Open Space 3	2404
Open Space 4	4287.7
Open Space 5	7962.3
Open Space 6	1524.8
Total Open Space	27305.93



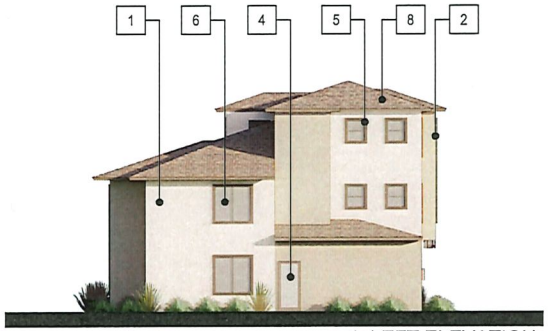
1. FRONT ELEVATION



KEY PLAN
N.T.S.



2. RIGHT ELEVATION



4. LEFT ELEVATION



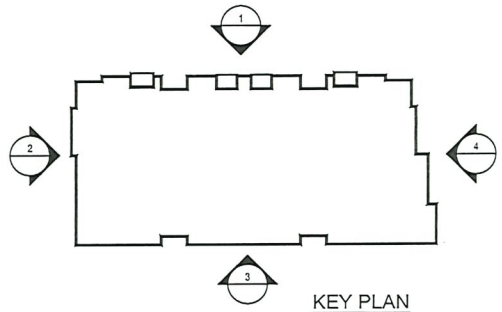
3. REAR ELEVATION

MATERIAL LEGEND

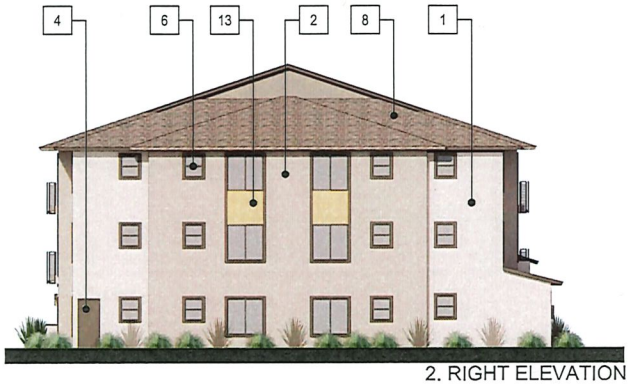
1. STUCCO 1 - SW 6148 Wool Skin or Similar
2. STUCCO 2 - SW 7038 Tony Taupe or Similar
3. STONE VENEER - Coronado, Rough Cut Wood, Rustic Cedar or Similar
4. DOOR - SW 6145 Thatch Brown or Similar
5. TRIM - SW 6145 Thatch Brown or Similar
6. WINDOW - VPI, Adobe or Similar
7. METAL RAILING - SW 6145 Thatch Brown or Similar
8. ROOF TILE- Certainteed Landmark Solaris Weather Wood or Similar
9. LIGHT FIXTURE - James Allen Kent 17, Dark Bronze
10. STOREFRONT- Kawneer, Dark Bronze or Similar
11. AWNING - SW 6145 Thatch Brown or Similar
12. GARAGE OPENING - N/A
13. STUCCO (ACCENT) - SW 6664 Marigold



1. FRONT ELEVATION



KEY PLAN
N.T.S.



2. RIGHT ELEVATION



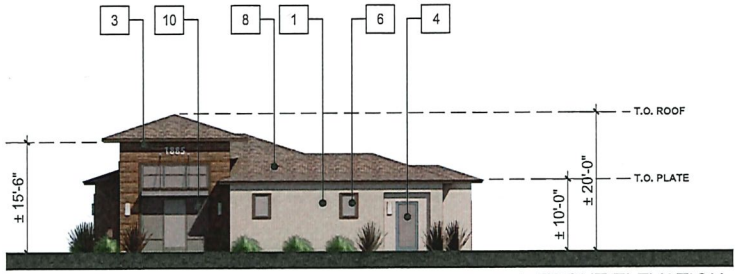
4. LEFT ELEVATION



3. REAR ELEVATION

MATERIAL LEGEND

1. STUCCO 1 - SW 6148 Wool Skin or Similar
2. STUCCO 2 - SW 7038 Tony Taupe or Similar
3. STONE VENEER - Coronado, Rough Cut Wood, Rustic Cedar or Similar
4. DOOR - SW 6145 Thatch Brown or Similar
5. TRIM - SW 6145 Thatch Brown or Similar
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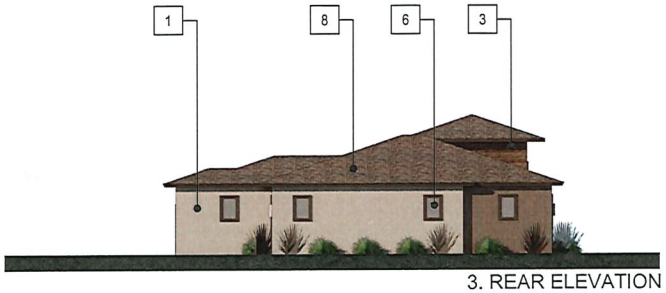
1. FRONT ELEVATION



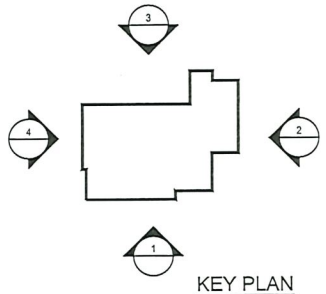
2. RIGHT ELEVATION



4. LEFT ELEVATION



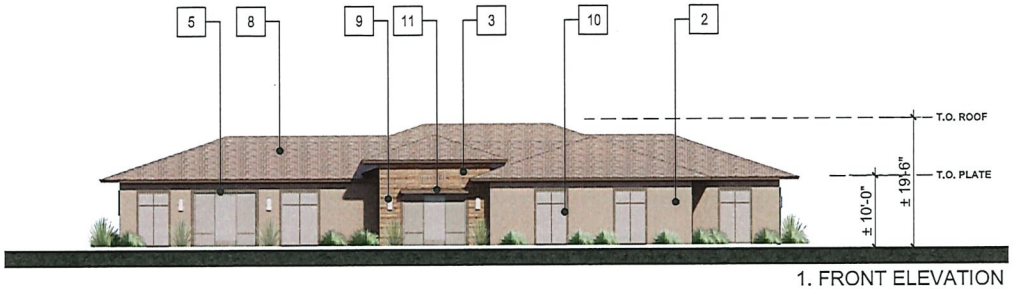
3. REAR ELEVATION



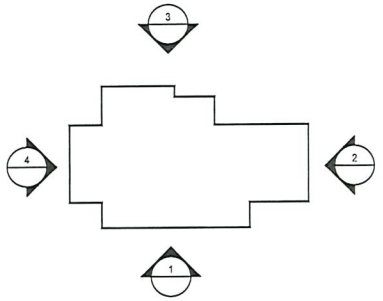
KEY PLAN
N.T.S.

MATERIAL LEGEND

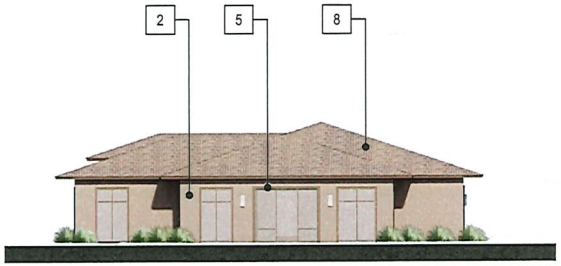
1. STUCCO 1 - SW 6148 Wool Skin or Similar
2. STUCCO 2 - SW 7038 Tony Taupe or Similar
3. STONE VENEER - Coronado, Rough Cut Wood, Rustic Cedar or Similar
4. DOOR - SW 6145 Thatch Brown or Similar
5. TRIM - SW 6145 Thatch Brown or Similar
6. WINDOW - VPI, Adobe or Similar
7. METAL RAILING - SW 6145 Thatch Brown or Similar
8. ROOF TILE- Certainteed Landmark Solaris Weather Wood or Similar
9. LIGHT FIXTURE - James Allen Kent 17, Dark Bronze
10. STOREFRONT- Kawneer, Dark Bronze or Similar
11. AWNING - SW 6145 Thatch Brown or Similar
12. GARAGE OPENING - N/A
13. STUCCO (ACCENT) - SW 6664 Marigold



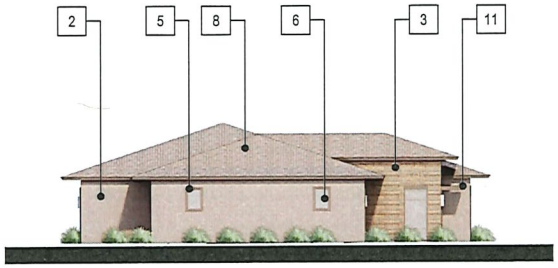
1. FRONT ELEVATION



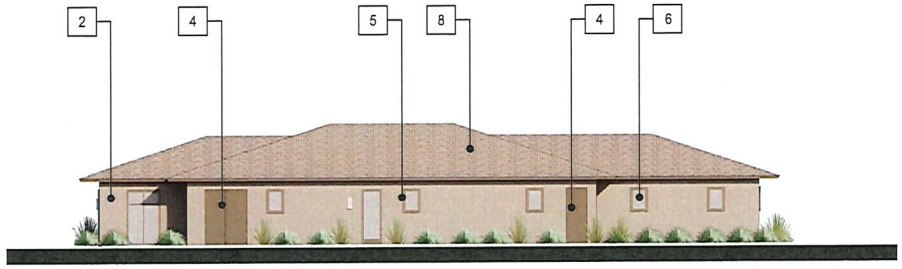
KEY PLAN
N.T.S.



2. RIGHT ELEVATION



4. LEFT ELEVATION



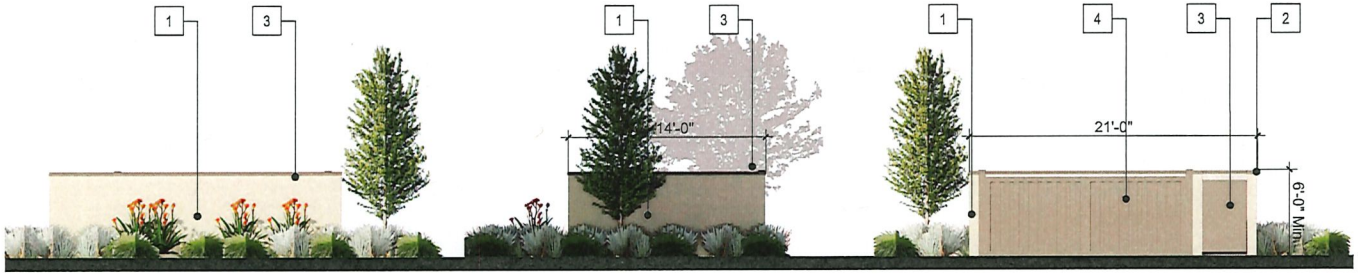
3. REAR ELEVATION

MATERIAL LEGEND

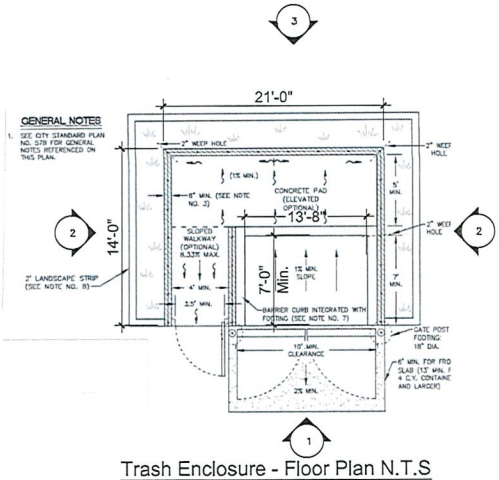
1. STUCCO 1 - SW 6148 Wool Skin or Similar
2. STUCCO 2 - SW 7038 Tony Taupe or Similar
3. STONE VENEER - Coronado, Rough Cut Wood, Rustic Cedar or Similar
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9. LIGHT FIXTURE - James Allen Kent 17, Dark Bronze
10. STOREFRONT- Kawneer, Dark Bronze or Similar
11. AWNING - SW 6145 Thatch Brown or Similar
12. GARAGE OPENING - N/A
13. STUCCO (ACCENT) - SW 6664 Marigold

Material Legend

1. Stucco 2 - SW 7038 Tony Taupe or Similar
2. 8" Masonry Block Construction
3. Split Paver Cap- SW 6145 Thatch Brown or Similar
4. Painted Heavy Metal Door with Metal Posts -SW 6145 Thatch Brown or Similar



3. Rear Elevation | 2. Side Elevation | 1. Front Elevation



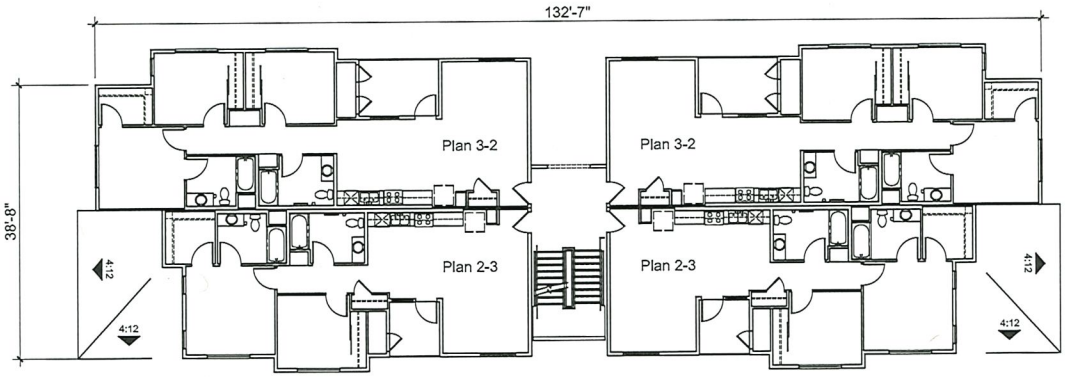
Trash Enclosure - Floor Plan N.T.S
To Be Used for This Project per
City Trash Standard No. 57A

Site Trash Summary

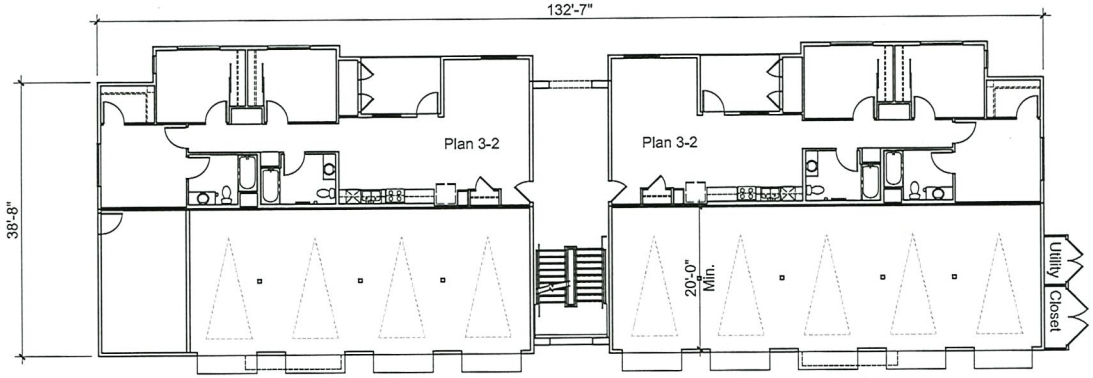
Residential Apartments: 2 trash enclosures*
Daycare Building: 1 trash enclsosure*

Note:
*Each trash enclosure contains one 4-yard waste bin, one 4-yard organics bin, and one 4-yard recycling bin.

**Instructional signs shall be provided for recycling.

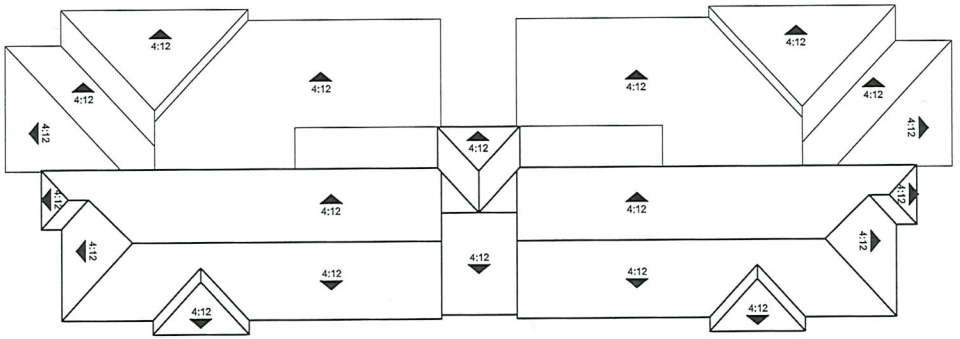


Level 2

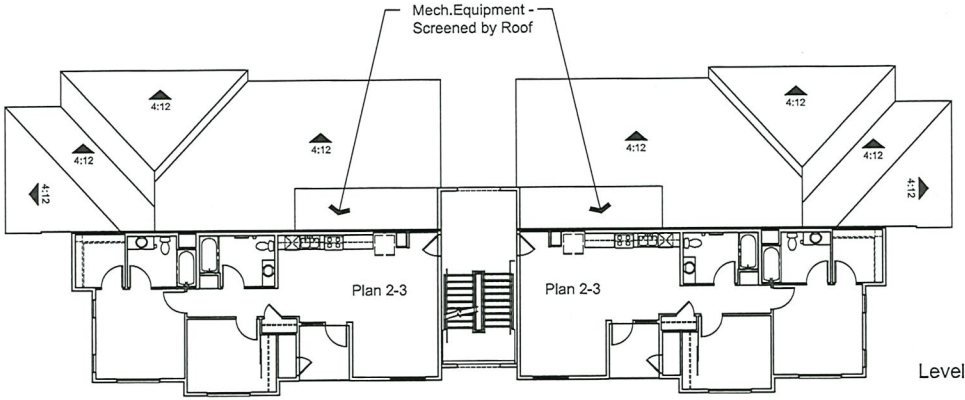


Level 1

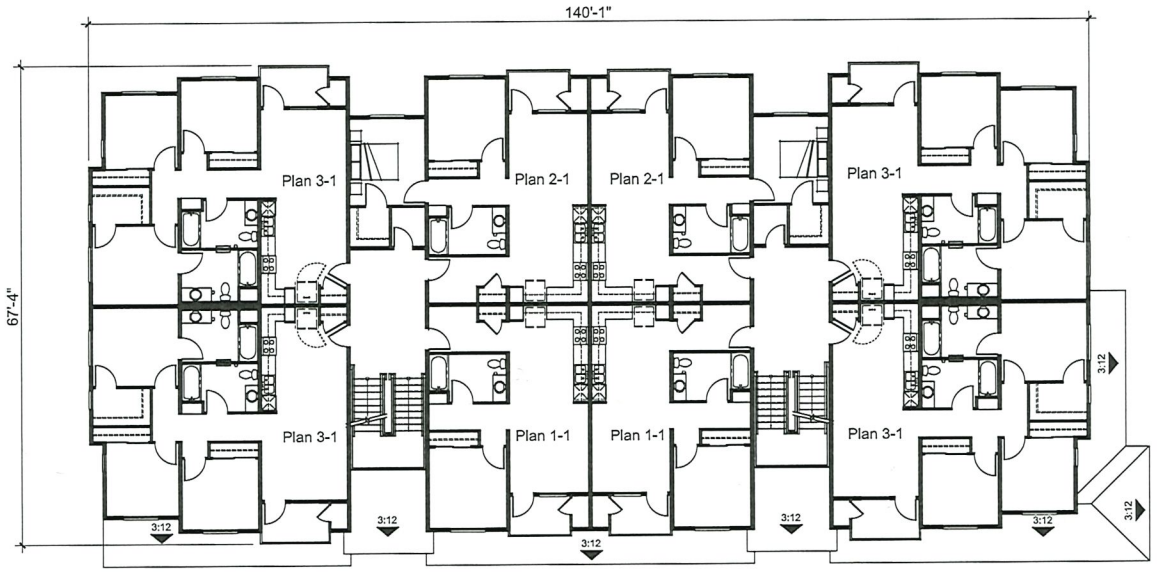
Building 'A' - Area	
Level 1	± 5,620 G.S.F.
Level 2	± 5,205 G.S.F.
Level 3	± 2,615 G.S.F.
Total	± 13,440 G.S.F.

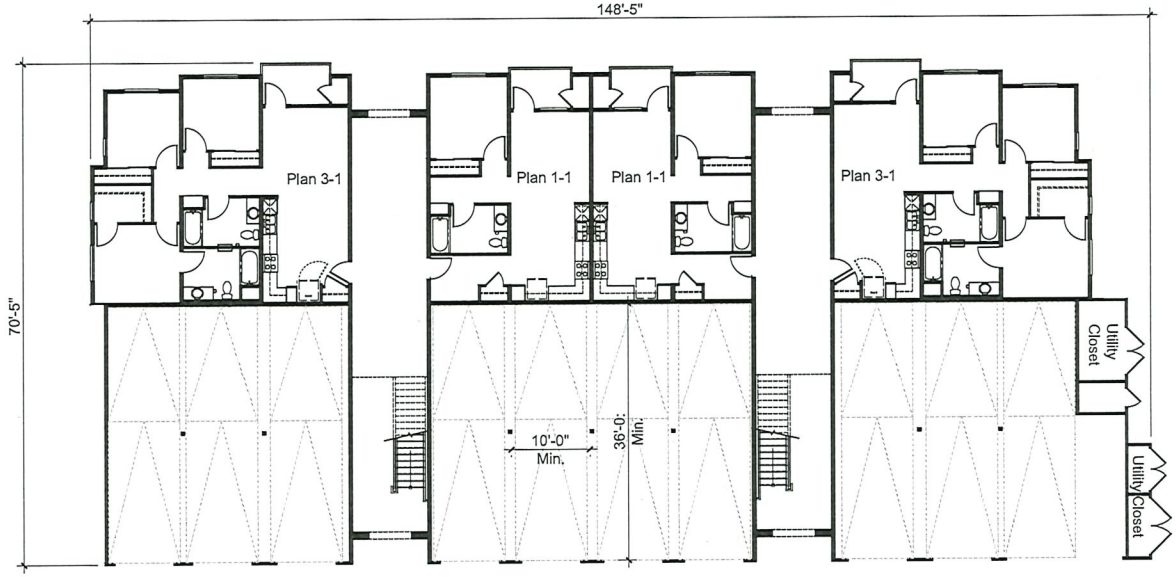


Roof Plan

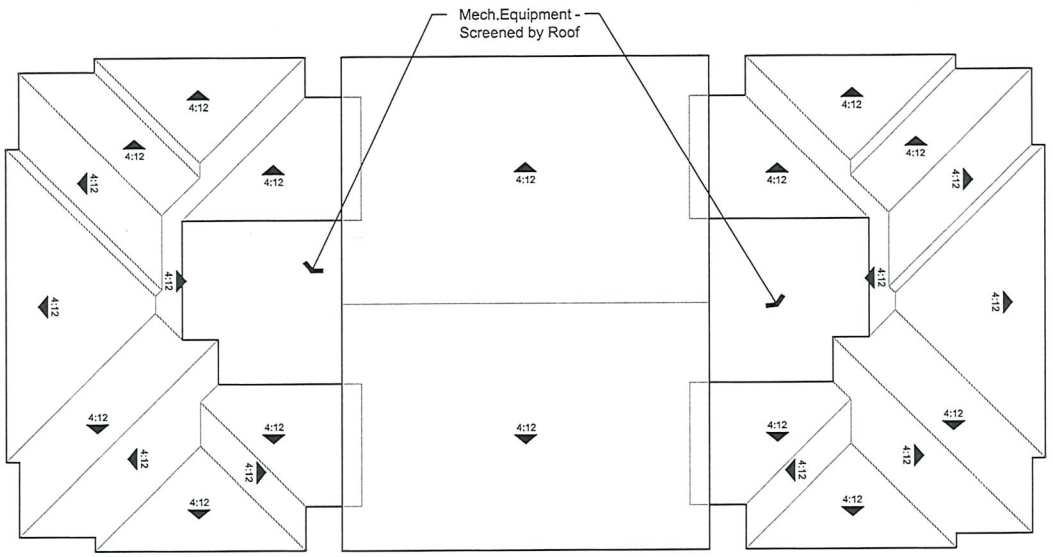


Level 3

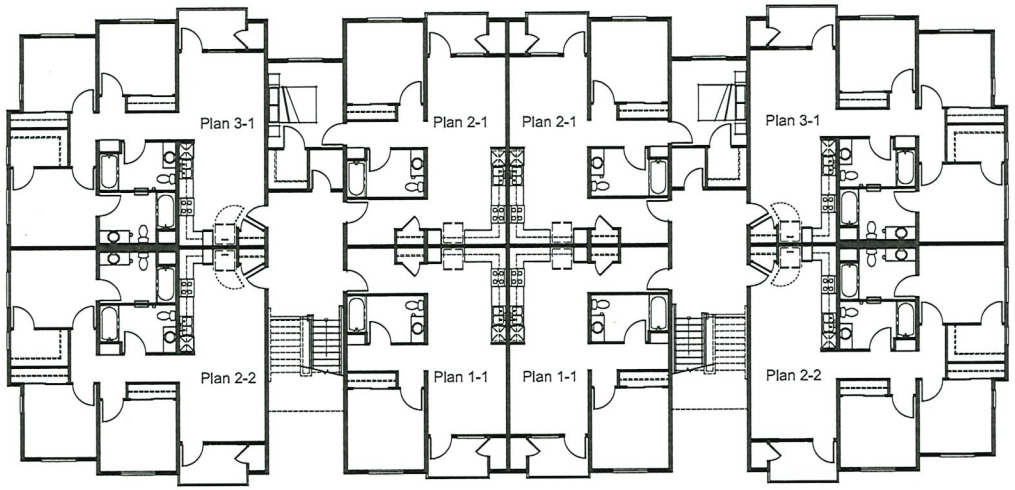




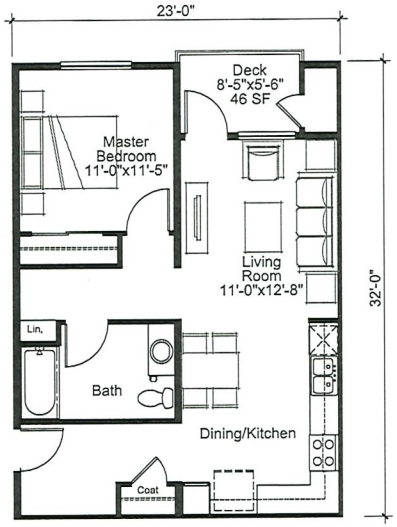
Building 'B' - Area	
Level 1	± 9,778 G.S.F.
Level 2	± 8,586 G.S.F.
Level 3	± 8,586 G.S.F.
Total	± 26,950 G.S.F.


Mech.Equipment -
Screened by Roof
4:12

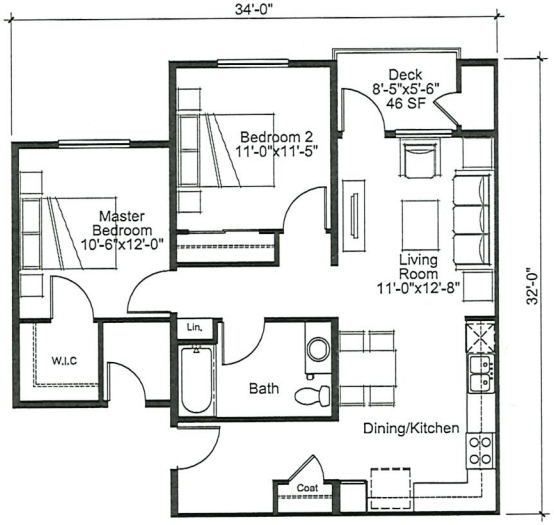
Roof


Plan 3-1
Plan 2-1
Plan 2-1
Plan 3-1
Plan 2-2
Plan 1-1
Plan 1-1
Plan 2-2

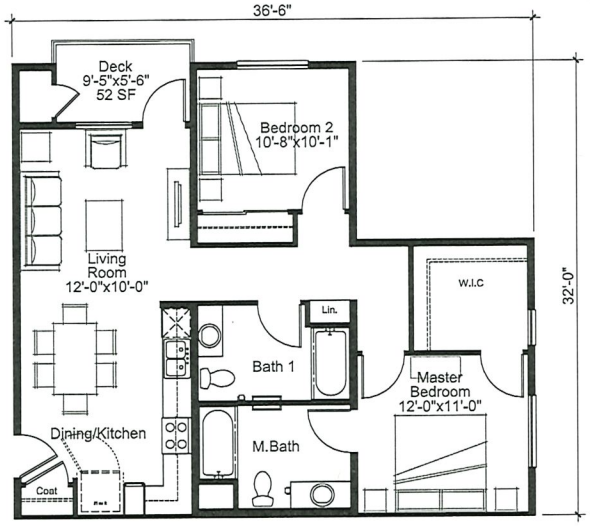
Level 3



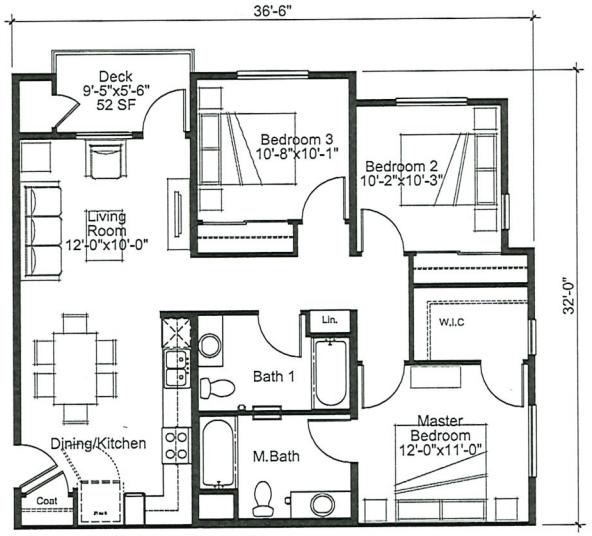
UNIT TYPE P1-1
1 BEDROOM / 1 BATHROOM
±641 NET SF
±743 GROSS SF



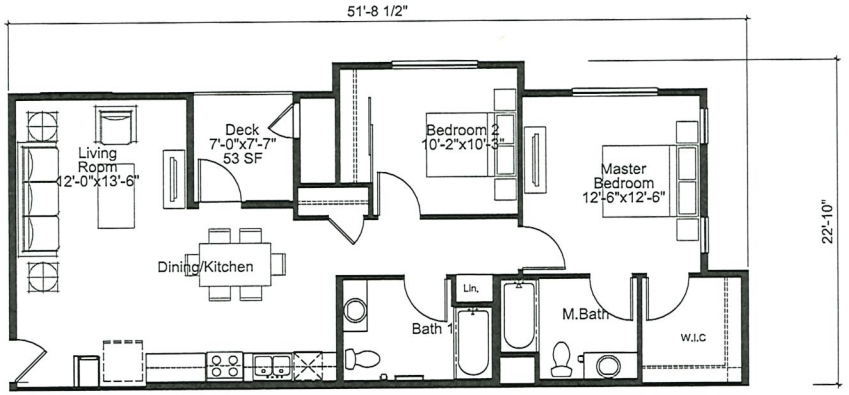
UNIT TYPE P2-1
2 BEDROOM / 2 BATHROOM
±838 NET SF
±950 GROSS SF



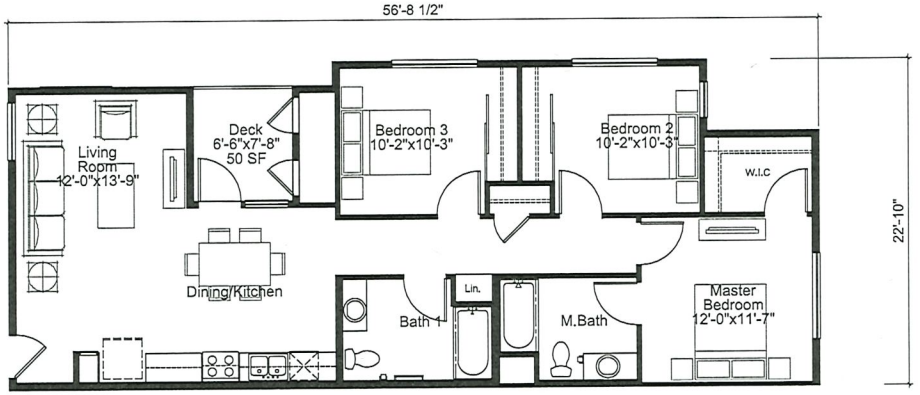
UNIT TYPE P2-2
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±1028 GROSS SF



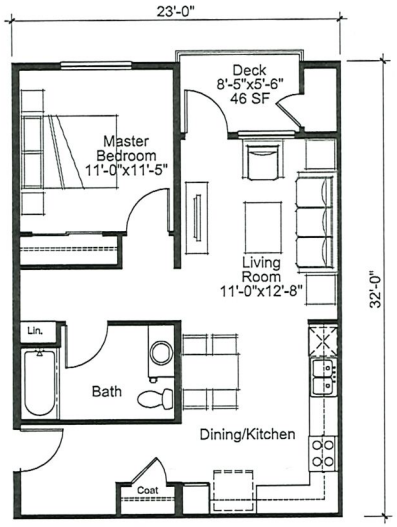
UNIT TYPE P3-1
3 BEDROOM / 2 BATHROOM
±1,008 NET SF
±1141 GROSS SF



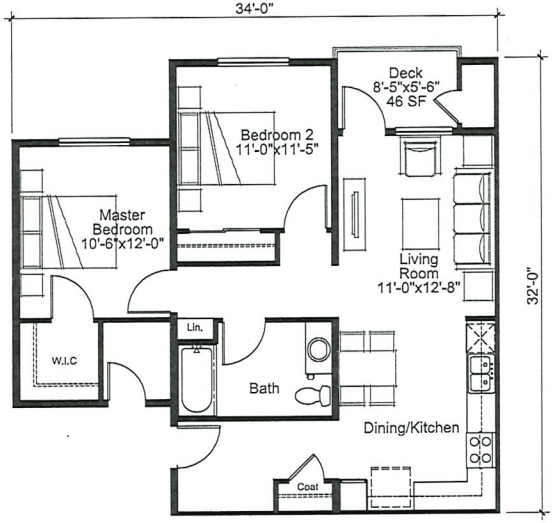
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2 BEDROOM / 2 BATHROOM
±990 NET SF
±1072 GROSS SF



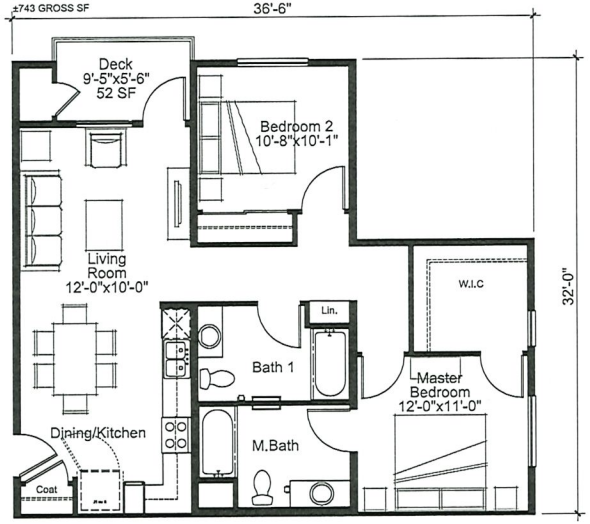
UNIT TYPE P3-2
3 BEDROOM / 2 BATHROOM
±1077 NET SF
±1162 GROSS SF



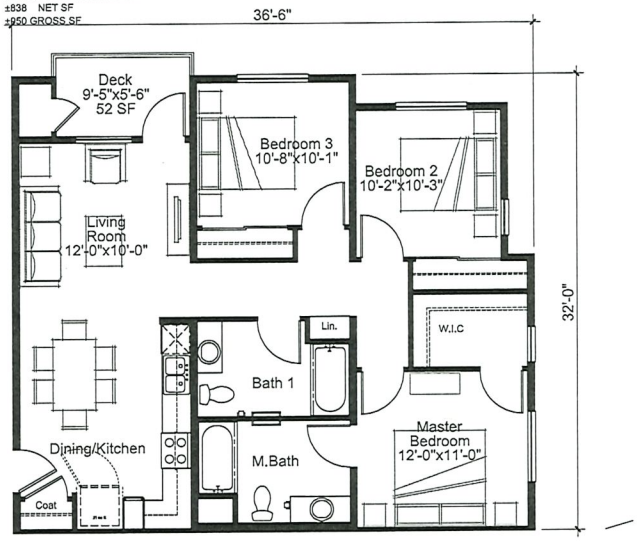
UNIT TYPE P1-1
1 BEDROOM / 1 BATHROOM
±641 NET SF
±743 GROSS SF



UNIT TYPE P2-1
2 BEDROOM / 2 BATHROOM
±838 NET SF
±950 GROSS SF



UNIT TYPE P2-2
3 BEDROOM / 2 BATHROOM
±899 NET SF
±1028 GROSS SF

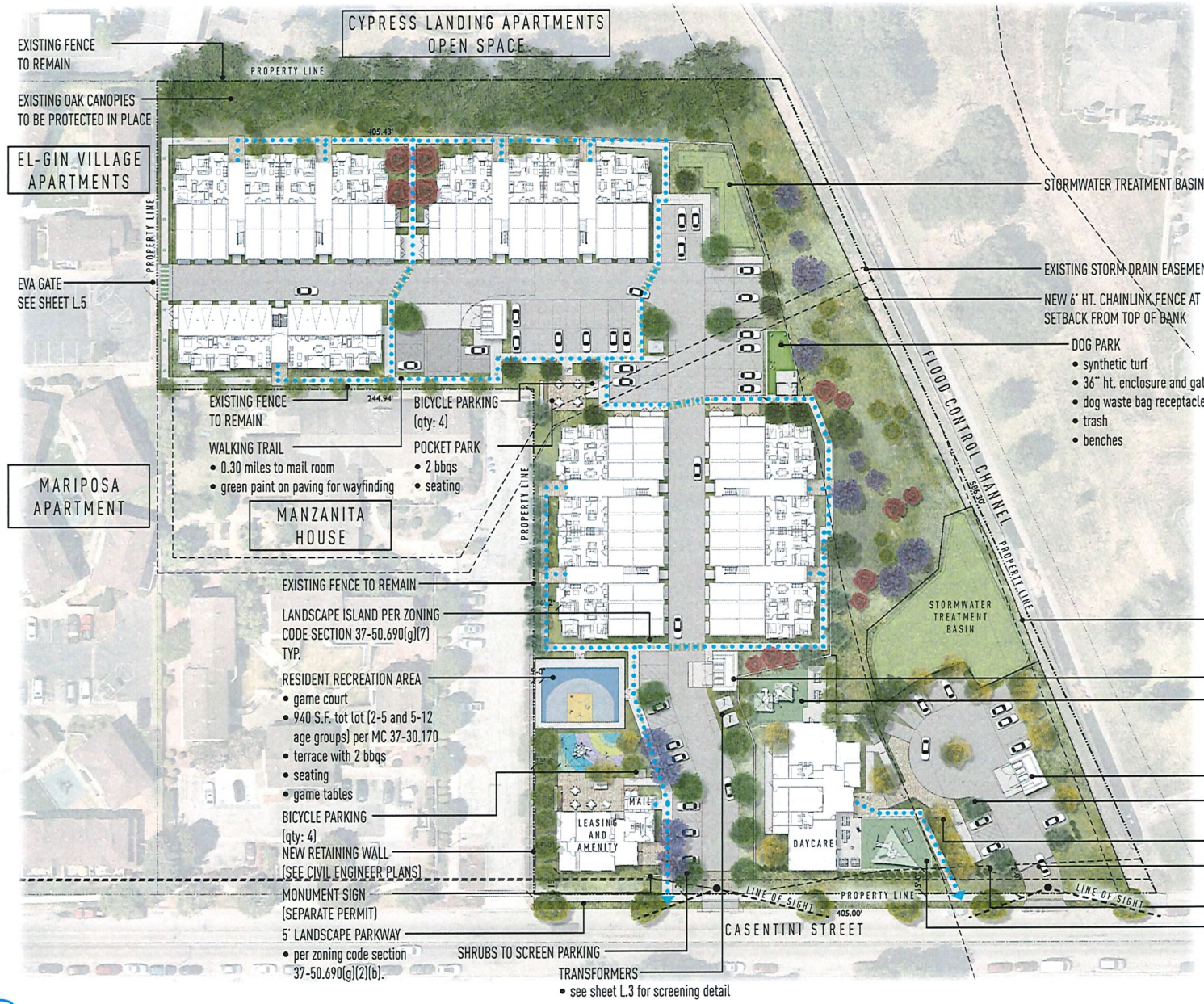


UNIT TYPE P3-1
3 BEDROOM / 2 BATHROOM
±1,008 NET SF
±1144 GROSS SF


Trash Enclosure
Outdoor Amenity Area
Leasing and Amenity Building
Project Entry
3-Story Walk-Up Apartment Building w/ Tuck Under Parking-Typical
Daycare
Storm Drain
Trash Enclosure
Daycare Entry
CASENTINI ST


1885





LANDSCAPE CALCULATIONS per SEC. 37-50.690:

- SEE SHEET L.3 FOR LANDSCAPING AREA CALCULATIONS FOR OVERALL SITE

LANDSCAPE CALCULATIONS per SEC. 37-50.690(g)(3):

- SEE SHEET L.3 FOR LANDSCAPING AREA CALCULATIONS FOR PARKING LOTS

REFERENCE NOTES:

- SEE SHEET L.2 FOR PLANT PALETTE AND NOTES
- SEE SHEET L.3 FOR HYDROZONE PLAN
- SEE SHEET L.4 FOR WALL AND FENCE PLAN

EXISTING TREE SURVEY REPORT:

- PERFORMED BY SAVATREE ON 6/18/2025

BICYCLE PARKING NOTE:

BICYCLE PARKING REQUIRED: 12
BICYCLE PARKING PROVIDED: 12

ACCESSIBLE PATH OF TRAVEL

- PEDESTRIAN ACCESS TO PUBLIC SIDEWALK

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA — 03.31.2027 — 10.15.2025

MJS LANDSCAPE ARCHITECTURE

MILESTONE HOUSING GROUP
MONTEREY COUNTY HOUSING AUTHORITY DEVELOPMENT CORPORATION

CASENTINI STREET FAMILY APARTENTS + DAYCARE
SALINAS, CA

0 15' 30' 60'

PLANNED UNIT DEVELOPMENT PERMIT
(PUD 2025-003) (SPR 2025-014) (ZONING: R-H-2.1)
March 25, 2026

CONCEPTUAL LANDSCAPE PLAN

L.1



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
TREES				
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE STANDARD	36"BOX	LOW	10
	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	24"BOX	MODERATE	19
	CERCIS OCCIDENTALIS WESTERN REDBUD	24"BOX	VERY LOW	24
	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD MAIDENHAIR TREE	24"BOX	MODERATE	6
	HETEROMELES ARBUTIFOLIA TOYON	24"BOX	LOW	18
	OLEA EUROPAEA 'SWAN HILL' SWAN HILL FRUITLESS OLIVE	48"BOX	MODERATE	6
	PISTACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE	36"BOX	LOW	8
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24"BOX	LOW	5
	QUERCUS AGRIFOLIA COAST LIVE OAK	24"BOX	LOW	7
	QUERCUS SHUMARDII SHUMARD OAK	24"BOX	MODERATE	18
SCREENING				
	LAURUS NOBILIS BAY LAUREL - COLUMNAR	15 GAL	LOW	41
STREET TREE				
	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM STREET TREE IN 5' PARKWAY	24"BOX	MODERATE	7
			TOTAL QTY: 169	

SHRUBS			
	SEE SHEET L.3 FOR PROPOSED SHRUB LIST	4' O.C. SPACING	APPROX. 5,598

MJS LANDSCAPE ARCHITECTURE

MILESTONE HOUSING GROUP
MONTEREY COUNTY HOUSING AUTHORITY
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CASENTINI STREET FAMILY APARTENTS + DAYCARE
SALINAS, CA

0 15' 30' 60'

PLANNED UNIT DEVELOPMENT PERMIT
(PUD 2025-003) (SPR 2025-014) (ZONING: R-H-2.1)
March 25, 2026

TREE PLAN

L.2

LANDSCAPE TIER DETAIL:



A LANDSCAPE SECTION

SCALE: NTS

LANDSCAPING AREA CALCULATIONS - OVERALL SITE (10%):

PER ZONING CODE SECTION 37-30.210

TOTAL LOT AREA:	199,960 S.F. (4.59 ACRES)
REQUIRED LANDSCAPE AREA:	199,960 S.F. x 10% = 19,996 S.F. (0.46 ACRES)
PROPOSED LANDSCAPE AREA:	**77,560 S.F. (1.78 ACRES) (39%)**

LANDSCAPING AREA CALCULATIONS - PARKING LOTS (5%):

PER ZONING CODE SECTION 37-50.690 (g)(3)

LOCATION:	PARKING LOT TOTAL AREA	INTERIOR LANDSCAPE PROVIDED:
DAYCARE CENTER:	7,224 sf	1,591 sf (22%)
LEASING & REC. AREA:	2,420 sf	482 sf (20%)
TANDEM PARKING at DOG PARK:	3,014 sf	633 sf (22%)
TANDEM PARKING at BIO-RETENTION BASIN:	1,028 sf	0 sf (0%)
TANDEM PARKING at GROUP BBQ AREA:	3,322 sf	136 sf (4%)
PARKING LOT EAST of BUILDING 1:	1,600 sf	498 sf (31%)
TOTAL PARKING LOT LANDSCAPING:	**18,608 sf**	**3,371 sf (18%)**

LANDSCAPE DESIGN PRINCIPLES

CONCEPTUAL PLANS DEMONSTRATE THAT THIS DEVELOPMENT SATISFIES THE FOLLOWING GUIDELINES.
1. PROVIDES VISUAL SCREENING, PRIVACY, AND NATURAL SURVEILLANCE, WHERE NEEDED
2. DEFINES PEDESTRIAN PATHWAYS AND OPEN SPACE AREAS WITH LANDSCAPE MATERIALS WHERE APPROPRIATE.
3. PROVIDES FOCAL POINTS WITHIN A DEVELOPMENT, SUCH AS SPECIMEN TREES, HEDGES, FLOWERING PLANTS, AND PEDESTRIAN AMENITIES.
4. USES A COMBINATION OF PLANTS FOR YEAR-LONG COLOR AND INTEREST
5. USE LANDSCAPE TREATMENTS TO ENHANCE THE SCREENING OF OUTDOOR STORAGE AND MECHANICAL EQUIPMENT AREAS.

IRRIGATION CONCEPT STATEMENT

IRRIGATION ZONES: IRRIGATION HYDRO-ZONES SHALL HAVE PLANTS GROUPED with SIMILAR WATERING REQUIREMENTS.
DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.
BACKFLOW PREVENTER: BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR and SCREENED with LANDSCAPING from PUBLIC VIEW.
IRRIGATION EMITTERS: ALL SHRUB AREAS SHALL BE IRRIGATED USING DRIP TYPE IRRIGATION SYSTEM. ALL TREES SHALL BE IRRIGATED USING BUBBLER AND/OR DRIP IRRIGATION SYSTEM. ALL GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM.
IRRIGATION CONTROLLER: CONTROLLER SHALL BE AUTOMATIC WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF AND OVER WATERING. "SMART" CONTROLLER WEATHER TRACKING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.
CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE CLASS 315 PVC. ALL LATERAL LINE SHALL BE CLASS 200 PVC.

THE IRRIGATION DESIGN SHALL COMPLY with THE CRITERIA of CITY of SALINAS WATER CONSERVATION POLICIES and REQUIREMENTS INCLUDING BUT NOT LIMITED TO:

A. PLANT MATERIALS SHALL BE SELECTED FOR ENERGY EFFICIENCY AND DROUGHT TOLERANCE; ADAPTABILITY AND RELATIONSHIP TO THE DELTA SHORES ENVIRONMENT; COLOR, FORM and PATTERN; ABILITY TO PROVIDE SHADE; SOIL RETENTION, FIRE RESISTIVENESS, ETC. THE OVERALL LANDSCAPE PLAN SHALL BE INTEGRATED WITH ALL ELEMENTS OF THE PROJECT, SUCH AS BUILDINGS, PARKING LOTS AND STREETS, TO ACHIEVE DESIRABLE MICRO-CLIMATE AND MINIMIZE ENERGY DEMAND AND WATER USE.
B. WHERE SHRUBS OR LOW-LEVEL VEGETATION ARE USED, VEGETATIVE MATTER AT MATURITY SHALL COVER AT LEAST 75% OF ACTUAL PLANTED AREA.
C. IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE CITY WATER EFFICIENT LANDSCAPE REQUIREMENTS AND THE ARBORICULTURAL STANDARDS AND SPECIFICATIONS ON FILE IN THE DEPARTMENT OF PUBLIC WORKS.

WATER CONSERVATION PRINCIPLES

PURPOSE: TO PROVIDE THE PROPERTY MANAGEMENT STAFF A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.
CONCEPT: THE SYSTEM WILL UTILIZE DRIP and BUBBLER IRRIGATION COMPATIBLE WITH THE AREA BEING WATERED and INFILTRATION RATES OF THE SOIL. THE SYSTEM WILL BE CONTROLLED BY A "WEATHER TRAK" or "SMART" CONTROLLER. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

TO AVOID WATER RUNOFF, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN BUBBLER HEADS or DRIP TUBING TO STOP THAT STATION'S OPERATION. ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NON-FERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) NOTE

LANDSCAPE PLANS WILL ADHERE TO THE CITY OF SALINAS WATER EFFICIENT LANDSCAPE ORDINANCE. WUCOLS DATA BASED ON CITY OF SALINAS, REGION 1

LINE-OF-SIGHT NOTE:

SHRUBS TO BE MAINTAINED AT MAXIMUM 24" HIGH WITHIN LINE OF SIGHT AT STREET INTERSECTIONS.

PROPOSED SHRUB LIST for COMMON AREAS

ALL PROPOSED SHRUBS will be COMPLIANT with CITY OF SALINAS LANDSCAPE STANDARDS and GUIDELINES and CAL GREEN REQUIREMENTS for WATER CONSERVING and NON-INVASIVE as DEFINED by IPC.

FOREGROUND SHRUBS (SMALL):				
BOTANICAL NAME:	COMMON NAME:	SIZE:	CA NATIVE:	WUCOL
ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS	5 GAL		Mod.
BUXUS MICROPHYLLA 'GREEN BEAUTY'	GREEN BEAUTY BOXWOOD	5 GAL		Mod.
DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV DIANELLA	1 GAL		Mod.
FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL		Low
HEMEROCALLIS X 'STARBURST'	EVERGREEN DAYLILY	5 GAL		Mod.
LAVANDULA DENTATA	FRENCH LAVENDER	5 GAL		Low
MAHONIA REPENS	CREEPING BARBERRY	1 GAL		Low
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE	5 GAL		Low
ROSA X 'RED CARPET'	CARPET ROSE	5 GAL		Mod.
ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	5 GAL		Low
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL		Mod.
MIDDLE GROUND SHRUBS (MEDIUM):				
BOTANICAL NAME:	COMMON NAME:	SIZE:	CA NATIVE:	WUCOL
AMELANCHIER ALNIFOLIA	WESTERN SERVICEBERRY	1 GAL	*	Low
ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	15 GAL	*	Low
BACCHARIS PILULARIS	DWARF COYOTE BRUSH	1 GAL	*	Low
DIANELLA TASMANICA 'VARIEGATA'	FLAX LILY	5 GAL		
LIGUSTRUM TEXANUM (SCREEN COLUMNS)	TEXAS PRIVET	15 GAL		Mod.
NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL		Mod.
RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	5 GAL		Low
RHAMNUS INTEGRIFOLIA 'EVE CASE'	LEMONADE BERRY	5 GAL	*	Low
RIBES SANGUINIUM	PINK FLOWERING CURRANT	5 GAL	*	Low
WESTRINGIA FRUITICOSA	COAST ROSEMARY	1 GAL		Low
BACKGROUND SHRUBS (LARGE):				
BOTANICAL NAME:	COMMON NAME:	SIZE:	CA NATIVE:	WUCOL
ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL		Low
CALAMAGROSTIS X A. 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL		Mod.
CALLISTEMON CITRINUS 'BETTER JOHN'	DWARF BOTTLEBRUSH	5 GAL		Low
CARPENTERIA CALIFORNICA	BUSH ANEMONE	15 GAL	*	Mod.
CEANOTHUS IMPRESSUS 'PUGET BLUE'	SANTA BARBARA CEANOTHUS	15 GAL		Low
COTONEASTER SP.	COTONEASTER	5 GAL		Low
DIETES x 'ORANGE DROP'	FORTNIGHT LILY	5 GAL		Low
DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	15 GAL		Low
GREVILLEA X 'NOELLII'	GREVILLEA	5 GAL		Low
OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	15 GAL		Low
RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL	*	Low
PHOTINIA FRASERI	RED-TIPPED PHOTINIA	5 GAL		Mod.
PITTOSPORUM TOBIRA	MOCK ORANGE	5 GAL		Mod.
PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL		Low
RHAMNUS ALATERNUS	ITALIAN BUCKTHORN	5 GAL	*	Low

PROPOSED PLANT LIST for BIO-RETENTION BASIN

ALL PROPOSED PLANTS will be COMPLIANT with CITY OF SALINAS LANDSCAPE STANDARDS and GUIDELINES and CAL GREEN REQUIREMENTS for WATER CONSERVING and NON-INVASIVE as DEFINED by IPC.

BOTANICAL NAME:	COMMON NAME:	SIZE:	CA NATIVE:	WUCOL
ACHILLEA MILLEFOLIUM	YARROW	1 GAL	*	Low
BROMUS CARINATUS	CALIFORNIA BROME	1 GAL	*	Low
CAREX OBNUPTA	SLOUGH SEDGE	1 GAL	*	Low
CASTILLEJA MINIATA	INDIAN PAINTBRUSH	1 GAL	*	Low
DESCHAMPSIA CAESPITOSA	TUFTED HAIRGRASS	1 GAL	*	Low
LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE RYE	1 GAL	*	Low
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	*	Low
JUNCUS PATENS	SPREADING RUSH	1 GAL	*	Low

PROPOSED GROUNDCOVER LIST

ALL PROPOSED PLANTS will be COMPLIANT with CITY OF SALINAS LANDSCAPE STANDARDS and GUIDELINES and CAL GREEN REQUIREMENTS for WATER CONSERVING and NON-INVASIVE as DEFINED by IPC.

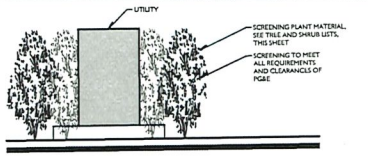
BOTANICAL NAME:	COMMON NAME:	SIZE:	CA NATIVE:	WUCOL
COPROSMA KIRKII	TRAKINS COPROSMA	1 GAL		Low
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	*	Low
MYOPORUM PARVIFOLIUM	DWARF MYOPORUM	1 GAL		Low
ROSMARINUS OFFICINALIS	DWARF ROSEMARY	1 GAL		Low

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
TREES				
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE STANDARD	36"BOX	LOW	10
	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	24"BOX	MODERATE	19
	CERCIS OCCIDENTALIS WESTERN REDBUD	24"BOX	VERY LOW	24
	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD MAIDENHAIR TREE	24"BOX	MODERATE	6
	HETEROMELES ARBUTIFOLIA TOYON	24"BOX	LOW	18
	OLEA EUROPAEA 'SWAN HILL' SWAN HILL FRUITLESS OLIVE	48"BOX	MODERATE	6
	PISTACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE	36"BOX	LOW	8
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24"BOX	LOW	5
	QUERCUS AGRIFOLIA COAST LIVE OAK	24"BOX	LOW	7
	QUERCUS SHUMARDII SHUMARD OAK	24"BOX	MODERATE	18
SCREENING				
O	LAURUS NOBILIS BAY LAUREL - COLUMNAR	15 GAL	LOW	41
STREET TREE				
	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' ROUND-LOBED SWEET GUM STREET TREE IN 5' PARKWAY	24"BOX	MODERATE	7
			TOTAL QTY:	169

SHRUBS			
	SEE SHEET L.3 FOR PROPOSED SHRUB LIST	4' O.C. SPACING	APPROX. 5,598

UTILITY SCREENING DETAIL:

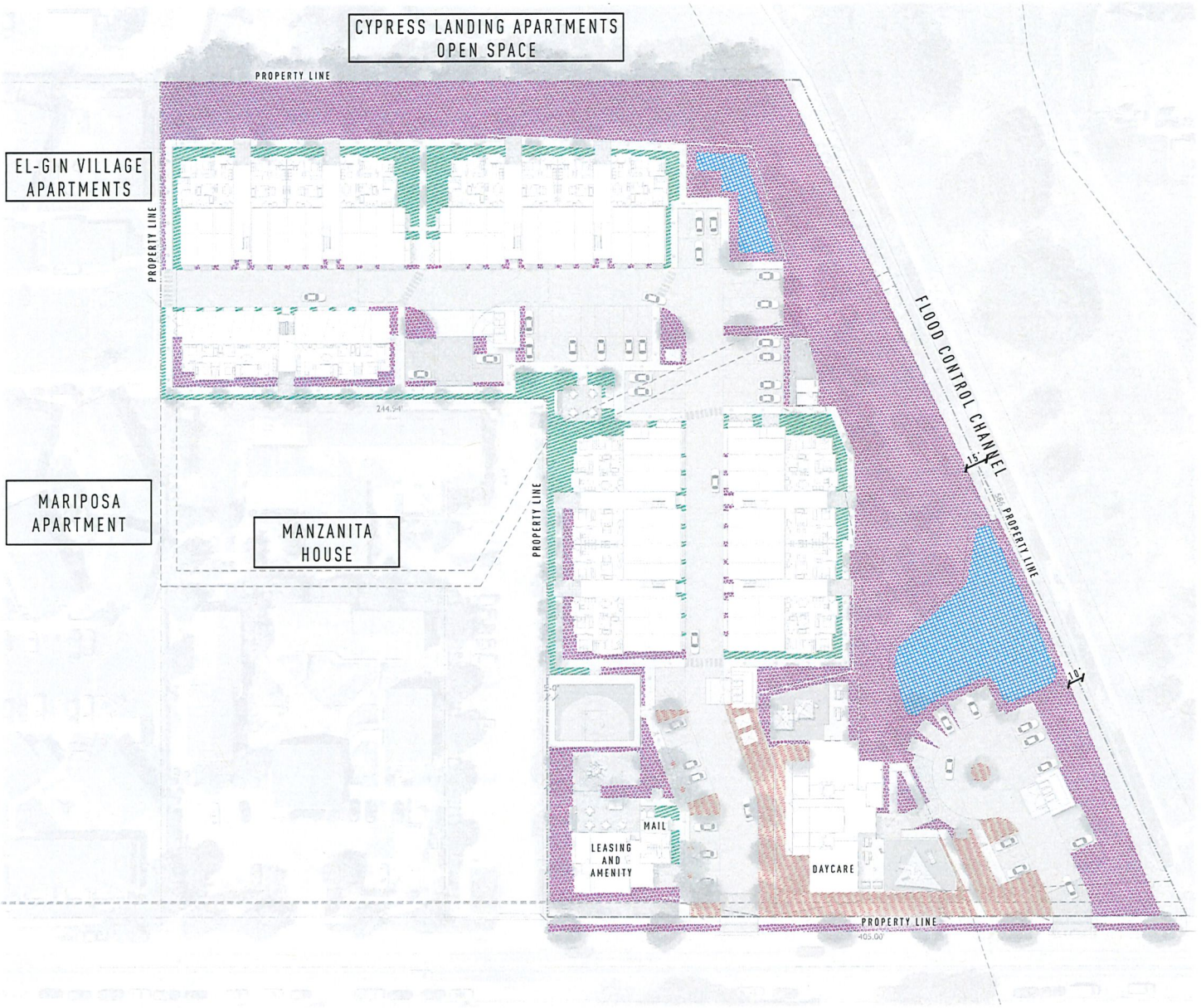


A UTILITY SCREENING

SCALE: 1/2" = 1'

SCREENING OF UTILITY EQUIPMENT:

ALL ABOVE-GROUND UTILITY EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW WITH A MINIMUM 3' WIDE PLANTING AREA. PROPOSED SCREEN SHRUB WILL BE 15 GALLON SIZE SPACED TO SCREEN 75% OF UTILITY AT THE TIME OF PLANTING.



IRRIGATION HYDROZONES - GROUND:

SYMBOL	HYDROZONE	AREA	WATER USAGE	PLANT FACTOR (Kc)
	HYDRO-ZONE - 1 STREET SCAPE AND PARKING IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	7,146 S.F.	LOW	0.30
	HYDRO-ZONE - 2 NORTH / EAST SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	8,618 S.F.	MOD	0.30
	HYDRO-ZONE - 3 SOUTH / WEST SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	54,288 S.F.	LOW	0.30
	HYDRO-ZONE - 4 STORM WATER TREATMENT AREAS IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	7,508 S.F.	LOW	1.00

NOTE:

DETAILED LANDSCAPE AND IRRIGATION PLANS WILL SUBMITTED WITH THE BUILDING PLANS PRIOR TO ISSUANCE OF A BUILDING PERMIT.

Reference Evapotranspiration (ETo) 46.30 **ETAF for MAWA** 0.55 (Residential)

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
Hydrozone 1 - Streetscape and Parking	0.30	drip	0.81	0.37	7,146	2,647	75,975
Hydrozone 2 - North / East Sun Exposure	0.50	drip	0.81	0.62	8,618	5,320	152,709
Hydrozone 3 - South / West Sun Exposure	0.30	drip	0.81	0.37	54,288	20,107	577,182
Hydrozone 4 - Storm Water Treatment	0.30	drip	0.81	0.37	7,508	2,781	79,824
				Totals	77,560	30,854	885,690
Special Landscape Areas							
				Totals			
						ETWU Total	885,690
						Maximum Allowed Water Allowance (MAWA)*	1,224,541

*Hydrozone #/Planting Description
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

*Irrigation Method
overhead spray or drip

*Irrigation Efficiency
0.75 for spray head
0.81 for drip

*ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

*MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + (1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	30,854
Total Area	77,560
Average ETAF	**0.40**

All Landscape Areas	
Total ETAF x Area	30,854
Total Area	77,560
Sitewide ETAF	**0.40**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Eto data for from CIMIS Station #214 6/18/2025

MJS LANDSCAPE ARCHITECTURE

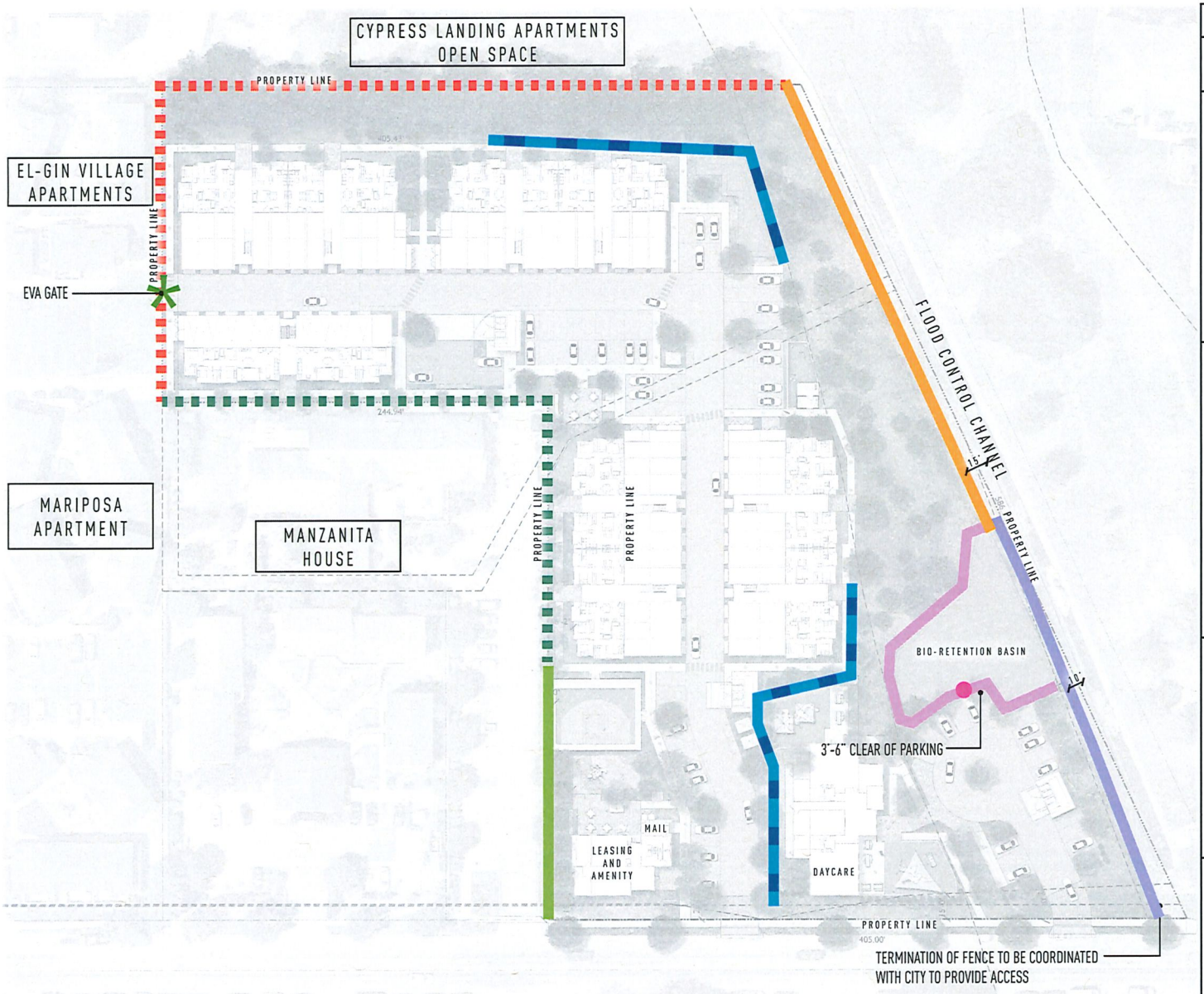
MILESTONE HOUSING GROUP
MONTEREY COUNTY HOUSING AUTHORITY DEVELOPMENT CORPORATION

CASENTINI STREET FAMILY APARTENTS + DAYCARE
SALINAS, CA

0 15' 30' 60'

PLANNED UNIT DEVELOPMENT PERMIT
(PUD 2025-003) (SPR 2025-014) (ZONING: R-H-2.1)
March 25, 2026

HYDROZONE PLAN L.4



WALL AND FENCE LEGEND

SITE RETAINING WALLS, SEE DRAWINGS BY CIVIL ENGINEER. TAN SPLIT FACE FINISH, ONE SIDE.



EXISTING 6' HT. WOOD FENCE, PROTECT IN PLACE, PAINT PROJECT SIDE, COLOR TO MATCH EXISTING

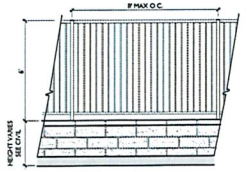


EXISTING CHAINLINK FENCE, PROTECT IN PLACE

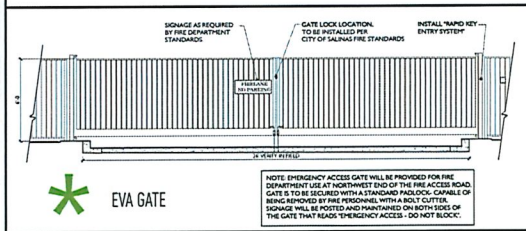
NEW 6' HT. CHAINLINK FENCE AT 15' SETBACK FROM TOP OF BANK

NEW 6' HT. CHAINLINK FENCE AT 10' SETBACK FROM TOP OF BANK

NEW 3' HT. CHAINLINK FENCE AT BIO-RETENTION BASIN WITH GATE



NEW 6'HT. FENCE ON LOW RETAINING WALL TO MATCH EXISTING FENCE
PAINT TO MATCH EXISTING FENCE COLOR



EVA GATE

NOTE: EMERGENCY ACCESS GATE WILL BE PROVIDED FOR FIRE DEPARTMENT USE AT NORTHWEST END OF THE FIRE ACCESS ROAD. GATE IS TO BE SECURED WITH A STANDARD PADLOCK. CAPABLE OF BEING REMOVED BY FIRE PERSONNEL WITH A BOLT CUTTER. SIGNAGE WILL BE POSTED AND MAINTAINED ON BOTH SIDES OF THE GATE THAT READS "EMERGENCY ACCESS - DO NOT BLOCK".

MJS LANDSCAPE ARCHITECTURE

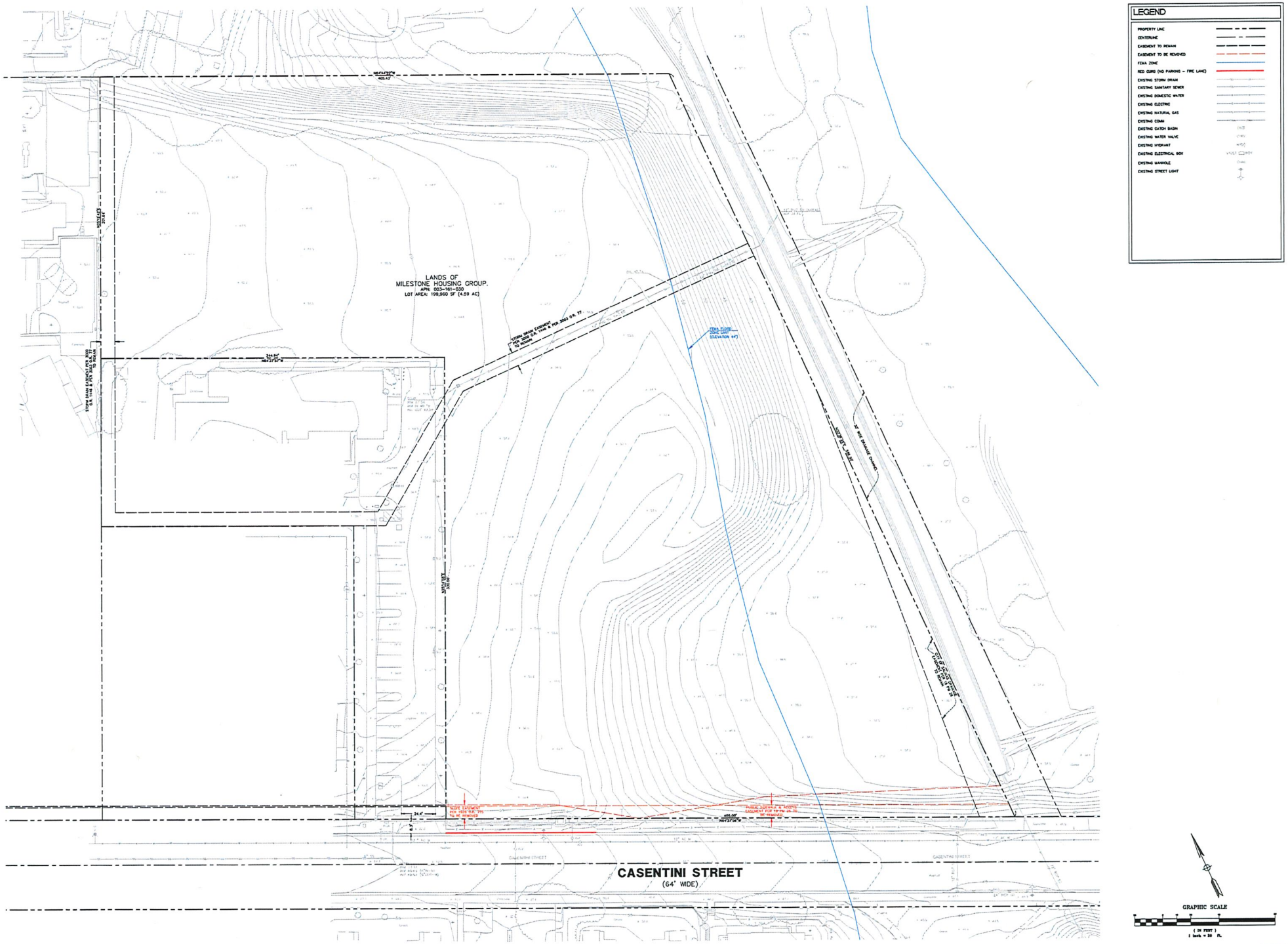
MILESTONE HOUSING GROUP
MONTEREY COUNTY HOUSING AUTHORITY DEVELOPMENT CORPORATION

CASENTINI STREET FAMILY APARTENTS + DAYCARE
SALINAS, CA

0 15' 30' 60'

PLANNED UNIT DEVELOPMENT PERMIT
(PUD 2025-003) (SPR 2025-014) (ZONING: R-H-2.1)
March 25, 2026

WALL & FENCE PLAN



BKF
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

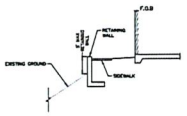
MILESTONE HOUSING GROUP

CASENTINI STREET FAMILY APARTMENTS
SALINAS, CA

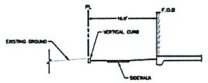
MILESTONE
02/13/2026

EXISTING CONDITIONS

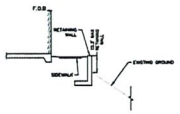
C1.0



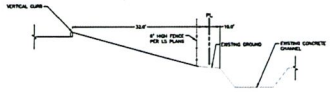
SECTION A
1"=10'



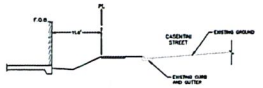
SECTION B
1"=10'



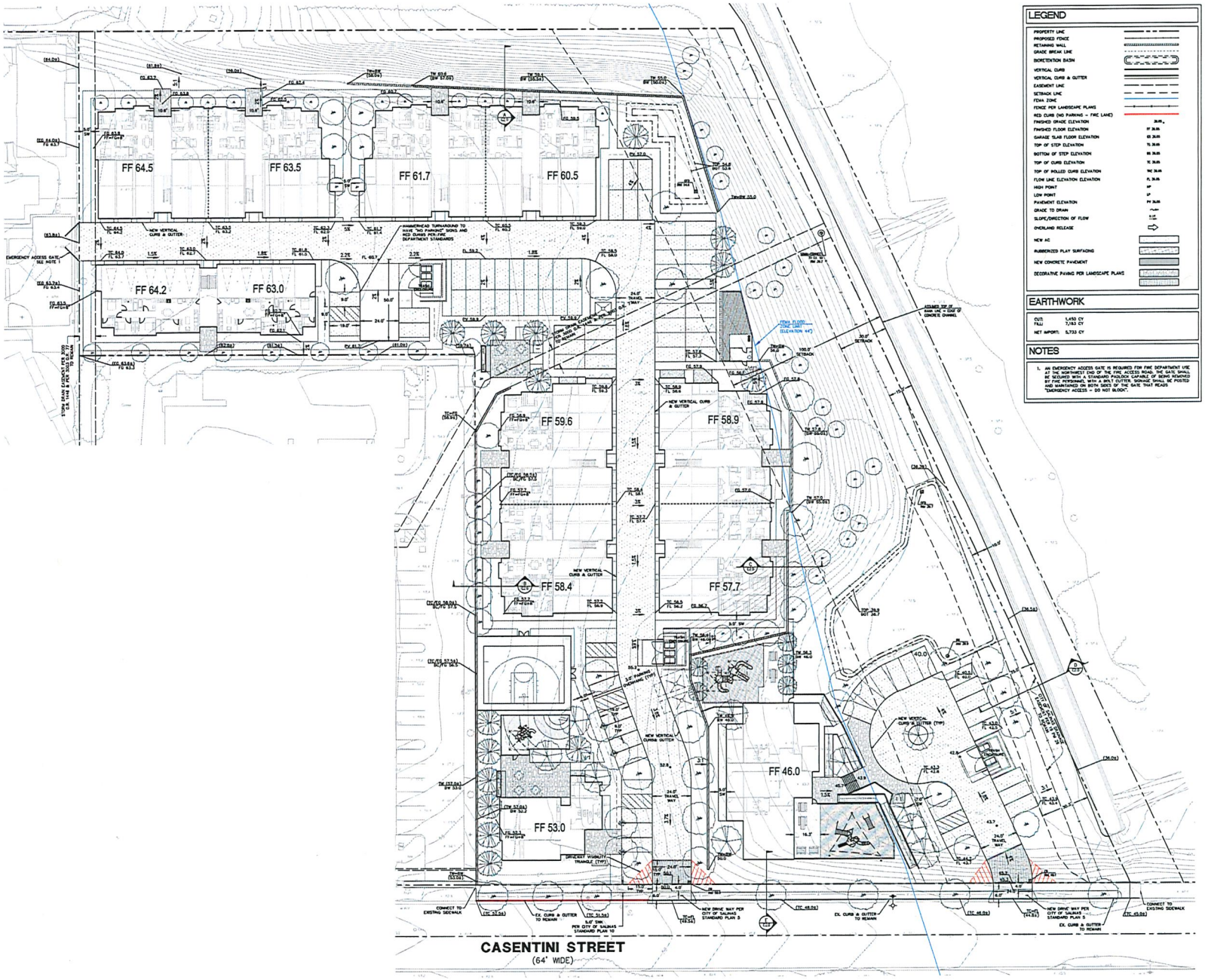
SECTION C
1"=10'



SECTION D
1"=10'



SECTION E
1"=10'



LEGEND

PROPERTY LINE
PROPOSED FENCE
RETAINING WALL
GRADE BREAK LINE
DIRECTENTION BASIN
VERTICAL CURB
VERTICAL CURB & GUTTER
EASEMENT LINE
SETBACK LINE
FEMA ZONE
FENCE PER LANDSCAPE PLANS
RED CURB (NO PARKING - FIRE LANE)
FINISHED GRADE ELEVATION
FINISHED FLOOR ELEVATION
GARAGE SLAB FLOOR ELEVATION
TOP OF STEP ELEVATION
BOTTOM OF STEP ELEVATION
TOP OF CURB ELEVATION
TOP OF ROLLED CURB ELEVATION
FLOW LINE ELEVATION ELEVATION
HIGH POINT
LOW POINT
PAVEMENT ELEVATION
GRADE TO DRAIN
SLOPE/DIRECTION OF FLOW
OVERLAND RELEASE
NEW AC
RUBBERIZED PLAY SURFACING
NEW CONCRETE PAVEMENT
DECORATIVE PAVING PER LANDSCAPE PLANS

EARTHWORK

CUT: 1,450 CY
FILL: 7,183 CY
NET IMPORT: 5,733 CY

NOTES

1. AN EMERGENCY ACCESS GATE IS REQUIRED FOR FIRE DEPARTMENT USE AT THE NORTHWEST END OF THE FIRE ACCESS ROAD. THE GATE SHALL BE SECURED WITH A STANDARD PADLOCK CAPABLE OF BEING REMOVED BY FIRE PERSONNEL WITH A BOLT CUTTER. SIGNAGE SHALL BE POSTED AND MAINTAINED ON BOTH SIDES OF THE GATE THAT READS "EMERGENCY ACCESS - DO NOT BLOCK".

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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3230 N. FIRST STREET
SUITE 600
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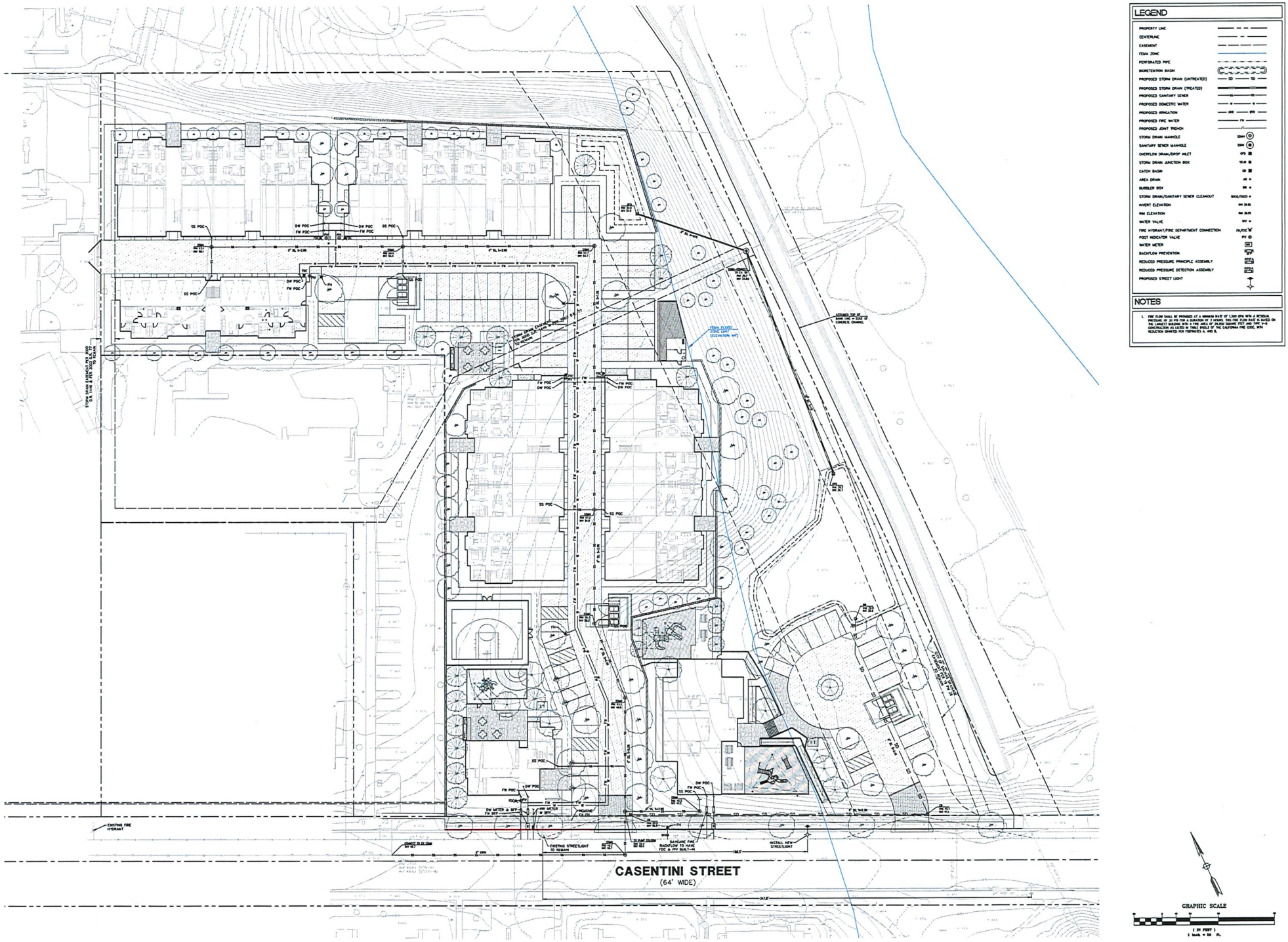
MILESTONE HOUSING GROUP

CASENTINI STREET FAMILY APARTMENTS
SALINAS, CA

MILESTONE
02/13/2026

PRELIMINARY
SITE AND GRADING PLAN

C2.0



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MILESTONE HOUSING GROUP

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SALINAS, CA

MILESTONE
02/13/2026

PRELIMINARY UTILITY PLAN

C3.0

DRAINAGE AREA	IMPERVIOUS SURFACE	PERVIOUS SURFACE	STORMWATER CONTROL MEASURE	AREA REQUIRED (4%)	AREA PROVIDED
DMA 1	27,111	6,516	BIORETENTION BASIN	1,084	1,200
DMA 2	85,448	41,347	BIORETENTION BASIN	3,418	6,420

PERFORMANCE 2 SUMMARY TABLE

PERFORMANCE 3 CALCULATION:

RETENTION VOLUME = C X (95TH PERCENTILE, 24-HOUR RAINFALL DEPTH) X (RETENTION TRIBUTARY AREA)

i. $C=0.858i^3-0.78i^2+0.774i+0.01$
DMA 1 C = 0.54
DMA 2 C = 0.64

ii. 95TH PERCENTILE, 24-HOUR RAINFALL DEPTH = 1.1 in
iii. RETENTION TRIBUTARY AREA
DMA 1 = 27,111 SF
DMA 2 = 85,448 SF

DMA 1 RETENTION VOLUME = 1,401 FT³
DMA 2 RETENTION VOLUME = 3,446 FT³

2-YEAR DETENTION CALCULATION DMA1

2-YEAR DETENTION CALCULATION DMA2

10-YEAR DETENTION CALCULATION DMA1

10-YEAR DETENTION CALCULATION DMA2

DRAINAGE AREA	REQUIRED RETENTION VOLUME (FT^3)	REQUIRED DETENTION VOLUME (FT^3)	TOTAL VOLUME REQUIRED (FT^3)	PROVIDED VOLUME (SURFACE + ROCK SECTION) (FT^3)	NOTE
DMA 1	1,401	326	1,727	1,982	12" Surface ponding + 24" rock section
DMA 2	3,446	271	3,717	7,996	12" Surface ponding + 12" rock section

VOLUME SUMMARY TABLE

PERFORMANCE 3 AND 4 SUMMARY TABLE

Project Name:	Salinas Family Apartments		
Street address:	200 Casentini St		
APN:	003-161-030	Project Type:	Multi Family Residence
Project Site Area:	190,960 ft²		
Pre-Project		Unchanging	
Impervious Area:	- ft²	Impervious Area:	- ft²
Post-Project		Unchanging	
Impervious Area:	112,958 ft²	Pervious Area:	39,078 ft²

Impervious Area

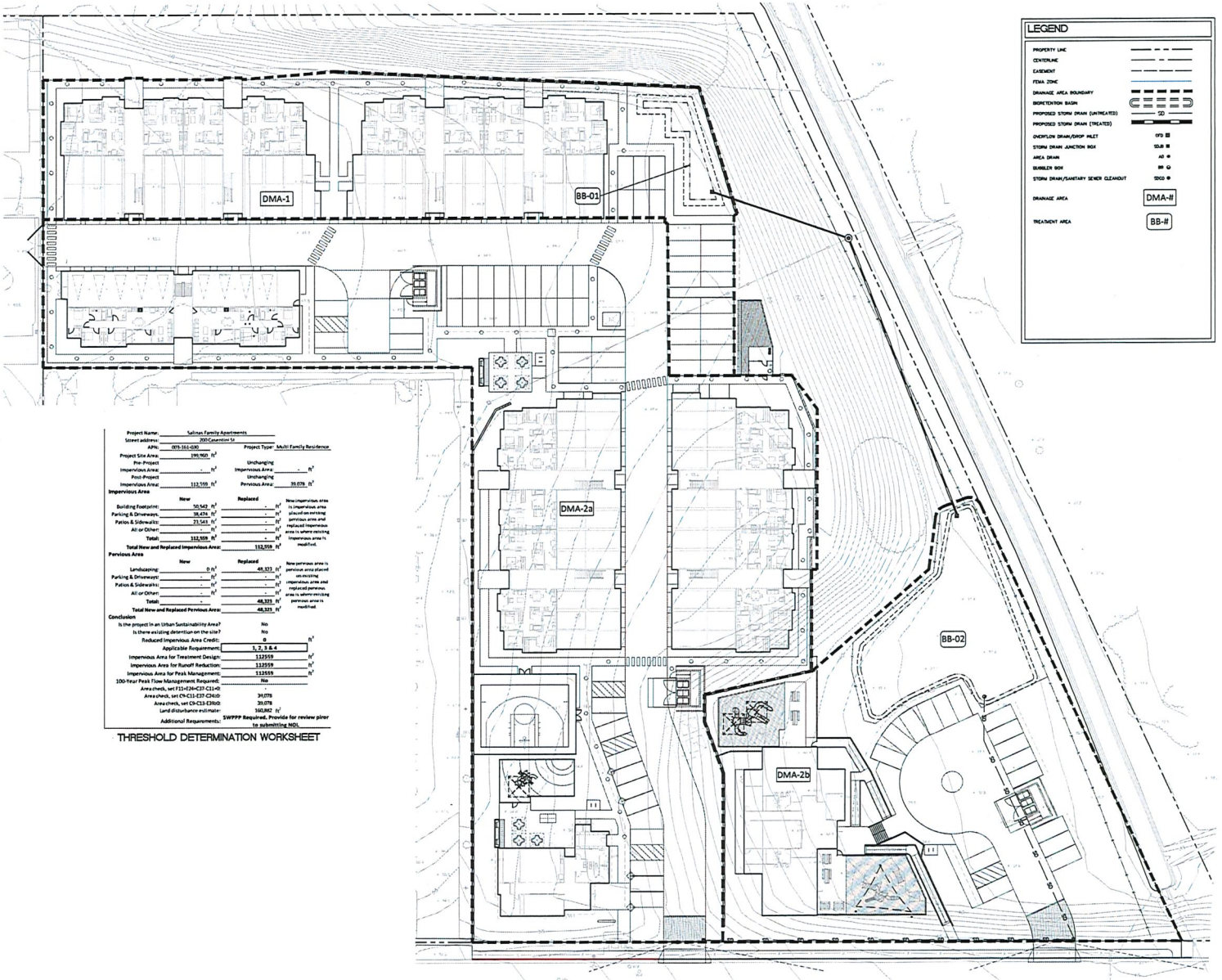
	New	Replaced	
Building Footprint:	50,542 ft²	- ft²	New impervious area is impervious area placed on existing pervious area and replaced impervious area is where existing impervious area is modified.
Parking & Driveways:	38,474 ft²	- ft²	
Patios & Sidewalks:	23,543 ft²	- ft²	
All or Other:	- ft²	- ft²	
Total:	112,958 ft²	- ft²	
Total New and Replaced Impervious Area:	112,958 ft²		

Pervious Area

	New	Replaced	
Landscaping:	0 ft²	48,323 ft²	New pervious area is pervious area placed on existing impervious area and replaced pervious area is where existing pervious area is modified.
Parking & Driveways:	- ft²	- ft²	
Patios & Sidewalks:	- ft²	- ft²	
All or Other:	- ft²	- ft²	
Total:	-	48,323 ft²	
Total New and Replaced Pervious Area:		48,323 ft²	

Conclusion		
Is the project in an Urban Sustainability Area?	No	
Is there existing detention on the site?	No	
Reduced Impervious Area Credit:	0	ft²
Applicable Requirement:	1, 2, 3 & 4	
Impervious Area for Treatment Design:	112959	ft²
Impervious Area for Runoff Reduction:	112559	ft²
Impervious Area for Peak Management:	112559	ft²
100-Year Peak Flow Management Required:	No	
Area check, set F11=(24+C37-C11+0:		
Area check, set C9=C11-E37-C9=0:	39,078	
Area check, set C9-C13-E39=0:	39,078	
Land disturbance estimate:	160,962 ft²	
Additional Requirements:	SWPPP Required, Provide for review prior to submitting NOI.	

THRESHOLD DETERMINATION WORKSHEET



LEGEND

- PROPERTY LINE
- CENTERLINE
- EASEMENT
- FEMA ZONE
- DRAINAGE AREA BOUNDARY
- BIORETENTION BASIN
- PROPOSED STORM DRAIN (UNTREATED) — SD —
- PROPOSED STORM DRAIN (TREATED) — SD —
- OVERFLOW DRAIN/DROP INLET OFD
- STORM DRAIN JUNCTION BOX SDJB
- AREA DRAIN AD
- BUBBLER BOX BB
- STORM DRAIN/SANITARY SEWER CLEANOUT SDCO
- DRAINAGE AREA DMA-#
- TREATMENT AREA BB-#

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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www.bkf.com

MILESTONE HOUSING GROUP

CASENTINI STREET FAMILY APARTMENTS
SALINAS, CA

MILESTONE
02/13/2026

PRELIMINARY STORMWATER CONTROL PLAN

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT
65 W. Alisal Street • Salinas, California 93901
(831) 758-7251 • (831) 758-7938 (Fax) • www.ci.salinas.ca.us

PLANNING APPLICATION REVIEW - BUILDING

Date:	**9/25/2025**
Application:	**SPR2025-014**
Address:	**200 CASENTINI ST**
Scope:	**88 affordable multi-family units**
Contact:	**Contact**
Planner:	**Son Pham**

1. Soils report for proposed work will be required at building permit submittal.

   NO RESPONSE REQUIRED. REQUIREMENTS TO BE VERIFIED AT BUILDING PERMIT SUBMITTAL.

2. The occupancy classification, construction types, building area analysis, fire sprinklered for all proposed structures for Specific Building comments will be generated upon building permit submittal. Building permit shall comply with California Code of Regulations, Title 24

   NO RESPONSE REQUIRED. REQUIREMENTS TO BE VERIFIED AT BUILDING PERMIT SUBMITTAL.

3. Please show accessible path of travel from the main entry connecting the structures to the public way, trash enclosure, and accessible parking.

   NO RESPONSE REQUIRED. REQUIREMENTS TO BE VERIFIED AT BUILDING PERMIT SUBMITTAL.

4. Multifamily dwellings constructed for first occupancy after March 13, 1991 shall comply with the accessibility requirements of the California Building Code Chapter 11A. Verify accessible residential units are provided.

   NO RESPONSE REQUIRED. REQUIREMENTS TO BE VERIFIED AT BUILDING PERMIT SUBMITTAL.

Exhibit D

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT
65 W. Alisal Street • Salinas, California 93901
(831) 758-7251 • (831) 758-7938 (Fax) • www.ci.salinas.ca.us

5. Verify the private balconies and adjacent doors and windows can comply with fire protection features as designed. See section 705 for exterior balconies and opening protectives.

   NO RESPONSE REQUIRED. REQUIREMENTS TO BE VERIFIED AT BUILDING PERMIT SUBMITTAL.

6. Verify all fire rated construction, opening areas comply with the requirements of CBC chapter 7.

   NO RESPONSE REQUIRED. REQUIREMENTS TO BE VERIFIED AT BUILDING PERMIT SUBMITTAL.

7. At least ninety days prior to building permit application, please set up a meeting with the Chief Building Official to discuss the process and expectations for proposed development.
   - Plans
   - Approximate timelines for applications and construction
   - Fees
   - Turn-around-times
   - Special inspections,
   - Deferred/Separate submittals (trusses, sprinklers, P.V. systems, etc)

   NO RESPONSE REQUIRED UNTIL APPLICANT IS CLOSE TO PERMIT SUBMITTAL

8. Specific Building comments will be generated upon building permit submittal. Building permit shall comply with California Code of Regulations, Title 24.

   NO RESPONSE REQUIRED

(End of Comments)

Raul Ortega
City of Salinas Permit Services
Community Development Department

City of Salinas
DEVELOPMENT ENGINEERING (PW) • 65 West Alisal Street • Salinas, California
Phone: (831) 758-7251 • www.cityofsalinas.org

ENGINEER'S REPORT

PURPOSE: CUP2025-025, SPR2025-014 & PUD2025-003 **DATE:** 3/18/2026
LOCATION: 200 Casentini St **PLANNER:** Son Pham
APPLICANT: Milestone Housing Group **REVIEWER:** Fernando Rizo, QSD
ENGINEER: BKF Engineers Assistant Engineer

DEVELOPMENT PROPOSAL: Amendment to PUD92-006 – Multi-family housing project

RECOMMENDATION: Approved with Conditions

SWDS THRESHOLD: Performance Requirement 1, 2, 3 & 4.
NPDES CATEGORY: High Priority

DEVELOPMENT REVIEW: *Development Review Submittal prepared by KTGY Group, Inc. and BKF Engineers dated October 20, 2025.*

DEVELOPMENT IMPACT FEES:

Development Impact Fees – Development impact fees are estimated at $1,730,170.75. Fees are assessed and due prior to issuance of a building permit. Fees are based on the 2010 Traffic Improvement Program and Institute of Transportation Engineers Trip Generation.

CONDITIONS OF APPROVAL:

1. Riparian Setback – The project appears to encroach into the 100'-setback from the top of the Reclamation Ditch, provide setback reference. Clearly delineate the 100-setback from the top of ditch. If applicant wishes to explore encroaching into the 100'-setback a biotic study shall be prepared under the direction of the City of Salinas Planning Department. The proposed chain-link fence shown is acceptable to City staff based on existing topography conditions.
2. Utility Plan – Provide more information pertaining to existing storm drain easement and the impacts of proposed improvements and building foundation. Provide depth of existing storm drain line closest to proposed buildings.
3. Grading and Drainage Plan – Provide final grading and drainage plan showing all proposed finished elevations and grades.
4. Utility Plan – Provide final utility plan showing all proposed grate elevation, piping size, material type and slope.
5. Site Plan – Access shall be maintained to existing City of Salinas Drainage Easement. Existing slope and sidewalk easements may be abandoned.
6. Site Plan - Proposed trash enclosure shall conform with City of Salinas 57A. Provide 2' minimum landscape strip, 2" weep holes, and concrete pad drainage patterns flowing towards required weep holes and landscaping strip.
7. Offsite Improvements – An ADA compliant sidewalk is required at all driveways. Indicate if the project provides a 4-foot-wide minimum ADA-compliant sidewalk. If not, applicant shall obtain an encroachment permit to reconstruct the driveway to provide an ADA compliant sidewalk.
8. Offsite Improvements - Identify any sidewalk damage that may cause someone to trip and fall on

Exhibit E

the sidewalk along your frontage. In accordance with City Resolution No. 4926 and State Code 5610, maintenance of the sidewalk is the responsibility of the property owner.

9. Offsite Improvements – Per City Standards, street trees are required at a maximum of 60-ft spacing based on street frontage. For this property a minimum of six (6) trees are required. If the existing improvements or the site cannot accommodate six street trees, the applicant shall pay the street tree impact fee in lieu of the street tree installation.
10. Offsite Improvements – Street lighting will be required along frontage. Provide photometric plan showing conformance.
11. Offsite Improvements – Any construction, reconstruction, or closure of the right of way shall require an encroachment permit.
12. SWDS Compliance – Prior to issuance of a building permit, applicant shall provide a final stormwater control plan consistent with Appendix B of SWDS.
13. SWDS Compliance – A Stormwater Quality (SWQ) Permit will be required prior to any land disturbance.
14. SWDS Compliance – Landscaping plans shall be submitted for proposed bio-retention facilities, and these shall comply with City of Salinas 2021 Stormwater Design Standards.
15. Geotechnical Report – Provide a site-specific geotechnical report which includes infiltration testing at the proposed infiltration depths.
16. Addressing – Prior to building permit issuance, any change in addressing shall be processed via a addressing change application.
17. NPDES/Site Disturbance – Prior to issuance of a building/grading permit, applicant shall provide a SWPPP for review. Provide complete information including QSP information, required signatures and construction schedule. Provide completed erosion and sediment control checklist.
18. NPDES Compliance – Applicant shall provide construction BMPs for site improvements.

Notice: The Conditions of Approval for this Site Plan Review include certain fees and development requirements. Pursuant to Government Code Section 66020 (d)(1), this hereby constitutes written notice stating the amount of said fees and describing the development requirements. The applicant is hereby notified that the 90-day appeal period in which he/she/they may protest these fees and development requirements, pursuant to Government Code Section 66020 (a), begins on the date the office land use permit is approved. If applicant files a written protest within this 90-day period complying with all requirements of Section 66020, he/she/they will be legally barred from challenging such fees and/or requirements at a later date.

DEVELOPMENT FEES (By Unit Size)

RESIDENTIAL UNITS (2025-2026)

Address:	**200 Casentini St**	*Permit #:*	**ESTIMATE ONLY**
No. of Units Demolished:	0	*No. of Proposed Units:*	88
No. of Proposed Bedrooms:	192	*Type of Unit Proposed:*	Multi Family Residence
No. of Bedrooms Demolished:	0	*Type of Unit Demolished:*	Multi Family Residence

1. STREET TREE FEE			2304.00.0000-56.5110
	Street Frontage (LF)	multiplier (per 60' frontage): $ -	Not assessed if provided by applicant.
TOTAL STREET TREE FEE DUE:		$ -	
2. PUBLIC UTILITY IMPACT FEE			
		Building Square Footage (Credit): 0	
		Building Square Footage: 121,240	
		Fee per Square Foot of Building Area: $ 1.31	
TOTAL SANITARY SEWER FEE DUE:		$ 158,824.40	2301.00.0000-56.5120
		Fee Per Bedroom: $ 707.00	
TOTAL STORM DRAIN FEE DUE (Do Not Assess For Mixed Use):		$ 135,744.00	2301.00.0000-56.5130
3. TRAFFIC IMPACT FEE			
7	Trip Rate Per Proposed Unit(s)	Total Proposed Trips: 616	
0	Trip Credits	Net Trips: 616	*Location:*
		Fee Per Trip: $ 470.00	Existing City Streets
TOTAL TRAFFIC IMPACT FEE DUE:		$ 289,520.00	2306.00.0000-56.5150
4. REGIONAL DEVELOPMENT IMPACT FEE			*Per attached TAMC worksheet.*
Fee assessed by the Transportation Agency for Monterey County		$ 82,032.54	8809.81.8157-57.8640

5. PUBLIC FACILITIES IMPACT FEES

UNIT FEE SCHEDULE

Bedrooms	Unit Size	No. Units	Fire	Police	Library	Recreation	Parks
1	743	24	$ 5,544.00	$ 30,552.00	$ 21,744.00	$ 12,120.00	$ 106,272.00
1	950	16	$ 4,496.00	$ 24,864.00	$ 17,696.00	$ 9,856.00	$ 86,464.00
2	1072	4	$ 1,380.00	$ 7,656.00	$ 5,444.00	$ 3,028.00	$ 26,612.00
3	1141	40	$ 13,800.00	$ 76,560.00	$ 54,440.00	$ 30,280.00	$ 266,120.00
3	1162	4	$ 1,380.00	$ 7,656.00	$ 5,444.00	$ 3,028.00	$ 26,612.00
			$ -	$ -	$ -	$ -	$ -
GOOD		Subtotal:	$ 26,600.00	$ 147,288.00	$ 104,768.00	$ 58,312.00	$ 512,080.00
		Credits by Unit/Bedroom:					
		PUBLIC FACILITIES IMPACT FEES DUE:	$ 26,600.00	$ 147,288.00	$ 104,768.00	$ 58,312.00	$ 512,080.00

TOTAL DEVELOPMENT FEES DUE:	**$ 1,515,168.94**

Effective: July 1, 2025 *Valid through: June 30, 2026*

Estimate prepared by: AR

I:\Permit\ENGINEERING PW\Plan Review\Fernando\Planning\200 Casentini St PUD2025-003 Residential Impact Fee Estimate

Regional Development Impact Fees

Fee Calculation Worksheet

Last updated July 1, 2024

Project Name:

Date:

Select the Benefit Zone:	GREATER SALINAS
Select the Agency:	City of Salinas

	Select the Land Use Type:	Fee Schedule	Enter the # of Units	Fees
1	Apartment (Low Income)	$1,713.66	88	$150,802.22
2		$0.00		$0.00
3		$0.00		$0.00
4		$0.00		$0.00
5		$0.00		$0.00
	Calculate by Fee per Trip (Only use for appeals)	$442		$0.00

Subtotal:		$150,802.22
Apply discount:	45.60%	$68,769.68
Apply credits:		$0.00
Total Regional Fee:		**$82,032.54**

DEVELOPMENT FEES

COMMERCIAL BUILDINGS (2025-2026)

(Including Hotels/Motels/Schools)

Address: 200 Casentini St				Permit #:	ESTIMATE ONLY
Date: 08/21/25				Bldg. Area:	2,400 sf
1. STREET TREE FEE:					2304.00.0000-56.5110
0	Street Frontage (LF)	multiplier (per 60' frontage) $426:	$ -		Not assessed if provided by applicant
TOTAL STREET TREE FEE DUE:			$ -		
2. SANITARY SEWER FEE:					2301.00.0000-56.5120
		Building Square Footage:	2400		
		$1.14/sf (Commercial):	$ 2,736.00		
		$0.57/sf (Industrial):	$ -		
TOTAL SANITARY SEWER FEE DUE:			$ 2,736.00		
3. STORM DRAIN FEE:					2301.00.0000-56.5130
2,400	sf property	43,560 sf/acre:	0.055		
		@ $8,978/acre:	$ 494.66		
		(School Rate) @ $7,161/acre:			
TOTAL STORM DRAIN FEE DUE:			$ 494.66		
4. TRAFFIC IMPACT FEE:					2306.00.0000-56.5150
		Building Square Footage:	2,400		
Use:	495	Divided by 1,000 :	2.400	0.000	0.000
Category:	Recreation Community Center	Trip Rate (TFO):	29		
		Trips:	69	0	0
		Total Trips:	69	Estimate per 2010 Traffic Improvement Program	
		@ $470/trip ($680/trip in FGA):	$ 32,508.96		
TOTAL TRAFFIC IMPACT FEE DUE:			$ 32,508.96		
5. REGIONAL DEVELOPMENT IMPACT FEE					8809.81.8157-57.8640
Fee assessed by the Transportation Agency for Monterey County			$ 16,634.60		Per TAMC fee schedule
6. PUBLIC FACILITIES IMPACT FEE					
		FIRE IMPACT FEE $645/ksf (Commercial) =	$ 1,548.00		
		FIRE IMPACT FEE $147/ksf (Industrial) =	$ -		
		POLICE IMPACT FEE $858/ksf (Commercial) =	$ 2,059.20		
		POLICE IMPACT FEE $573/ksf (Industrial) =	$ -		
TOTAL PUBLIC FACILITIES IMPACT FEE			$ 3,607.20		
TOTAL DEVELOPMENT FEES DUE:			**$**		**55,981.41**

Effective: July 1, 2025

Valid through: June 30, 2026

Regional Development Impact Fees

Fee Calculation Worksheet

Last updated July 1, 2024

Project Name:

Date:

Select the Benefit Zone:	GREATER SALINAS
Select the Agency:	City of Salinas

Select the Land Use Type:	Fee Schedule	Enter the # of Units	Fees
1	$0.00		$0.00
2	$0.00		$0.00
3	$0.00		$0.00
4	$0.00		$0.00
5	$0.00		$0.00
Calculate by Fee per Trip (Only use for appeals):	$442	69	$30,579.75

Subtotal:		$30,579.75
Apply discount:	45.60%	$13,945.15
Apply credits:		$0.00
Total Regional Fee:		**$16,634.60**

Accessory Dwelling Units (ADU) - Senate Bill 13 (Wieckowski, 2019)

ADUs under 750 square feet are exempt from impact fees.

ADUs over 750 square feet are assessed impacts fees that are proportional to the size of the primary residence.

1. In the worksheet above, for "Select the Land Use Type", choose "Single-Family"
2. Next, calculate the proportion of the ADU to the main residence and enter that figure in "Enter the # of Units"

Primary Residence - Square Feet:	
ADU - Square Feet:	
Proportion:	

DEVELOPMENT FEES

COMMERCIAL BUILDINGS (2025-2026)

(Including Hotels/Motels/Schools)

Address: 200 Casentini St				Permit #:	ESTIMATE ONLY
Date: 08/21/25				Bldg. Area:	4,335 sf
1. STREET TREE FEE:					2304.00.0000-56.5110
0	Street Frontage (LF)	multiplier (per 60' frontage) $426:	$ -		Not assessed if provided by applicant
TOTAL STREET TREE FEE DUE:			$ -		
2. SANITARY SEWER FEE:					2301.00.0000-56.5120
		Building Square Footage:	4335		
		$1.14/sf (Commercial):	$ 4,941.90		
		$0.57/sf (Industrial):	$ -		
TOTAL SANITARY SEWER FEE DUE:			$ 4,941.90		
3. STORM DRAIN FEE:					2301.00.0000-56.5130
4,335	sf property	43,560 sf/acre:	0.100		
		@ $8,978/acre:	$ 893.47		
		(School Rate) @ $7,161/acre:			
TOTAL STORM DRAIN FEE DUE:			$ 893.47		
4. TRAFFIC IMPACT FEE:					2306.00.0000-56.5150
		Building Square Footage:	4,335		
Use:	565	Divided by 1,000 :	4.335	0.000	0.000
Category:	Day Care Center	Trip Rate (TFO):	48		
		Trips:	206	0	0
		Total Trips:	206	Estimate per 2010 Traffic Improvement Program	
		@ $470/trip ($680/trip in FGA):	$ 97,023.37		
TOTAL TRAFFIC IMPACT FEE DUE:			$ 97,023.37		
5. REGIONAL DEVELOPMENT IMPACT FEE					8809.81.8157-57.8640
		Fee assessed by the Transportation Agency for Monterey County	$ 49,646.15		Per TAMC fee schedule
6. PUBLIC FACILITIES IMPACT FEE					
		FIRE IMPACT FEE $645/ksf (Commercial) =	$ 2,796.08		
		FIRE IMPACT FEE $147/ksf (Industrial) =	$ -		
		POLICE IMPACT FEE $858/ksf (Commercial) =	$ 3,719.43		
		POLICE IMPACT FEE $573/ksf (Industrial) =	$ -		
TOTAL PUBLIC FACILITIES IMPACT FEE			$ 6,515.51		
TOTAL DEVELOPMENT FEES DUE:			**$**		**159,020.40**

Effective: July 1, 2025 *Valid through: June 30, 2026*

Regional Development Impact Fees

Fee Calculation Worksheet

Last updated July 1, 2024

Project Name:

Date:

Select the Benefit Zone:	GREATER SALINAS
Select the Agency:	City of Salinas

Select the Land Use Type:	Fee Schedule	Enter the # of Units	Fees
1	$0.00		$0.00
2	$0.00		$0.00
3	$0.00		$0.00
4	$0.00		$0.00
5	$0.00		$0.00
Calculate by Fee per Trip (Only use for appeals):	$442	206	$91,265.61

Subtotal:		$91,265.61
Apply discount:	45.60%	$41,619.46
Apply credits:		$0.00
Total Regional Fee:		**$49,646.15**

Accessory Dwelling Units (ADU) - Senate Bill 13 (Wieckowski, 2019)

ADUs under 750 square feet are exempt from impact fees.

ADUs over 750 square feet are assessed impacts fees that are proportional to the size of the primary residence.

1. In the worksheet above, for "Select the Land Use Type", choose "Single-Family"
2. Next, calculate the proportion of the ADU to the main residence and enter that figure in "Enter the # of Units"

Primary Residence - Square Feet:	
ADU - Square Feet:	
Proportion:	

City of Salinas
SALINAS FIRE DEPARTMENT
Fire Prevention Division – Office of the Fire Marshal
200 Lincoln Avenue • Salinas, California 93901
(831) 758-7466 • fireprevention@ci.salinas.ca.us

Plan Review Notes

Date:	**March 10, 2026**
Project Number	PUD2025-003, SPR2025-014 & CUP2025-025
Owner Name	~~INTERIM, INC~~. Monterey County Housing Authority
Applicant Name	Milestone Housing Group
Address	200 Casentini Street
Project Description	AMENDMENT TO A PLANNED UNIT DEVELOPMENT PERMIT (PUD 92-006) - PUD 2025-003; A REQUEST TO CONSTRUCT 88 AFFORDABLE MULTI-FAMILY HOUSING UNITS (SPR 2025-014) WITH A DAY CARE CENTER (CUP 2025-025) LOCATED AT 200 CASENTINI STREET IN THE RESIDENTIAL HIGH DENSITY (R-H-2.1) ZONING DISTRICT
Plan Review Sequence	1st Review - *SPR2025-014 & CUP2025-025* *2nd Review - PUD2025-003* *3rd Review - PUD2025-003, SPR2025-014 & CUP2025-025* *4th Review - PUD2025-003, SPR2025-014 & CUP2025-025*

Plans for the above-referenced project have been reviewed. Revisions are required.

1. **Fire Safety Requirements – General** – The fire safety requirements recorded with the original planned unit development PUD92-006 are hereby superseded by the fire safety requirements set forth in PUD2025-003.

   RESPONSE REQUIRED: None

2. **Fire Sprinkler Standard**
   The fire sprinkler standards that will apply to this project are as follows:

   a. Amenity/Leasing Office (Group B and Group A occupancies) – NFPA 13 – This fire sprinkler system is optional under the Salinas Municipal Code and is being proposed as an option of the applicant.
   b. Apartment Buildings (Group R-2 occupancy) – NFPA 13R or NFPA 13, pursuant to the determination by the Building Official. The fire sprinkler standard will be a minimum of NFPA 13R, but may be upgraded to NFPA 13 based on building code requirements determined during plan review due to fire separation distance, allowable building area, type of construction, etc. The architect shall clearly

Exhibit F

indicate on the plans the fire sprinkler standard that is intended to be considered during building permit plan review.

c. Child Care Center – NFPA 13 – If this childcare center is classified as a Group E occupancy, then fire sprinkler system is proposed as an option of the applicant. If the facility is classified as a Group I-4 occupancy, it will be a required fire sprinkler system.

RESPONSE REQUIRED: At the time of building permit submittal, Include the appropriate code analysis.

3. **Fire Flow** – Add the following note to the plans:

   Fire flow shall be provided at a minimum rate of 1,500 gpm with a residual pressure of 20 psi for a duration of 2 hours.

   This fire flow rate is based on the largest building with a fire area of 26,950 square feet and Type V-B construction as listed in Table B105.2 of the California Fire Code, with reduction granted per Footnotes a. and b.

   RESPONSE REQUIRED: At the time of building permit submittal,
   Add this note on the plans, and ensure it is on the plans presented with the fire service application to California Water Service.

4. **Fire Hydrant Relocation – Sheet C3.0** – Relocate the existing fire hydrant located on the west side of the proposed apartment complex driveway to the east side. This relocation will increase access to the hydrant for both the apartment complex and the childcare center. Refer to the markup image below.
   RESPONSE REQUIRED: None. Utility site plans have been revised to reflect this installation during construction.

5. **Fire Service Connection Location – Sheet C3.0 - Amenity/Leasing & Apartment Bldgs.** – The fire service connection to California Water Service and the Fire Backflow Preventer can be combined for the amenity/leasing building and the apartment buildings, but the fire department connections ("FDCs") and post indicating valves ("PIVs") shall be installed separately for each sprinklered building.

   RESPONSE REQUIRED: At the time of building permit submittal,
   Revise this note on the plans.

6. **Fire Service Connection Location – Sheet C3.0 – Child Care Center** – The fire service connection to California Water Service and the Fire Backflow Preventer shall be separate for the childcare center. The Fire Backflow Preventer shall include the following features:
   a. tamper switches connected to the childcare center fire alarm system
   b. fire department connection with two 2-1/2" inlets and Knox brand locking FDC caps

   RESPONSE REQUIRED: At the time of building permit submittal,
   reflect these fire protection devices on the utility plans.

7. **Maximum Occupant Load – Leasing & Amenity Bldg. - Club Room – Sheet A3.4** – The Club Room is proposed to have an area of 478 square feet. As an assembly use, the space has a maximum occupant load of 68 based on concentrated use without fixed seating or tables (478 sq. ft./7 occupant load factor), and therefore, two (2) exits would be required from the Club Room space.

   RESPONSE REQUIRED: At the time of building permit submittal, Revise the plans to reflect the exiting and path of travel pursuant to California Building Code Chapter 10, Table 1006.2.1, Table 1004.5., Section 1009.

8. **Fire Lanes** – Add details to the plans for fire lane designations including painted red-curbs marked with "NO PARKING – FIRE LANE" per California Fire Code Section 503.3.

   RESPONSE REQUIRED: At the time of building permit submittal, Add fire lane details to the plans.

9. **Knox Box** – Add details to the plans as follows pursuant to California Fire Code Section 506:
   a. **Site locations**
      i. Leasing & Amenity Building exterior wall next to its main entrance
      ii. Childcare Center exterior wall next to its main entrance
   b. **Building locations** – Knox boxes shall be mounted between four and six feet above ground (floor) level, readily visible and not more than 12 feet from the main entry of the premises.
   c. **Required Keys** – The following keys shall be provided: (1) grand master key; (1) fire alarm cabinet key. All utility, mechanical and amenity/leasing building keys shall conform to a master key system.

   RESPONSE REQUIRED: At the time of building permit submittal, Add Knox box details and specification notes to the plans.

10. **Portable Fire Extinguishers** - Per California Fire Code Section 906, portable fire extinguisher(s) with a minimum rating of 2A:10B:C shall be installed and maintained on an approved bracket or cabinet at the following locations:

    a. Apartment buildings - Centrally located on the building exterior on each level within a maximum travel distance of 75 feet from each Group R-2 dwelling unit, **or** one (1) portable fire extinguisher mounted and maintained on an approved bracket or cabinet inside each of the Group R-2 dwelling units.
    b. Leasing & Amenity Building – One (1) portable fire extinguisher in the lobby and one (1) in the Club Room.
    c. Child Care Center – The fire extinguisher locations can be determined at the time of building permit application.

    RESPONSE REQUIRED: At the time of building permit submittal, Revise the plans to reflect these fire extinguisher locations and specifications.

11. Address Posting

Add a note to the plans as follows:

(a) All residential including multifamily residential addresses must be clearly identified with a number/letter a minimum of three and one-half inches high and one-half inch stroke and located on or adjacent to the entrance. If provided, the address(es) shall be placed on the freestanding or monument sign corresponding to the adjacent building(s).

(b) Clustered units/apartments/condominiums shall have a single number/letter for the cluster posted where it is clearly identified from the street or road. Individual units in the cluster will be numbered alphabetically or numerically with letters a minimum of three and one-half inches high and located on or adjacent to the entrance of the unit.

(c) A directory board is required at the entrance of the apartment complex indicating the direction and building number or letter. Where a building is set back from the street or road, the address number or letter shall be determined for both the street approach and on the building, in accordance to the following standards:

(1) Zero to thirty-foot distance: four inches minimum height and one-half inch minimum stroke width.
(2) Thirty-one to fifty-foot distance: six inches minimum height and three-fourths inch minimum stroke width.

RESPONSE REQUIRED: At the time of building permit submittal, Print this note and include address specifications on the plans.

12. Building Identification - Add the following details to the plans:

a. All buildings (except the trash enclosures) shall be clearly identified by a sign with numbers or letters with a minimum height of 6 inches on a contrasting background.

b. All buildings shall have building identification numbers or letters installed on the sides facing the fire access road and on the back side.

RESPONSE REQUIRED: At the time of building permit submittal, Print this note and include building identification sign specifications on the plans.

13. Emergency Access Gate – Add the following note to the plan:

An emergency access gate is required for fire department use at the northwest end of the fire access road. The gate shall be secured with a standard padlock capable of being removed by fire personnel with a bolt cutter. Signage shall be posted and maintained on both sides of the gate that reads "EMERGENCY ACCESS – DO NOT BLOCK".

RESPONSE REQUIRED: At the time of building permit submittal, Print this note on the plans.

14. <u>Fire Apparatus Access Road</u> – Revise the driveway detail to reflect the fire apparatus access road weight-rating requirements of Section 503.2.3 of the California Fire Code as amended in the City of Salinas Municipal Code.

RESPONSE REQUIRED: At the time of building permit submittal, revise this detail and specification on the roadway improvement plans.

Plans reviewed by: DOROTHY PRIOLO, Deputy Fire Marshal

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT
65 W. Alisal Street, 2nd Floor • Salinas, California 93901
(831) 758-7387 • (831) 775-4258 (Fax) • www.ci.salinas.ca.us

DATE: August 20, 2025

TO: Son Pham-Gallardo, Senior Planner

FROM: Stephen Acker, Sr. Community Development Analyst

RE: Housing Division Comments – 1st Review – PUD 2025-003; Application for Site Plan Review of proposed 100% affordable large family multi-family housing community with approximately 88 dwelling units on a 4.9 acre parcel.

The above referenced project is subject to the City of Salinas' Inclusionary Housing Ordinance. Per Section 17-16 of the Inclusionary Housing Ordinance, the owner/developer needs to address the comment below:

1. A Planned Unit Development (PUD) was submitted to the City on July 30, 2025, and it did not include an Affordable Housing Plan. The application provided indicates the proposed development of approximately 88 residential units. The Developer must state the number of housing units set aside for affordable housing under the City's Inclusionary Housing Guidelines and shall include it in the Affordable Housing Plan. The options can be found under the City's Inclusionary Housing Guidelines. The owner/developer needs to complete the provided Affordable Housing Plan template provided upon resubmittal. If the owner/developer is contemplating utilizing the Density Bonus Law to maximize the number of units produced in the Site Plan, this information needs to be included into the Affordable Housing Plan. If tapping into the Density Bonus Law, the owner/developer needs to also specify the Density Bonus percentage requested as well as any incentives, concessions, waivers, and reductions in the development standards being requested. All information needs to be detailed and integrated into the Affordable Housing Plan. Upon resubmittal, please provide a draft of the Affordable Housing Plan in PDF and Microsoft Word format to the City.

   Response: _____

Exhibit G

Copies of the following are attached to assist in the completion of an Affordable Housing Plan submission:

- City of Salinas Inclusionary Ordinance
- City of Salinas Inclusionary Housing Guidelines
- Affordable Housing Plan Template

Prior to the approval of the Site Plan for the proposed subdivision or the issuance of a Building Permit, the project's Developer/Owner and City shall execute any of the following documents applicable to the project:

- Inclusionary Rental Regulatory Agreement and Occupancy Agreement and Declaration of Restrictive Covenants
- Density Bonus Rental Regulatory Agreement and Declaration of Restrictive Covenants (only if applicable)
- Marketing Plan for Inclusionary Housing Units
- Management Plan for Inclusionary Housing Units
- Management Plan for Density Bonus Housing Units (only if applicable)

Should the Owner require additional assistance or have any questions regarding the above comment, please contact Stephen Acker, Senior Community Development Analyst at 831-758-7375 or via e-mail at stephenac@ci.salinas.ca.us.

Docusign Envelope ID: DFA1FFB7-EA77-8A64-80CC-872FA70E5137

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT
65 W. Alisal Street, 2nd Floor • Salinas, California 93901
(831) 758-7387 • (831) 775-4258 (Fax) • www.ci.salinas.ca.us

Affordable Housing Plan

Casentini Street Family Apartments
200 Casentini Street, Salinas, CA

Date: April 29, 2026

Project Description: Proposed development of a 100% affordable large family multi-family housing community with approximately 88 dwelling units on a 4.9-acre parcel. Residential program will include a tot-lot, sports court, dog run area, and a separate amenity/leasing building at the project frontage along Casentini Street. Project includes 89 garage parking stalls and 63open parking stalls for a total of 152 residential parking spaces. In addition, the proposed project will include a roughly 4,335 square foot day care center with separate entry, parking, and play areas for children from newborn to five (5) years of age. A total of 16 parking spaces will be provided for staff and parent loading area.

Entitlement App. Date:	July 30, 2025
Project Address(es):	200 Casentini Street, Salinas, CA 93907
Project APN(s):	003-161-030-000
Owner(s):	The Housing Authority of the County of Monterey, a California Public Corporation
Developer(s):	Milestone Housing Group
Project Link To:	Amendment to a Planned Unit Development Permit (92-006) – PUD 2025-003; Site Plan Review (SPR 2025-014); Conditional Use Permit (CUP 2025-025).
Affordability Restriction:	55 Year Affordability (Density Bonus)
Inclusionary Option:	N/A. Per Section 17-8(f) of the Inclusionary Ordinance, this project is exempt from the Inclusionary housing requirements as it is 100% affordable.
Inclusionary Restricted Units:	0
Inclusionary Restricted Unit Mix:	0 Very Low Income 0 Low Income 0 Moderate

Exhibit H

Docusign Envelope ID: DFA1FFB7-EA77-8A64-80CC-872FA70E5137

Density Bonus Request: Yes

Density Bonus Restricted Units: 87

Density Bonus Restricted Unit Mix:

10	Extremely Low Income
53	Very Low Income
24	Low Income
0	Moderate

Density Bonus Waivers Requested:

1. The project applicant is requesting a waiver of Article V; Division 2; Section 37-50.360; Table 37-50.100 regarding required number of parking spaces per unit type. The project proposes a total of 88 units with 24 One-Bedroom Units, 24 Two-Bedroom Units, and 40 Three Bedroom Units. Per Table 37-50.100 of the City of Salinas Zoning Code Section 37-50.360, based on our unit mix, our required number of parking spaces is 163 spaces. Per the table below, also found in our Project Matrix on Sheet A1.0 of our Site Plan Review Application plan set, we are providing a total of 152 parking spaces. This reflects an eleven (11) stall deficit in the total required number of parking spaces.

2. The Project Applicant is requesting a waiver of Article XVIII – Regulating the Parking of Over-Size Vehicles under Section 20-18.020 prohibiting the ability to park vehicles exceeding 20 feet in length. Per Sheet A1.0: Site Plan, of our Site Plan Review Application plan set, our project data section reflects a total of 152 proposed parking stalls for our residential community. The table below shows the total number of parking stalls, the breakdown of parking stalls provided per unit type, and the breakdown of tandem parking stalls as part of the 152 total parking spaces provided. As such, of the 152 total parking spaces provided, there is a total of sixty-four (64) tandem parking spaces. This is separated as 40 tandem stalls in our parking garages within the residential buildings and another 24 tandem stalls in our surface parking areas.

3. Our proposed large family project at 200 Casentini Street is zoned for Residential High Density. Section 37-30.170 of the Zoning code under Table 37-30.80 requires that 10% of all dwelling units in our project include 4 or more bedrooms. As reflected above in our unit and AMI breakdown, our project includes a total of 87 apartment units. With the manager unit, we have a total of 88 units. This would require that we would include nine (9) 4-bedroom units. This requirement would require an adjustment to the building and unit design to reduce the number of 1bedroom, 2 bedroom, and 3-bedroom units to incorporate the 4-bedroom units. This adjustment to include 10% of the total unit count would result in a loss of 15 units (including the manager's unit) of much-needed affordable residential units

4. Waiver of usable open space per dwelling unit. Our proposed large

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family project at 200 Casentini Street is zoned for Residential High Density. Section 37-30.170 under Table 37-30.80 of the Zoning code Development Regulations requires that we provide a minimum of 500 square feet of usable open space per dwelling unit. Our project proposes 88 residential units which equate to a minimum of 44,000 Square Feet of required usable open space. Per Sheet A1.2 Common Open Space of our Site Plan Review Application Plan Set, our project is currently providing 27,305.93 square feet of usable open space.

Please see attached exhibit titled Density Bonus Application

Other Affordable Alternative: N/A

Project Units: The table below shows the unit distribution on the project.

UNIT TYPE	NUMBER OF UNITS	BEDROOMS	NUMBER OF BATHROOMS	UNIT SQUARE FOOTAGE	% OF TOTAL UNITS
Extremely Low	3	1	1	641	3.41%
	3	2	1	838	3.41%
	4	3	2	1008	4.55%
Very Low Income	16	1	1	641	18.18%
	13	2	1	838	14.77%
	3	2	2	899	3.41%
	21	3	2	1008	23.68%
Low Income	5	1	1	641	5.68%
	4	2	2	915	4.55%
	11	3	2	1008	12.50%
	4	3	2	983	4.55%
Median Income					
Moderate Income					
Workforce Income					
Non-Restricted Units	**1**	**2**	2	899	1.14%
TOTAL					100.00%

Unit Placement: Units offered to Inclusionary Housing participants shall represent an equitable distribution of unit types and bedroom mix in the overall development.

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Follow-up Items:

Items to be completed prior to issuance of the Building Permit:

- Amended Affordable Housing Plan (only if project unit count or composition changes)
- Affordable Housing Agreement (Recorded Covenant)

Items to be completed prior to issuance of the final Certificate of Occupancy (CofO):

- Marketing Plan
- Management Plan
- Unit Income and Rent Limits (per the Density Bonus Program)

Signatures:

DocuSigned by:
Marcus Griffin
C2BE408EC01A49D...

Marcus Griffin
Authorized Owner/Project Representative

4/29/2026 | 4:54 PM PDT
Date

Signed by:
Orlando Reyes-Rodas
4D21317221AE402...

Orlando Reyes-Rodas, Assistant Director
Community Development Department

4/29/2026 | 5:44 PM PDT
Date

Docusign Envelope ID: DFA1FFB7-EA77-8A64-80CC-872FA70E5137

Attachment A
Density Bonus Unit Placement Table

[Density Bonus units have to be evenly distributed among the different unit types in the project. If project is going to be developed in phases, please describe how this phased approach will impact the distribution and placement of units]

Location	Income	SRO	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
Phase I	Extremely			**3**	**3**	**4**		**10**
	Very Low			**16**	**16**	**21**		**53**
	Low			**5**	**4**	**15**		**24**
Phase I	Median							
	Moderate							
	Workforce							
Phase III	Median							
	Moderate							
	Workforce							
Phase IV	Median							
	Moderate							
	Workforce							
Phase V	Median							
	Moderate							
	Workforce							
Phase VI	Median							
	Moderate							
	Workforce							
Phase VII	Median							
	Moderate							
	Workforce							

Docusign Envelope ID: DFA1FFB7-EA77-8A64-80CC-872FA70E5137

Attachment B
Density Bonus Unit Placement Map

[Insert Site Plan / Floorplan diagram indicating where the Density Bonus units will be located]

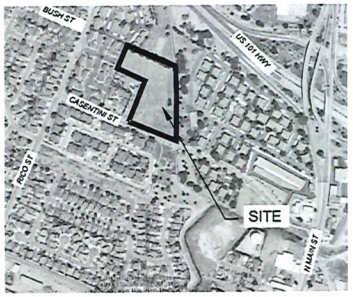
Exhibit A – AMI Plan on following pages.

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EXHIBIT A

AMI PLAN
AFFORDABLE HOUSING PLAN





VICINITY MAP NTS

Project Team:

Owner/ Developer

Milestone Housing Group
51 University Ave., Ste D
Los Gatos, CA 95030
Contact: Aaron Barger

Architecture

KTGY Group, Inc.
17911 Von Karman Ave, Ste 200
Irvine, CA 92614
Contact: Keith Labus

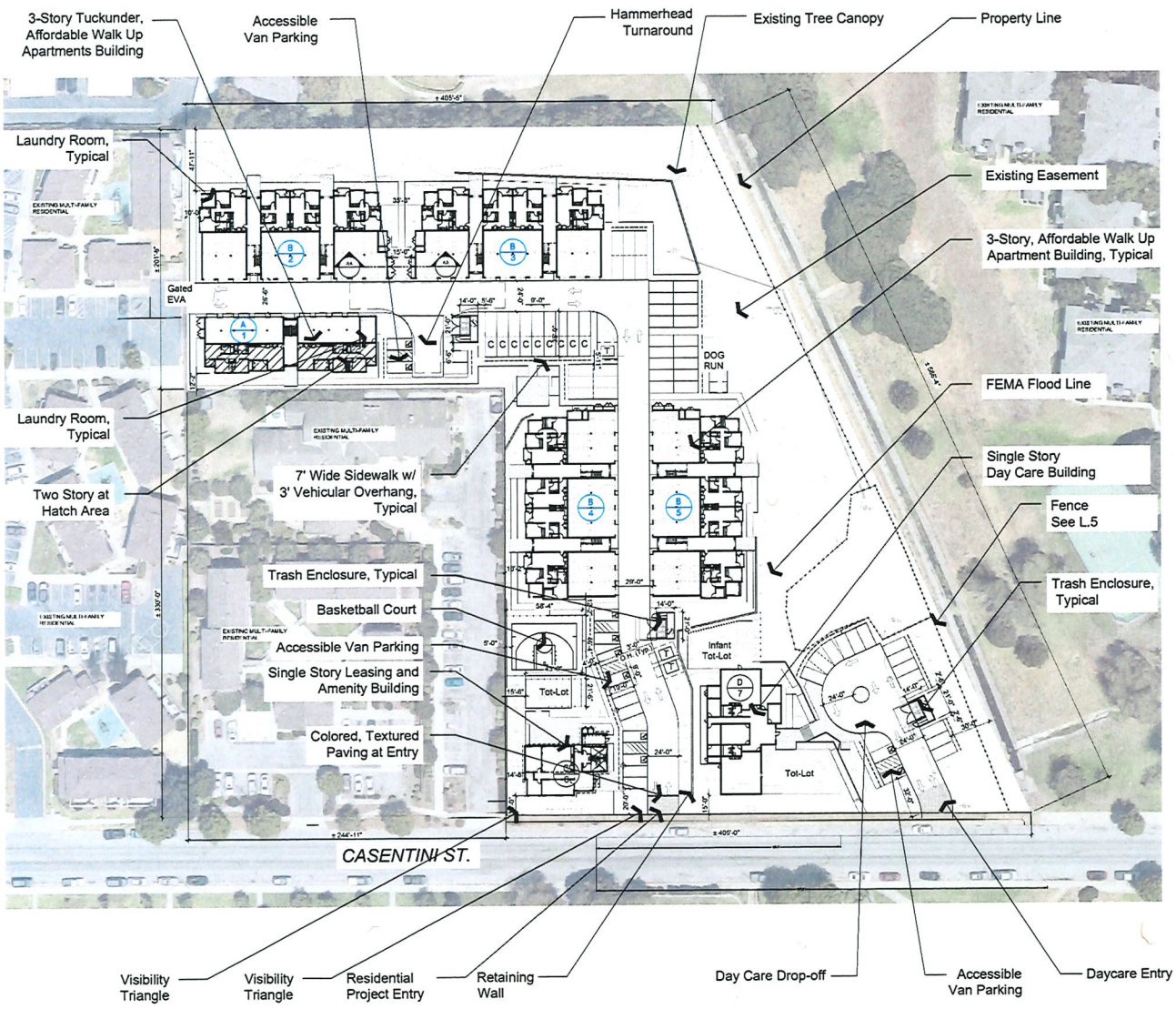
Civil

BKF Engineers
1646 N California Blvd, Suite 400
Walnut Creek, CA 94596
Contact: Kyle Christy, PE

Landscape

MJS Landscaping
507 30th Street,
Newport Beach, CA 92663
Contact: Mark Schattinger

DocuSign Envelope ID: DFA1FF87-EA77-8A04-80CC-872FA70E5137



Site Summary		
Lot/ Site Area	4.59 AC	(199,960 SF)
Dwelling Units	88 DU	
Density	19.17 DU/AC	
Aparment Buildings 1-5	121,240 SF	
Amenity Building 6	2,400 SF	
Daycare Building 7	4,335 SF	
F.A.R.	0.64	

Plan Summary						
Plan	Beds	Unit Area	Quantity	%	Total Net S.F.	Avg. Net S.F.
Plan 1-1	1	641	24	27.3%		
Plan 2-1	2	838	16	18.2%		
Plan 2-2	2	899	4	4.5%		
Plan 2-3	2	915	4	4.5%		
Plan 3-1	3	1008	36	40.9%		
Plan 3-2	3	983	4	4.5%		
Total			88	100%	76,268	866.7

Type	No. Units	Mix
1Bed	24	27.3%
2Bed	24	27.3%
3Bed	40	45.5%
Total	88	100%

Parking Summary						
Item	Use	Unit Count (DU)/ Area SF/ Children	Ratio	No. Spaces Required	No. Single Spaces Provided	No. Tandem** Spaces Provided
Bldg. 1-5	Multi-Family					
1 Bedroom		24 DU	1.0 *	24	24	0
2 Bedroom		24 DU	1.5 *	36	0	48 (24 Open Pairs)
3 Bedroom		40 DU	1.5 *	60	0	80 (40 Garage Prs.)
					24	128
Total				120	152	(1.7 sp/du)
Bldg. 6	Amenity/ Leasing	2,400 SF	N/A	0	0	0
Bldg. 7	Daycare	40 Children	1 Sp. / 6 Children	7	16	0
Grand Total				**127**	**168**	

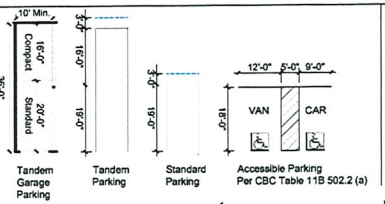
Notes
***State Desnity Bonus Parking Ratio**
****Tandem pairs are assigned to the largest units first. For example, 40 tandem garage pairs go to the 40 three-bedroom units, and are always assigned to specific units, never shared.**

Multi-Family Affordable Accessible Parking Calculations					
% Required***	1 Bedroom	2 Bedroom	3 Bedroom		Total
5% Required	2	2	2		6
Total Required (1:6 -Van Inclusive of Total)					6 (1 Van)
% Required***	Remaining Parking Spaces				
2% Required	64				2
Total Required (Van Inclusive of Total)					2 (1 Van)
Multi-Family Total Provided (Van Inclusive of Total)					**8 (2 Van)**
Daycare Accessible Parking Calculations					
Total Rquired****					1 (1 Van)
Daycare Total Provided (Van Inclusive of Total)					**2 (1 Van)**

Notes
*****Required Accessible Parking for Mobility Units per 11B-208.2.3.1 & 11B-208.2.3.2**
******Required Accessible Parking for Daycare per Table 11B-208.2**

Legend

C Compact parking
T Transformer
Direction of Vehicle Travel
Building Type
Building Number



Typical Parking Spaces | Scale $\frac{1}{16}$"=1'-0"



Bicycle parking provided: 12

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CASENTINI STREET FAMILY APARTMENTS
UNIT MATRIX WITH AMI

BEDROOM TYPE	AMI LEVEL	No. of Units
1-BEDROOM	30.00%	3
1-BEDROOM	40.00%	4
1-BEDROOM	50.00%	12
1-BEDROOM	60.00%	5
TOTAL	47.92%	24

BEDROOM TYPE	AMI LEVEL	No. of Units
2-BEDROOM	30.00%	3
2-BEDROOM	40.00%	4
2-BEDROOM	50.00%	12
2-BEDROOM	60.00%	4
TOTAL	47.39%	23

BEDROOM TYPE	AMI LEVEL	No. of Units
3-BEDROOM	30.00%	4
3-BEDROOM	40.00%	6
3-BEDROOM	50.00%	15
3-BEDROOM	60.00%	15
TOTAL	50.25%	40

TOTAL	AMI
10	30%
14	40%
39	50%
24	60%
87	49%

BLDG 1	AMI
LEVEL 1	
PLAN 3-2	30.00%
PLAN 3-2	40.00%
LEVEL 2	
PLAN 2-3	30.00%
PLAN 2-3	40.00%
PLAN 3-2	50.00%
PLAN 3-2	60.00%
LEVEL 3	
PLAN 2-3	50.00%
PLAN 2-3	60.00%

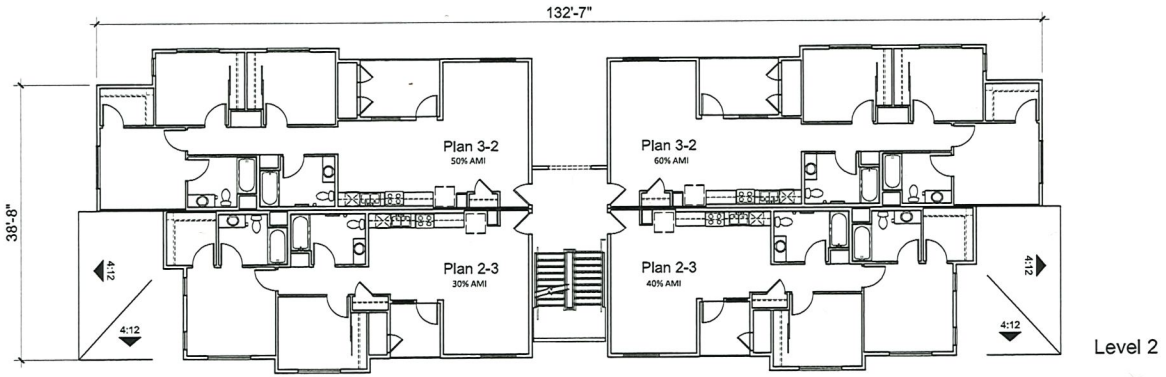
BLDG 2	AMI
LEVEL 1	
PLAN 1-1	30.00%
PLAN 1-1	40.00%
PLAN 2-2	50.00%
PLAN 3-1	60.00%
LEVEL 2	
PLAN 1-1	50.00%
PLAN 1-1	50.00%
PLAN 2-1	30.00%
PLAN 2-1	40.00%
PLAN 3-1	40.00%
PLAN 3-1	40.00%
PLAN 3-1	50.00%
PLAN 3-1	60.00%
LEVEL 3	
PLAN 1-1	50.00%
PLAN 1-1	60.00%
PLAN 2-1	50.00%
PLAN 2-1	60.00%
PLAN 3-1	50.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
PLAN 3-1	50.00%

BLDG 3	AMI
LEVEL 1	
PLAN 1-1	50.00%
PLAN 1-1	40.00%
PLAN 2-2	50.00%
PLAN 3-1	60.00%
LEVEL 2	
PLAN 1-1	30.00%
PLAN 1-1	50.00%
PLAN 2-1	50.00%
PLAN 2-1	40.00%
PLAN 3-1	30.00%
PLAN 3-1	40.00%
PLAN 3-1	50.00%
PLAN 3-1	60.00%
LEVEL 3	
PLAN 1-1	50.00%
PLAN 1-1	60.00%
PLAN 2-1	50.00%
PLAN 2-1	60.00%
PLAN 3-1	50.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
PLAN 3-1	50.00%

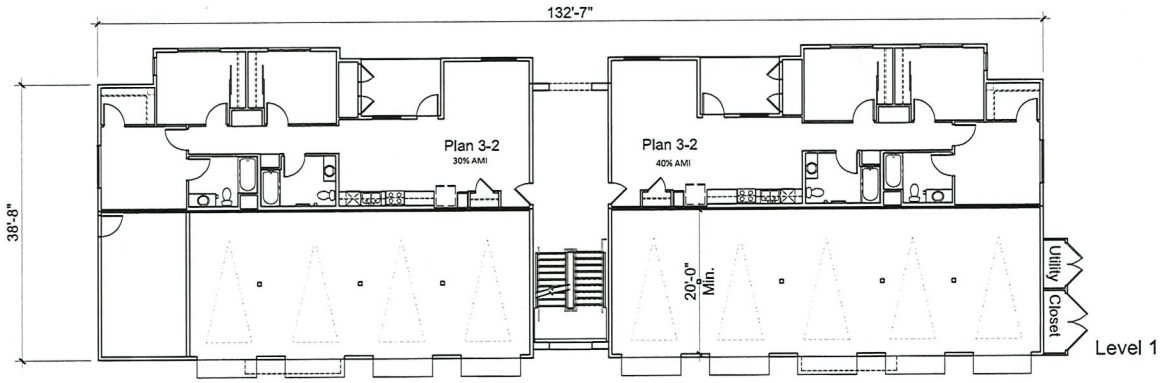
BLDG 4	AMI
LEVEL 1	
PLAN 1-1	50.00%
PLAN 1-1	50.00%
PLAN 2-2	50.00%
PLAN 3-1	60.00%
LEVEL 2	
PLAN 1-1	50.00%
PLAN 1-1	40.00%
PLAN 2-1	30.00%
PLAN 2-1	40.00%
PLAN 3-1	30.00%
PLAN 3-1	40.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
LEVEL 3	
PLAN 1-1	50.00%
PLAN 1-1	60.00%
PLAN 2-1	50.00%
PLAN 2-1	60.00%
PLAN 3-1	60.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
PLAN 3-1	50.00%

BLDG 5	AMI
LEVEL 1	
PLAN 1-1	30.00%
PLAN 1-1	40.00%
PLAN 2-2	MNGR
PLAN 3-1	60.00%
LEVEL 2	
PLAN 1-1	60.00%
PLAN 1-1	50.00%
PLAN 2-1	50.00%
PLAN 2-1	50.00%
PLAN 3-1	30.00%
PLAN 3-1	40.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
LEVEL 3	
PLAN 1-1	50.00%
PLAN 1-1	60.00%
PLAN 2-1	50.00%
PLAN 2-1	50.00%
PLAN 3-1	60.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
PLAN 3-1	50.00%

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Level 2



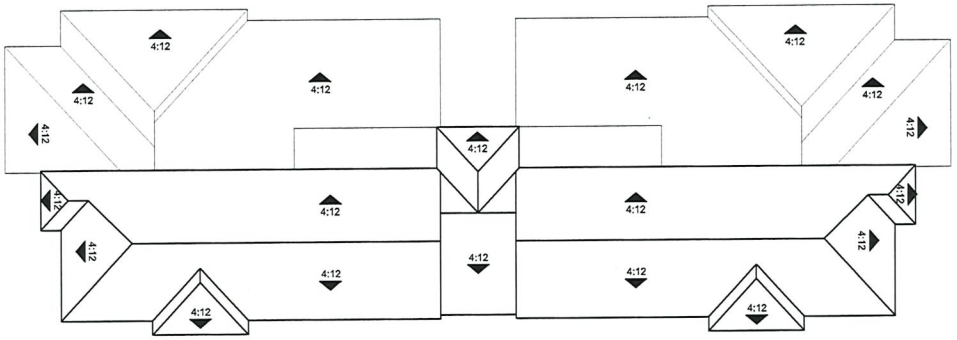
Level 1

BLDG 1	AMI
LEVEL 1	
PLAN 3-2	30.00%
PLAN 3-2	40.00%
LEVEL 2	
PLAN 2-3	30.00%
PLAN 2-3	40.00%
PLAN 3-2	50.00%
PLAN 3-2	60.00%
LEVEL 3	
PLAN 2-3	50.00%
PLAN 2-3	60.00%

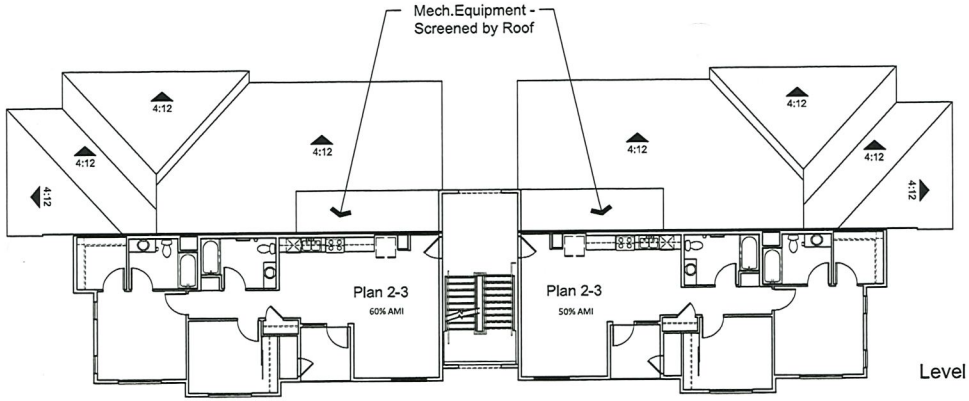
Building 'A' - Area	
Level 1	± 5,620 G.S.F.
Level 2	± 5,205 G.S.F.
Level 3	± 2,615 G.S.F.
Total	± 13,440 G.S.F.

BUILDING 1

Docusign Envelope ID: DFA1FFB7-EA77-8A64-89CC-B72FA70E3137



Roof Plan

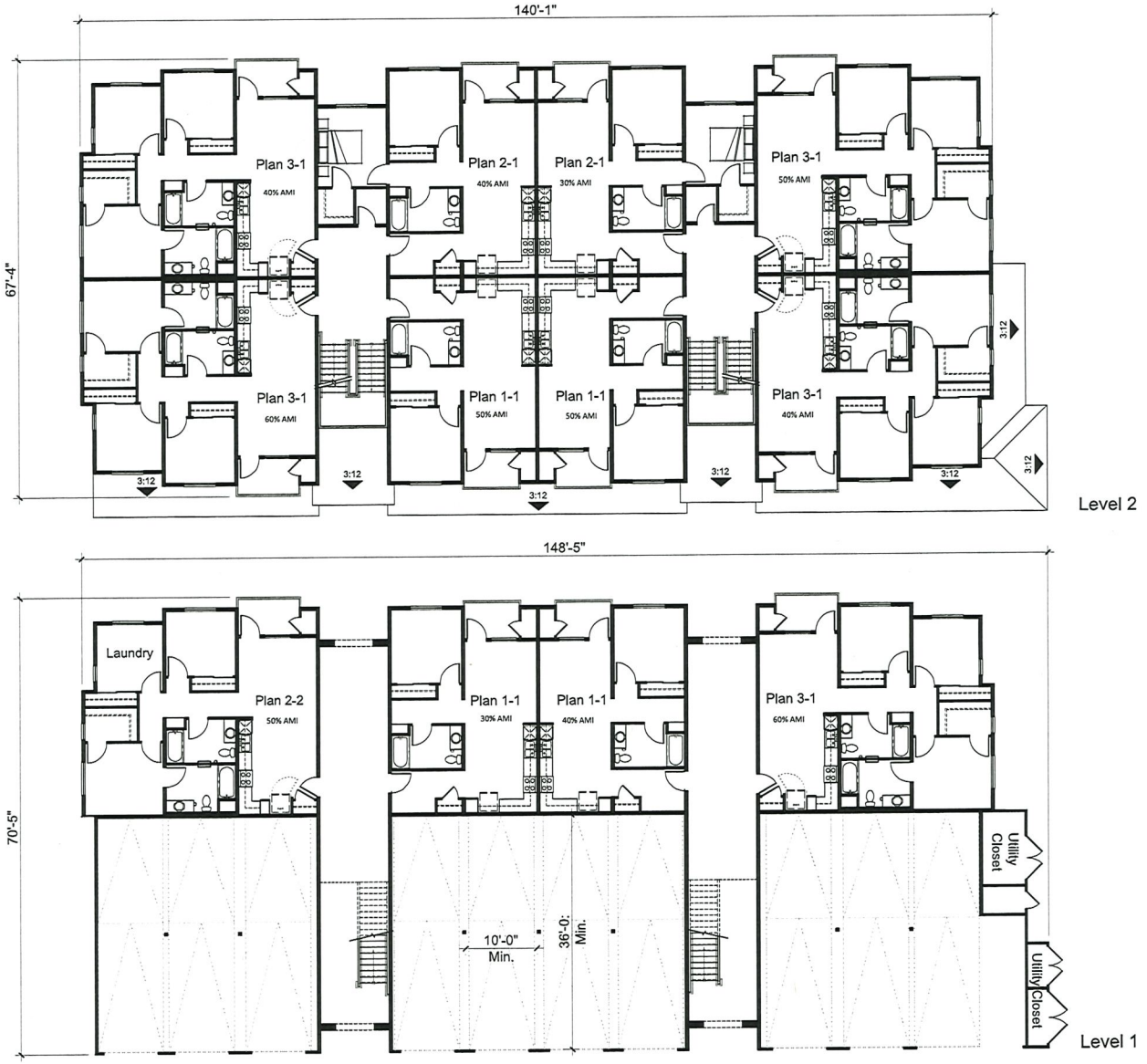


Level 3

BLDG 1	AMI
LEVEL 1	
PLAN 3-2	30.00%
PLAN 3-2	40.00%
LEVEL 2	
PLAN 2-3	30.00%
PLAN 2-3	40.00%
PLAN 3-2	50.00%
PLAN 3-2	60.00%
LEVEL 3	
PLAN 2-3	50.00%
PLAN 2-3	60.00%

BUILDING 1

Docusign Envelope ID: DFA1FFB7-EA77-8A64-89CC-8F2FA70E3137



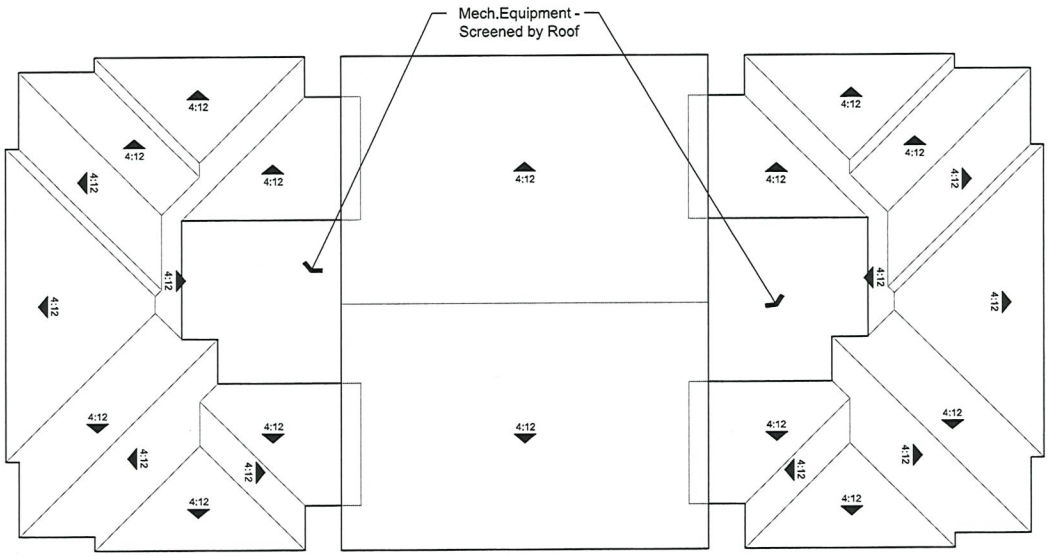
BLDG 2	AMI
LEVEL 1	
PLAN 1-1	30.00%
PLAN 1-1	40.00%
PLAN 2-2	50.00%
PLAN 3-1	60.00%
LEVEL 2	
PLAN 1-1	50.00%
PLAN 1-1	50.00%
PLAN 2-1	30.00%
PLAN 2-1	40.00%
PLAN 3-1	40.00%
PLAN 3-1	40.00%
PLAN 3-1	50.00%
PLAN 3-1	60.00%
LEVEL 3	
PLAN 1-1	50.00%
PLAN 1-1	60.00%
PLAN 2-1	50.00%
PLAN 2-1	60.00%
PLAN 3-1	50.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
PLAN 3-1	50.00%

Building 'B' - Area	
Level 1	± 9,778 G.S.F.
Level 2	± 8,586 G.S.F.
Level 3	± 8,586 G.S.F.
Total	± 26,950 G.S.F.

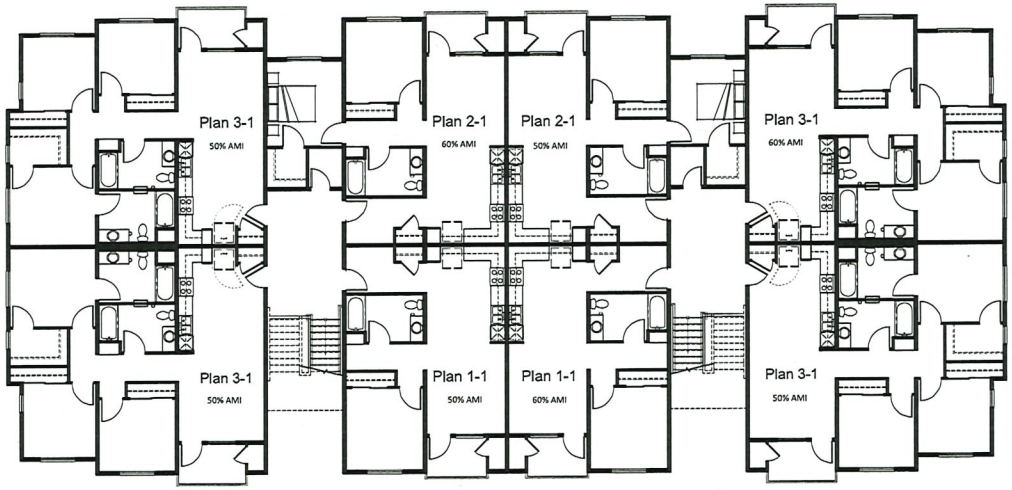
BUILDING 2

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BUILDING 2



Roof

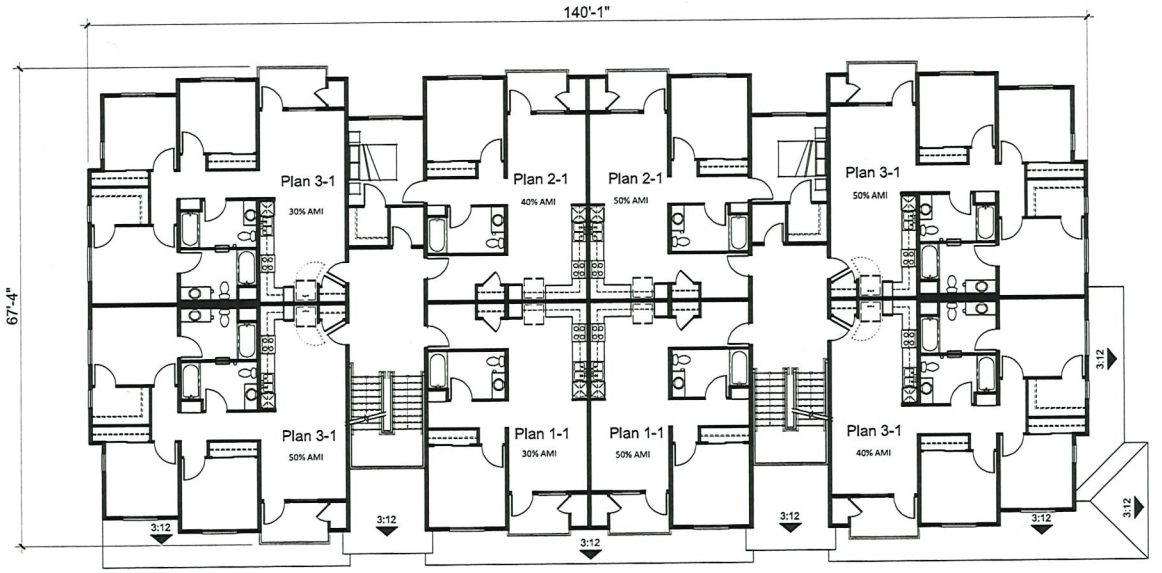


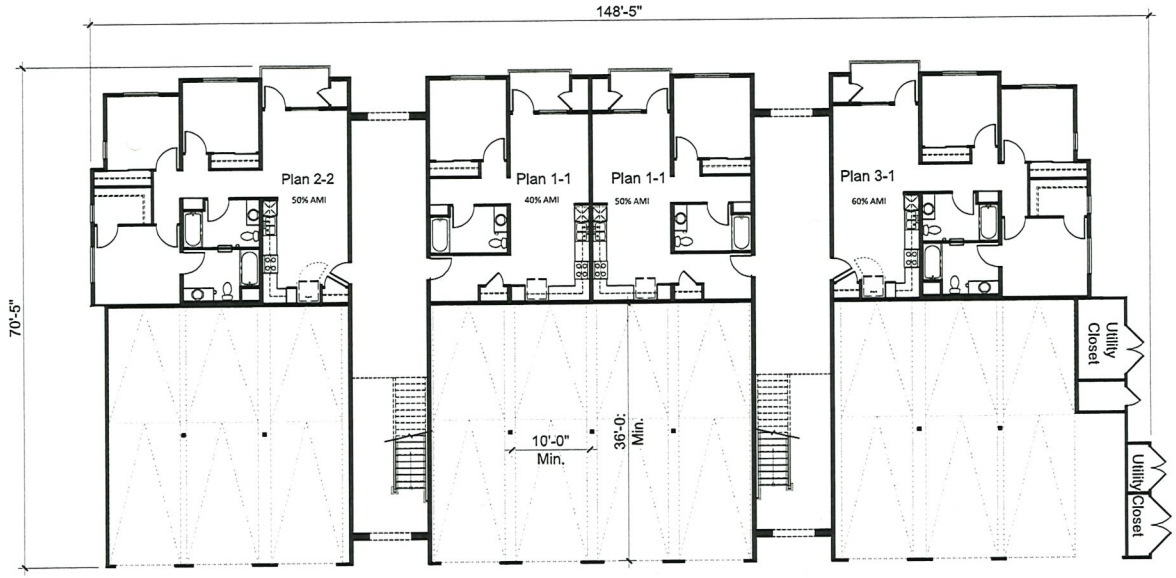
Level 3

BLDG 2	AMI
LEVEL 1	
PLAN 1-1	30.00%
PLAN 1-1	40.00%
PLAN 2-2	50.00%
PLAN 3-1	60.00%
LEVEL 2	
PLAN 1-1	50.00%
PLAN 1-1	50.00%
PLAN 2-1	30.00%
PLAN 2-1	40.00%
PLAN 3-1	40.00%
PLAN 3-1	40.00%
PLAN 3-1	50.00%
PLAN 3-1	60.00%
LEVEL 3	
PLAN 1-1	50.00%
PLAN 1-1	60.00%
PLAN 2-1	50.00%
PLAN 2-1	60.00%
PLAN 3-1	50.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
PLAN 3-1	50.00%

BUILDING 2

Docusign Envelope ID: DFA1FFB7-EA77-8A64-90CC-872FA7DE5137



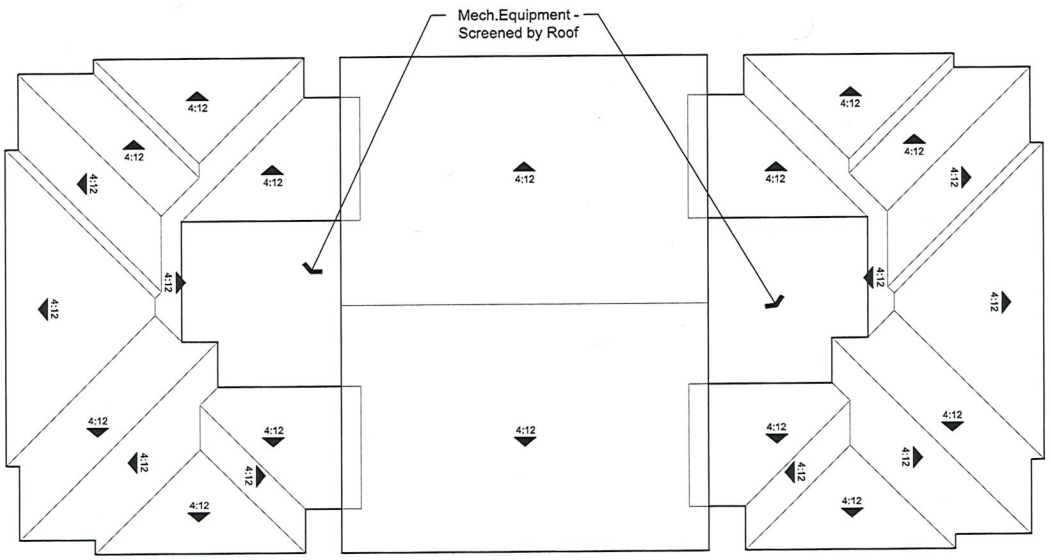


BLDG 3	AMI
LEVEL 1	
PLAN 1-1	50.00%
PLAN 1-1	40.00%
PLAN 2-2	50.00%
PLAN 3-1	60.00%
LEVEL 2	
PLAN 1-1	30.00%
PLAN 1-1	50.00%
PLAN 2-1	50.00%
PLAN 2-1	40.00%
PLAN 3-1	30.00%
PLAN 3-1	40.00%
PLAN 3-1	50.00%
PLAN 3-1	60.00%
LEVEL 3	
PLAN 1-1	50.00%
PLAN 1-1	60.00%
PLAN 2-1	50.00%
PLAN 2-1	60.00%
PLAN 3-1	50.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
PLAN 3-1	50.00%

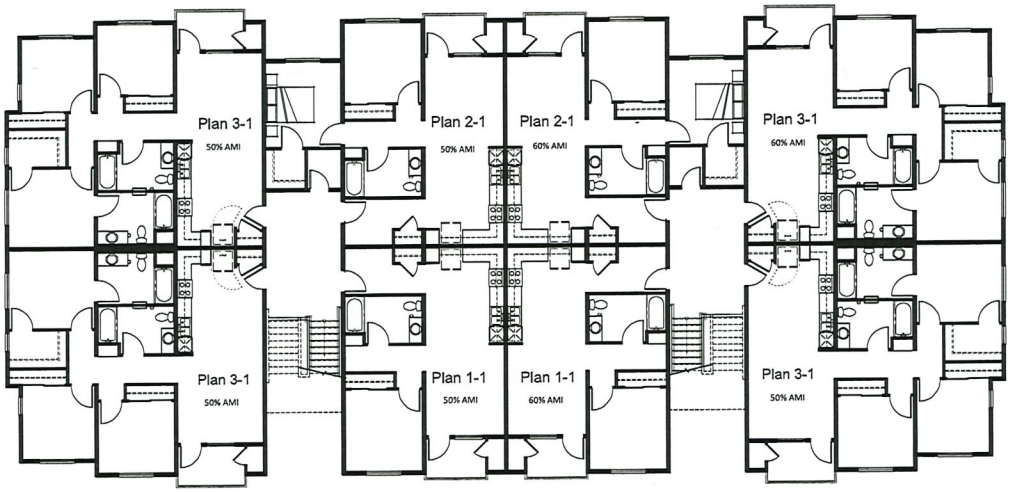
Building 'B' - Area	
Level 1	± 9,778 G.S.F.
Level 2	± 8,586 G.S.F.
Level 3	± 8,586 G.S.F.
Total	± 26,950 G.S.F.

BUILDING 3

Docusign Envelope ID: DFA1FFB7-EA77-8A64-89CC-872FA7DE5137



Roof

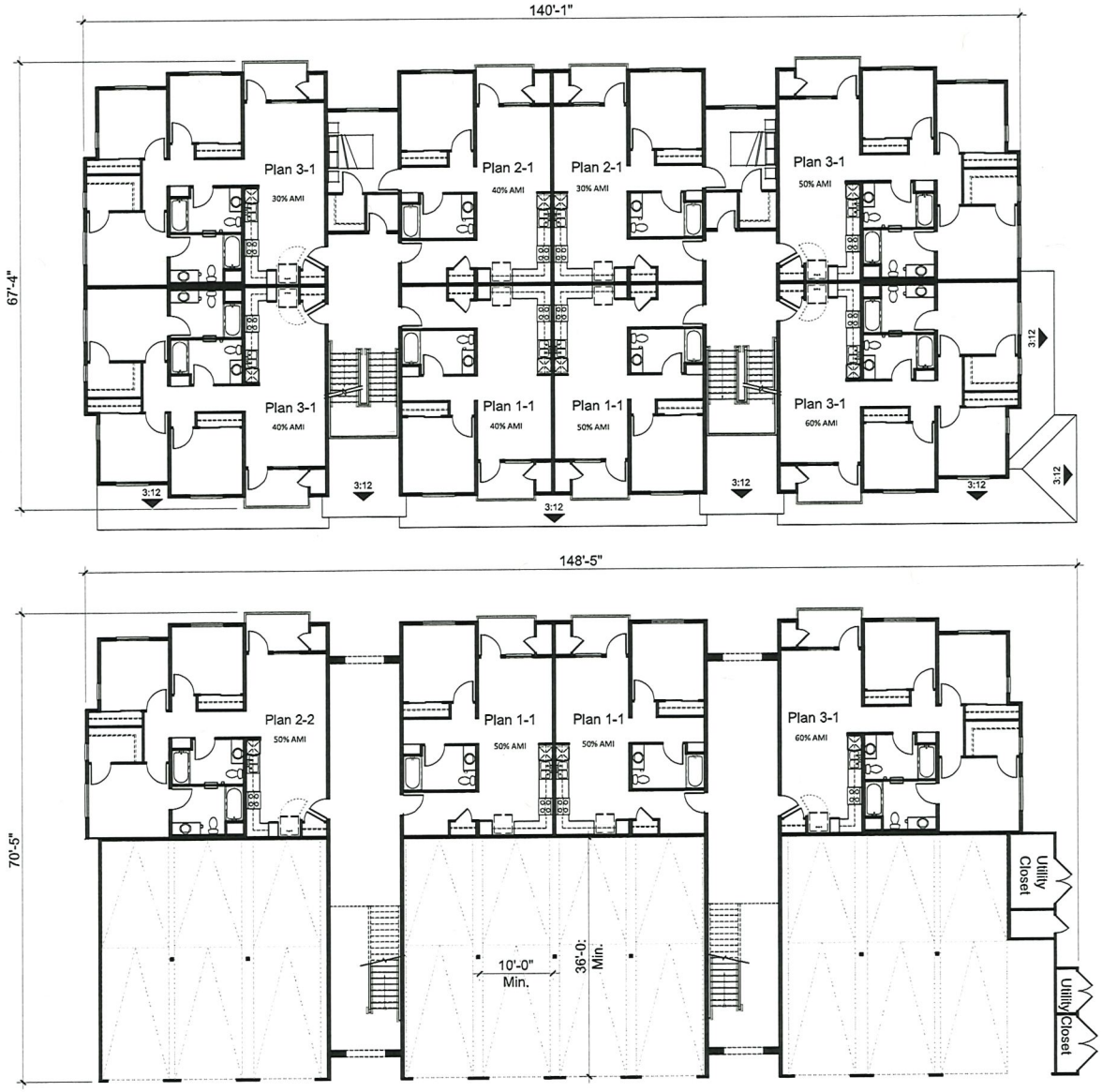


Level 3

BLDG 3	AMI
LEVEL 1	
PLAN 1-1	50.00%
PLAN 1-1	40.00%
PLAN 2-2	50.00%
PLAN 3-1	60.00%
LEVEL 2	
PLAN 1-1	30.00%
PLAN 1-1	50.00%
PLAN 2-1	50.00%
PLAN 2-1	40.00%
PLAN 3-1	30.00%
PLAN 3-1	40.00%
PLAN 3-1	50.00%
PLAN 3-1	60.00%
LEVEL 3	
PLAN 1-1	50.00%
PLAN 1-1	60.00%
PLAN 2-1	50.00%
PLAN 2-1	60.00%
PLAN 3-1	50.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
PLAN 3-1	50.00%

BUILDING 3

Docusign Envelope ID: DFA1FFB7-EA77-8A64-95CC-873FA7CE5137

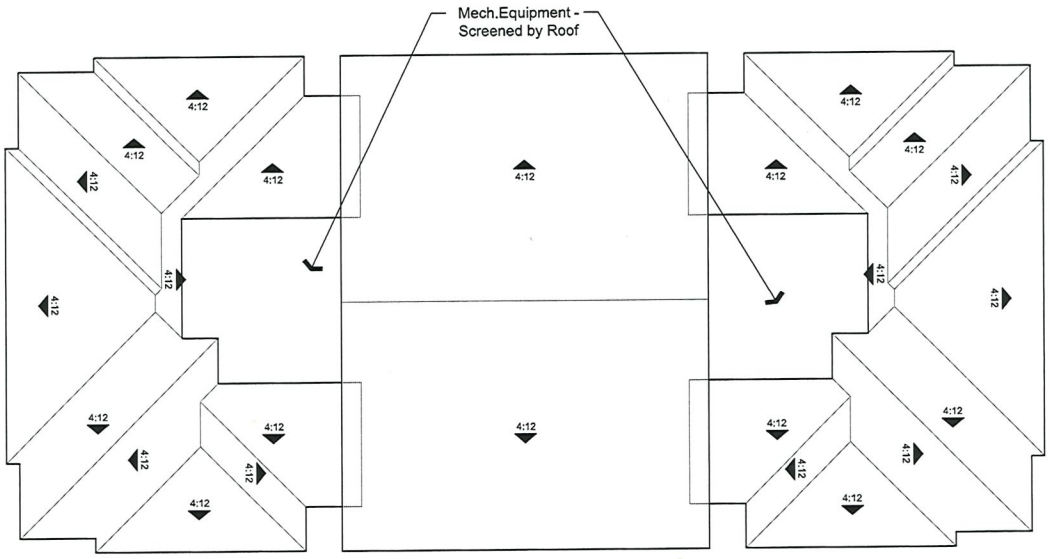


BLDG 4	AMI
LEVEL 1	
PLAN 1-1	50.00%
PLAN 1-1	50.00%
PLAN 2-2	50.00%
PLAN 3-1	60.00%
LEVEL 2	
PLAN 1-1	50.00%
PLAN 1-1	40.00%
PLAN 2-1	30.00%
PLAN 2-1	40.00%
PLAN 3-1	30.00%
PLAN 3-1	40.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
LEVEL 3	
PLAN 1-1	50.00%
PLAN 1-1	60.00%
PLAN 2-1	50.00%
PLAN 2-1	60.00%
PLAN 3-1	60.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
PLAN 3-1	50.00%

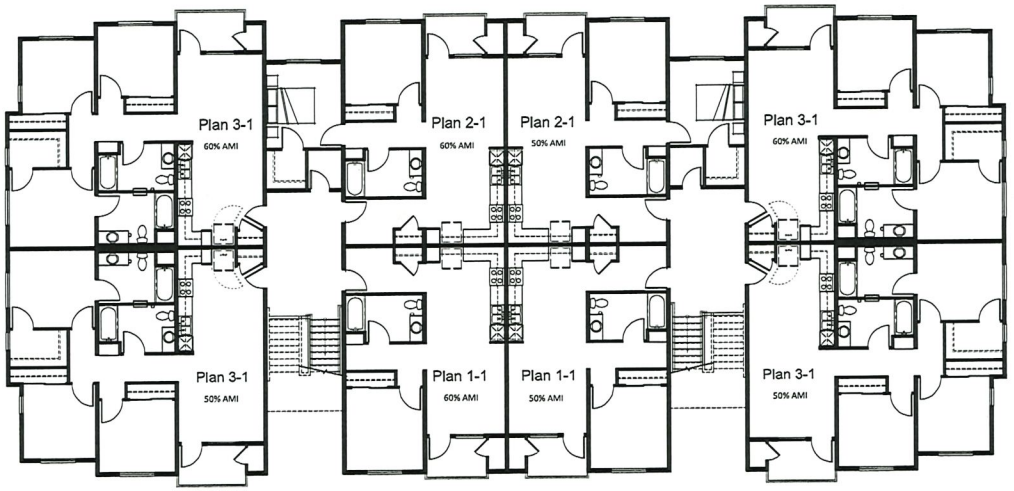
Building 'B' - Area	
Level 1	± 9,778 G.S.F.
Level 2	± 8,586 G.S.F.
Level 3	± 8,586 G.S.F.
Total	± 26,950 G.S.F.

BUILDING 4

Docusign Envelope ID: DFA1FFB7-EA77-8A64-89CC-872FA70E5137



Roof

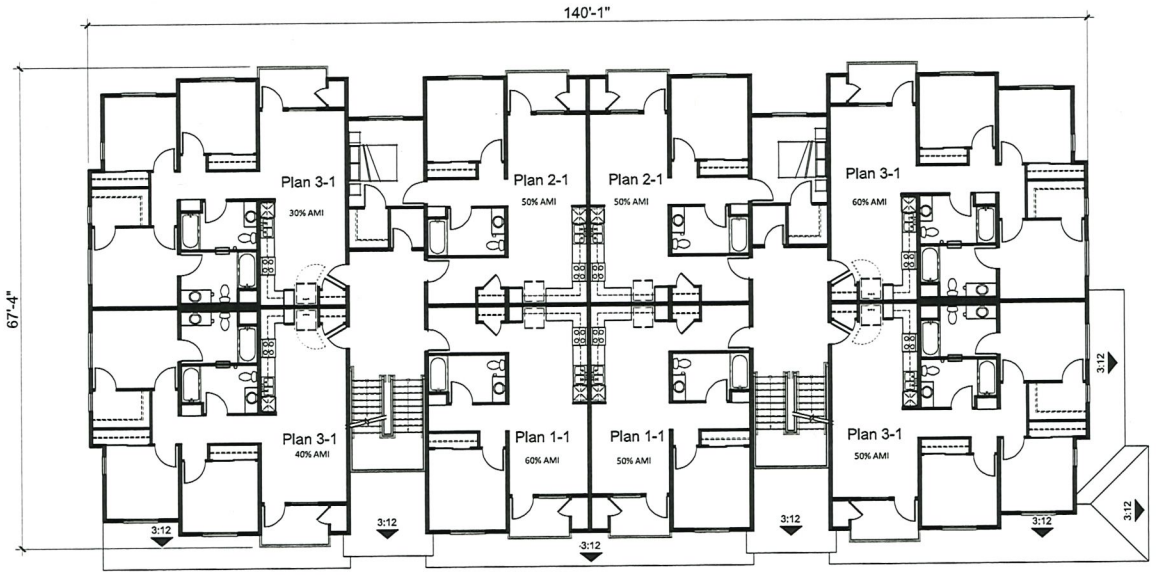


Level 3

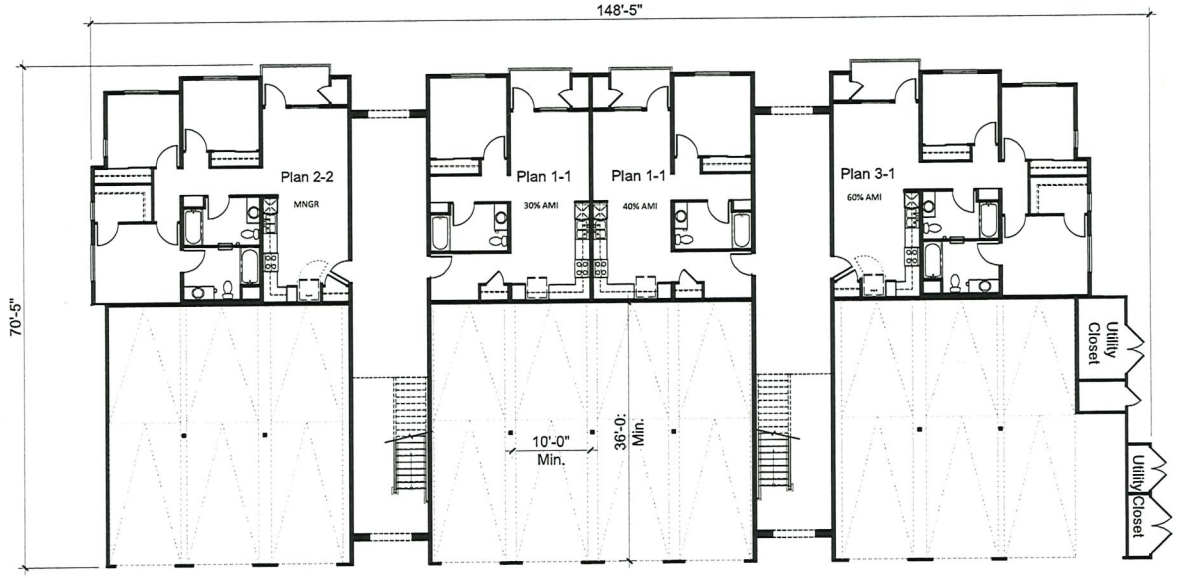
BLDG 4	AMI
LEVEL 1	
PLAN 1-1	50.00%
PLAN 1-1	50.00%
PLAN 2-2	50.00%
PLAN 3-1	60.00%
LEVEL 2	
PLAN 1-1	50.00%
PLAN 1-1	40.00%
PLAN 2-1	30.00%
PLAN 2-1	40.00%
PLAN 3-1	30.00%
PLAN 3-1	40.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
LEVEL 3	
PLAN 1-1	50.00%
PLAN 1-1	60.00%
PLAN 2-1	50.00%
PLAN 2-1	60.00%
PLAN 3-1	60.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
PLAN 3-1	50.00%

BUILDING 4

Docusign Envelope ID: DFA1FFB7-EA77-8A64-89CC-8721A70E5137



Level 2



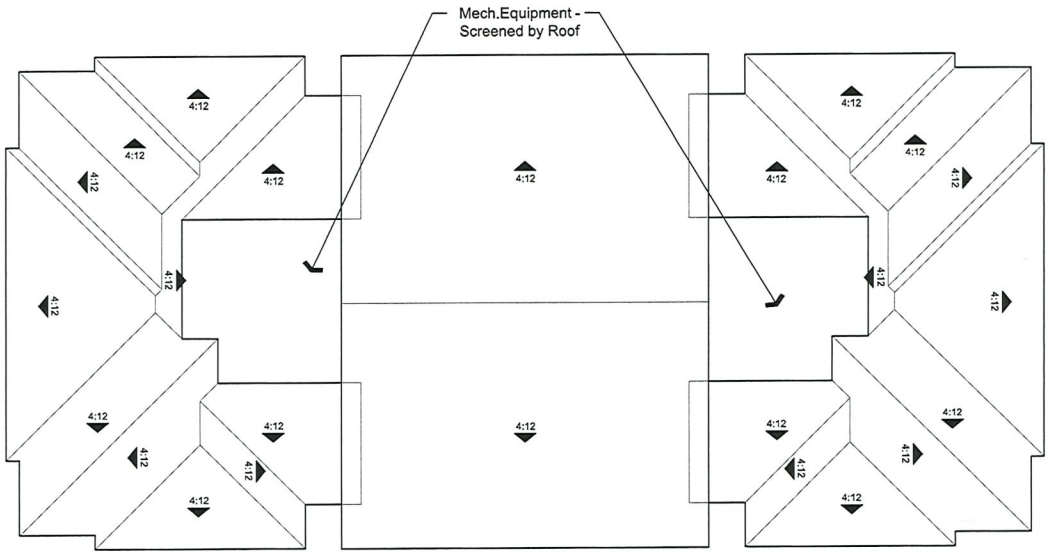
Level 1

BLDG 5	AMI
LEVEL 1	
PLAN 1-1	30.00%
PLAN 1-1	40.00%
PLAN 2-2	MNGR
PLAN 3-1	60.00%
LEVEL 2	
PLAN 1-1	60.00%
PLAN 1-1	50.00%
PLAN 2-1	50.00%
PLAN 2-1	50.00%
PLAN 3-1	30.00%
PLAN 3-1	40.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
LEVEL 3	
PLAN 1-1	50.00%
PLAN 1-1	60.00%
PLAN 2-1	50.00%
PLAN 2-1	50.00%
PLAN 3-1	60.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
PLAN 3-1	50.00%

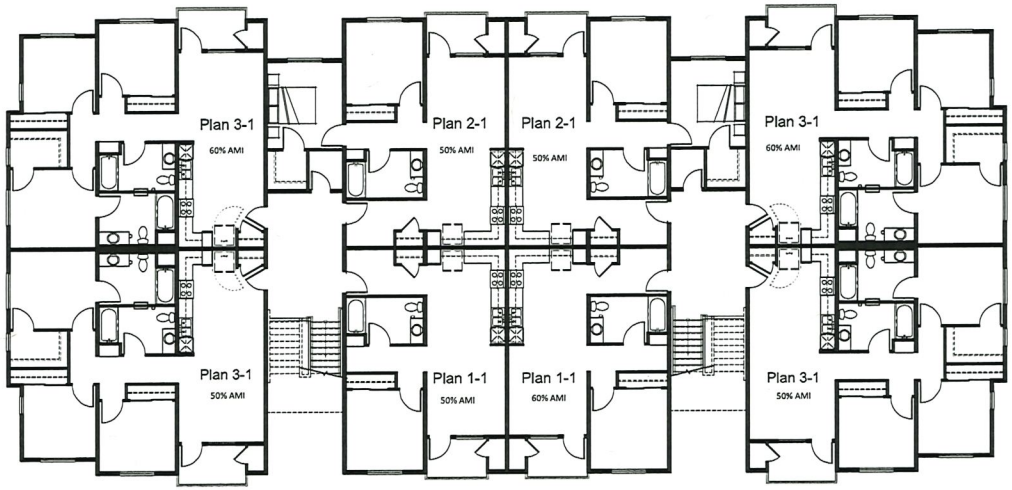
Building 'B' - Area	
Level 1	± 9,778 G.S.F.
Level 2	± 8,586 G.S.F.
Level 3	± 8,586 G.S.F.
Total	± 26,950 G.S.F.

BUILDING 5

DocuSign Envelope ID: DFA1FFB7-EA77-4A64-89CC-87DFA70C5137



Roof

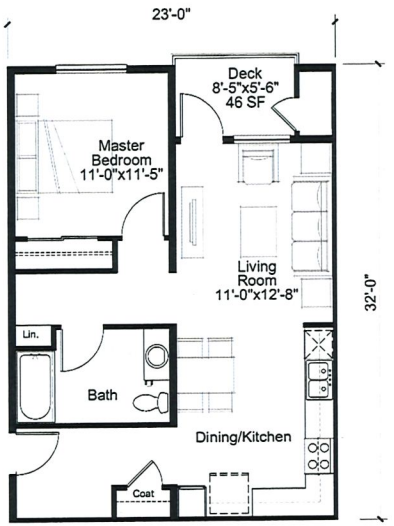


Level 3

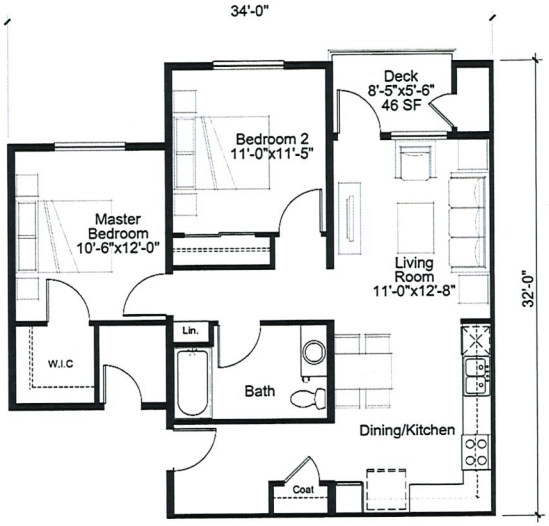
BLDG 5	AMI
LEVEL 1	
PLAN 1-1	30.00%
PLAN 1-1	40.00%
PLAN 2-2	MNGR
PLAN 3-1	60.00%
LEVEL 2	
PLAN 1-1	60.00%
PLAN 1-1	50.00%
PLAN 2-1	50.00%
PLAN 2-1	50.00%
PLAN 3-1	30.00%
PLAN 3-1	40.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
LEVEL 3	
PLAN 1-1	50.00%
PLAN 1-1	60.00%
PLAN 2-1	50.00%
PLAN 2-1	50.00%
PLAN 3-1	60.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
PLAN 3-1	50.00%

BUILDING 5

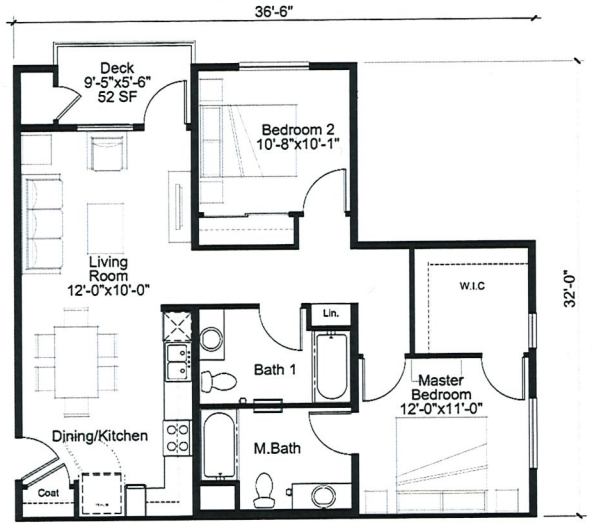
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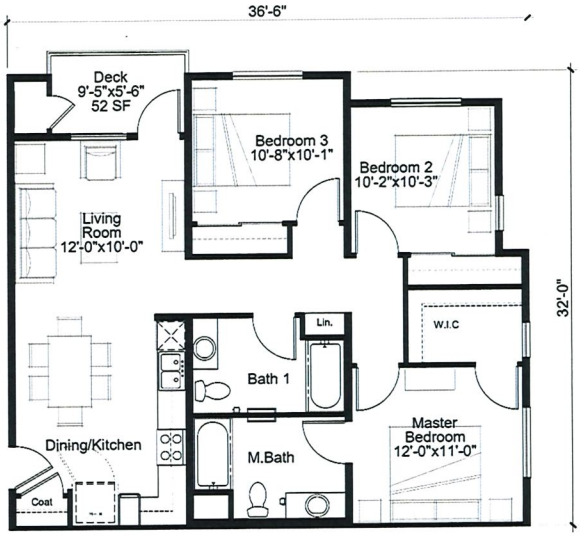
UNIT TYPE P1-1
1 BEDROOM / 1 BATHROOM
±641 NET SF
±743 GROSS SF



UNIT TYPE P2-1
2 BEDROOM / 1 BATHROOM
±838 NET SF
±950 GROSS SF

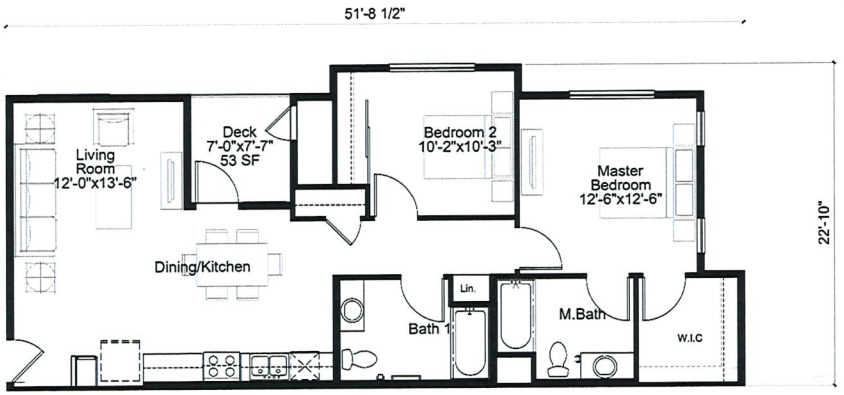


UNIT TYPE P2-2
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±899 NET SF
±1028 GROSS SF

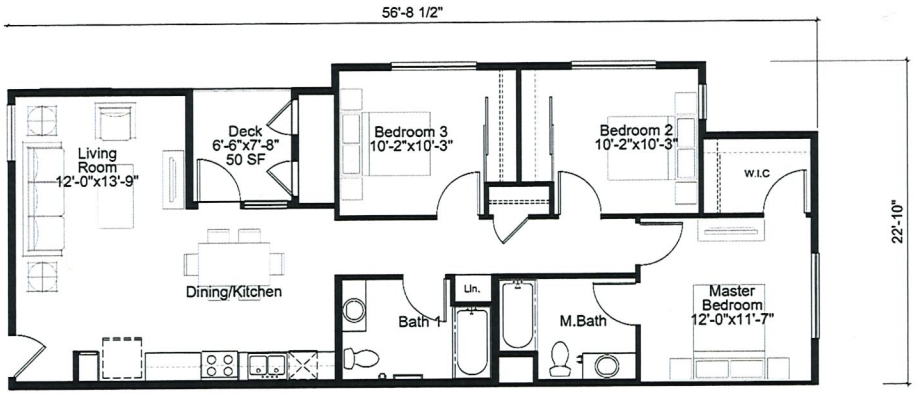


UNIT TYPE P3-1
3 BEDROOM / 2 BATHROOM
±1,008 NET SF
±1141 GROSS SF

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UNIT TYPE P2-3
2 BEDROOM / 2 BATHROOM
±915 NET SF
±1015 GROSS SF



UNIT TYPE P3-2
3 BEDROOM / 2 BATHROOM
±1077 NET SF
±1162 GROSS SF

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DENSITY BONUS APPLICATION CONCESSION AND WAIVER REQUEST
CASENTINI STREET FAMILY APARTMENTS

Milestone Housing Group in partnership with the Monterey County Housing Authority proposes to develop a currently vacant parcel along Casentini Street as an affordable large family apartment community on a 4.9-acre site comprised of one parcel (APN: 003-161-030) with an address of 200 Casentini Street, Salinas, CA. The Monterey County Housing Authority is the current owner of the project property.

The project sponsor proposes to regrade the vacant property and construct a new 100% affordable multi-family residential apartment community and a new day care center. The residential community portion of the project will consist of five (5) new, 3-story apartment buildings and will include eighty-eight (88) apartment units with a mix of 1-bedroom, 2-bedroom, and 3-bedroom apartments. The residential community will also include a leasing/amenity building, a tot lot, and sport court, a dog park area, walking paths, and a mix of covered and surface parking spaces totaling 152 parking spaces.

There is a total of eighty-eight (88) residential apartment units, which includes 87 low income or subsidized housing units and one (1) Manager's Unit. The unit mix is broken down in the Table below and reflects twenty-four (24) one-bedroom units (27.3%), twenty-four (24) two-bedroom units (27.3%), and forty (40) three-bedroom units (45.4%). This unit mix allows for this project to be considered as a large family project. The project also includes a leasing/amenity building with indoor fitness, business/computer room, and a community room. Exterior amenities include a sport court with a basketball hoop for all residents of the project and a tot lot for children up to nine (9) years of age.

The Day Care Center, measuring roughly 4,335 square feet, will provide services to children from newborn age up to 5 years of age. The building will be divided into two classrooms with one room for children 0-24 months and the second classroom for children 24 months to 60 months. Each classroom will have their own secure outdoor play area. The building will include bathrooms, offices for staff, a breakroom, and a kitchen for meal preparation. The Daycare Center will have their own access into the property off Casentini Street and will include 16 parking spaces.

The project will be 100% affordable for households with income at or below 60% of Area Median Income (AMI). The Average AMI level for the project is roughly 49%. The breakdown of AMI levels, unit mix, and number of subsidized units are found in the Table below:

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CASENTINI STREET FAMILY APARTMENTS UNIT MIX AMI BREAK DOWN		
BEDROOM TYPE	**AMI LEVEL**	**NUMBER OF UNITS**
1-BEDROOM	30.00%	3
1-BEDROOM	40.00%	4
1-BEDROOM	50.00%	12
1-BEDROOM	60.00%	5
2-BEDROOM	30.00%	3
2-BEDROOM	40.00%	4
2-BEDROOM	50.00%	12
2-BEDROOM	60.00%	4
3-BEDROOM	30.00%	4
3-BEDROOM	40.00%	6
3-BEDROOM	50.00%	15
3-BEDROOM	60.00%	15

TOTAL UNIT COUNT (SUBSIDIZED)	87
TOTAL UNIT COUNT AT 30% AMI	10
TOTAL UNIT COUNT AT 40% AMI	14
TOTAL UNIT COUNT AT 50% AMI	39
TOTAL UNIT COUNT AT 60% AMI	24
AVERAGE AMI LEVEL	49%

The project seeks on-going rental subsidies in the form of Project-Based Section 8 Vouchers from the Housing Authority of the County of Monterey in addition to tax exempt bond financing and low-income housing tax credits.

To develop the Casentini Street Family Apartments and provide necessary affordable housing to the community, the project requires incentives/concessions and/or waivers as allowed through the State Density Bonus Law. Currently, per our analysis of the City of Salinas Zoning Code, waivers required to allow for the development of the project include removing the restriction on tandem parking spaces, a waiver for not providing 4-bedroom units in our project design, and a waiver requesting a reduction in required open space. Below is a written explanation of the why this 100% affordable large family apartment community could not be developed without these requested waivers.

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***Waiver Request #1*: Article V. Division 2. Parking, Loading, and Outdoor Lighting; Section 37-50.360. Off Street Parking and Loading Spaces Regulations Table 37-50.100:**

The project applicant is requesting a waiver of Article V; Division 2; Section 37-50.360; Table 37-50.100 regarding required number of parking spaces per unit type. The project proposes a total of 88 units with 24 One-Bedroom Units, 24 Two-Bedroom Units, and 40 Three Bedroom Units. Per Table 37-50.100 of the City of Salinas Zoning Code Section 37-50.360, based on our unit mix, our required number of parking spaces is 164 spaces. Per the table below, also found in our Project Matrix on Sheet A1.0 of our Site Plan Review Application plan set, we are providing a total of 152 parking spaces. This reflects an eleven (11) stall deficit in the total required number of parking spaces.

Per the State Government Code under Title 7; Division 1; Chapter 4.3 Density Bonus and Other Incentives under Section 65915(p)(1) Law, we are allowed to use a parking ratio of 1 parking stall per every 1-Bedroom Unit, and 1.5 parking stalls per every 2 and 3-Bedroom unit without a requirement to apply for an additional waiver. As reflected in the table below, using the State Density Bonus Law related to parking ratios per bedroom type, our required parking would total 121 stalls. We are providing 152 parking spaces, which exceeds the parking requirements using State Density Bonus Law.

In the light of the above, we respectfully request that the State Density Bonus Law parking ratios be applied as part of our application. In addition, as part of our Waiver Request, if we are required to add eleven (11) parking stalls to meet the City parking requirements, we would be required to remove an entire building section, which would equate to losing four (4) stacks of units or a total of twelve (12) much-needed affordable housing units.

Bedroom Type	Number of Units	Parking Required per Unit Type	Parking Required Total	Parking Required Per State Density Bonus Law	Total Parking Required Per State Density Bonus Law	Parking Provided Per Unit Type	Total Parking Provided
1-BEDROOM	3	1.5	4.5	1	3	1	3
1-BEDROOM	4	1.5	6	1	4	1	4
1-BEDROOM	12	1.5	18	1	12	1	12
1-BEDROOM	5	1.5	7.5	1	5	1	5
2-BEDROOM	3	2	6	1.5	4.5	2	6
2-BEDROOM	4	2	8	1.5	6	2	8
2-BEDROOM	9	2	18	1.5	13.5	2	18
2-BEDROOM	3	2	6	1.5	4.5	2	6
2-BEDROOM	4	2	8	1.5	6	2	8
3-BEDROOM	4	2	8	1.5	6	2	8
3-BEDROOM	6	2	12	1.5	9	2	12
3-BEDROOM	15	2	30	1.5	22.5	2	30
3-BEDROOM	11	2	22	1.5	16.5	2	22
3-BEDROOM	4	2	8	1.5	6	2	8
MANAGER UNIT - 2-BEDROOM	1	2	2	2	2	2	2
TOTAL	**88**	**1.86**	**164**	**1.37**	**121**	**1.73**	**152**

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Waiver Request #2: **Section 20-18.020 – Prohibition of Oversized Vehicle Parking (Tandem Parking Stalls):**

The Project Applicant is requesting a waiver of Article XVIII – Regulating the Parking of Over-Size Vehicles under Section 20-18.020 prohibiting the ability to park vehicles exceeding 20 feet in length. Per Sheet A1.0: Site Plan, of our Site Plan Review Application plan set, our project data section reflects a total of 152 proposed parking stalls for our residential community. The table below reflects the total number of parking stalls, the breakdown of parking stalls provided per unit type, and the breakdown of tandem parking stalls as part of the 152 total parking spaces provided. As such, of the 152 total parking spaces provided, there is a total of sixty-four (64) tandem parking spaces. This is separated as 40 tandem stalls in our parking garages within the residential buildings and another 24 tandem stalls in our surface parking areas.

In review of our project plan and building layout, losing 64 parking spaces would have a significant impact on the number of affordable units provided in the project. Based on calculating the current number of parking spaces provided and removing the 64 tandem spaces, it leaves the project with a total of 91 parking spaces. Based on the parking ratio of what is provided at 1.73 stalls per unit, we would lose roughly 35 much-needed affordable residential units.

CASENTINI STREET FAMILY APARTMENTS
PARKING BREAKDOWN

PARKING TYPE	TANDEM SPACES	TOTAL SPACES
TANDEM GARAGE	40	80
TANDEM OPEN STALL	24	48
SINGLE GARAGE	0	9
OPEN SPACE - SINGLE	0	15
TOTAL UNIT COUNT (SUBSIDIZED)	64	152

Bedroom Type	Number of Units	Parking Required per Unit Type	Parking Required Total	Parking Required Per State Density Bonus Law	Total Parking Required Per State Density Bonus Law	Parking Provided Per Unit Type	Total Parking Provided
1-BEDROOM	3	1.5	4.5	1	3	1	3
1-BEDROOM	4	1.5	6	1	4	1	4
1-BEDROOM	12	1.5	18	1	12	1	12
1-BEDROOM	5	1.5	7.5	1	5	1	5
2-BEDROOM	3	2	6	1.5	4.5	2	6
2-BEDROOM	4	2	8	1.5	6	2	8
2-BEDROOM	9	2	18	1.5	13.5	2	18
2-BEDROOM	3	2	6	1.5	4.5	2	6
2-BEDROOM	4	2	8	1.5	6	2	8
3-BEDROOM	4	2	8	1.5	6	2	8
3-BEDROOM	6	2	12	1.5	9	2	12
3-BEDROOM	15	2	30	1.5	22.5	2	30
3-BEDROOM	11	2	22	1.5	16.5	2	22
3-BEDROOM	4	2	8	1.5	6	2	8
MANAGER UNIT - 2 BEDROOM	1	2	2	2	2	2	2
TOTAL	88	1.86	164	1.37	121	1.73	152

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***Waiver Request #3*: Section 37-30.170; Table 37-30.80 – Bedrooms per Dwelling Unit (Percent of total dwelling units):**

Our proposed large family project at 200 Casentini Street is zoned for Residential High Density. Section 37-30.170 of the Zoning code under Table 37-30.80 requires that 10% of all dwelling units in our project include 4 or more bedrooms. As reflected above in our unit and AMI breakdown, our project includes a total of 87 apartment units. With the manager unit, we have a total of 88 units. This would require that we would include nine (9) 4-bedroom units. This requirement would require an adjustment to the building and unit design to reduce the number of 1bedroom, 2 bedroom, and 3-bedroom units to incorporate the 4-bedroom units. This adjustment to include 10% of the total unit count would result in a loss of 15 units (including the manager's unit) of much-needed affordable residential units

***Waiver Request #4*: Section 37-30.170; Table 37-30.80 – Usable Open Space Area per Dwelling Unit - Minimum:**

Our proposed large family project at 200 Casentini Street is zoned for Residential High Density. Section 37-30.170 under Table 37-30.80 of the Zoning code Development Regulations requires that we provide a minimum of 500 square feet of usable open space per dwelling unit. Our project proposes 88 residential units which equate to a minimum of 44,000 Square Feet of required usable open space. Per Sheet A1.2 Common Open Space of our Site Plan Review Application Plan Set, our project is currently providing 27,305.93 square feet of usable open space.

Our Open Space exhibit reflects six (6) Open Space areas where our calculation derives from. Although there is a substantial amount of excess land on our 4.9-acre parcel, a large area of the site has slopes greater than a 10% slope and cannot be considered for usable open space. The Usable Open Space being provided, 27,306, equates to roughly 310 square feet per unit or a deficiency of roughly 190 square feet per unit. In order for our project to increase our usable open space, we need to reduce our residential building area by 16,694 square feet. Our current residential building area is roughly 121,240 square feet or roughly 1,378 square feet per unit (gross). Reducing the building area by roughly 17,000 square feet, our unit count would reduce from 88 units down to 75 units. Without our requested waiver for this development regulation, the project would lose roughly 13 much-need affordable residential units.

If City Staff would like additional information related to this Waiver Request and analysis stated above, please contact Aaron Barger at abarger@milestonehousing.com or at 408-640-1100 to discuss further.

REPUBLIC SERVICES

Sustainability in Action

February 20, 2026.

Aaron Barger

Casentini Street Family Apartment Project

Development Project Manager

RE: Site Plan Review Enclosure Designs

Casentini Street Family Apartment Project

Dear Aaron Barger,

Pursuant to your request and the requirements of the City of Salinas I have reviewed the site plan and the proposed enclosure characteristics of the aforementioned project.

The enclosure design specifications indicate that accommodations have been made for both recycling and trash containers at the above mentioned location.

Inasmuch as there will be no additional operational impact, the service requirements of Republic and the City of Salinas appear to have been met.

Chris Nottenkamper

Operations Manager

Republic Services of Salinas, CA.

1120 Madison Ln

Salinas, CA. 93907.

C 707 364-1620

E cnottenkamper@republicservices.com

Exhibit I

Harris & Associates

November 24, 2025

Aaron Barger
Milestone Housing Group
51 University Avenue, Suite D
Los Gatos, California 95030

Subject: Aquatic Resources Constraints Letter Report for the Casentini Street Family Apartments Project

Dear Mr. Barger,

On October 29, 2025, Harris & Associates (Harris) conducted a biological and aquatic resources field reconnaissance survey of the Casentini Street Family Apartments Project (project) site and a 100-foot buffer (approximately 10.21 acres in total), together referred to as the survey area. The purpose of this letter report is to provide the results of an aquatic resources delineation for the City of Salinas (City) to evaluate the appropriate setbacks areas from any potential off-site aquatic resources. This letter report includes an assessment of the need for 100-foot setbacks from any existing aquatic resources, or lack thereof, pursuant to Salinas City Code, Chapter 37, Article V, Division 1, Section 37-50.180(h), Ecological and Biological Resources (City of Salinas 2025). Under the Salinas City Code, activities may be considered within the setback area if the City determines the encroachment to be minor.

Project Location and Description

The project site is in the City of Salinas in Monterey County (County), California, within Assessor's Parcel Number 003-161-030-000 (Attachment 1, Figures; Figure 1, Regional Location, and Figure 2, Project Location). The project site is a vacant lot bordered by Casentini Street to the south and high-density residential development to the west, north, and east. The survey area is within the City's existing boundary and is surrounded by development, as depicted on Figure LU-1 of the City's General Plan Land Use Element, and is in a Residential High Density (R-H-2.1) Zoning District (City of Salinas 2002).

The project involves constructing a 100 percent affordable large-family and multi-family housing community with approximately 88 dwelling units and a child daycare center on a 4.9-acre undeveloped parcel. The project will consist of two housing buildings, a daycare building, an amenity building, landscaping, two entrances/exits onto Casentini Street, and parking.

Environmental Setting

Land Use

The project site is on a gently sloping, flat parcel of undeveloped land that is currently maintained by mowing and disking. Historically, the site has remained undeveloped for residential purposes. A review of historical aerial imagery indicates that the site has been consistently mowed and disked, has remained undeveloped, and has not supported any permanent structures or residential development thus far (Google Earth 2025). It is surrounded by residential development immediately to the west, northwest, and south/southwest, with a tennis court and urban landscapes to the north. Natividad Creek borders the survey area to the east, with residential development surrounding the survey area farther out on all sides.

Topography and Soils

The survey area is generally flat, with a slight decrease in elevation moving south, where it borders Casentini Street. In the southeastern corner, where the survey area borders a concrete canal, the elevation drops sharply.

Exhibit J

Elevations within the survey area range from approximately 35 to 64 feet above mean sea level (Figure 3, USGS Topographic Map). The U.S. Department of Agriculture Natural Resources Conservation Service soil series search results for the project site included four soils (USDA 2019) (Figure 4, Soils). A description of each soil series is provided below:

- **Antioch Very Fine Sandy Loam.** Antioch series soils consist of fine-textured, moderately well-drained soils that formed on alluvial fans and floodplains in California at elevations ranging from near sea level to 1,100 feet above mean sea level. They are typically light brownish-gray and brown and found on slopes. This soil is found in the southwestern portion of the survey area.
- **Clear Lake Clay, Sandy Substratum, Drained.** Clear Lake series soils consist of very deep, poorly drained soils that formed in fine-textured alluvium derived from mixed rock sources on slopes ranging from zero to 5 percent. This soil occurs in the eastern portion of the survey area.
- **Cropley Silty Clay.** Cropley series soils consist of very deep, moderately well- and well-drained soils that formed in alluvium from mixed rock sources on slopes ranging from zero to 15 percent. This soil occurs on the western portion of the survey area.
- **Diablo Clay.** Diablo series soils consist of fine, smectitic, Aridic Haploxererts, usually found on slopes higher than 9 percent. This series is throughout Central California on steep slopes at elevations ranging from near sea level to 3,000 feet above mean sea level (USDA 2019). This soil occurs in the central portion of the survey area.

Hydrology

The survey area is in the greater Monterey Bay Watershed (Hydrologic unit 18060015) and the Alisal Slough-Tembladero Slough Subwatershed (Hydrologic Unit 180600150103). The Monterey Bay Watershed is located primarily in Monterey and Santa Cruz Counties and encompasses drainages that flow directly into the Monterey Bay and the Pacific Ocean. The Alisal Slough-Tembladero Slough Subwatershed drains approximately 144 square kilometers of area west to the Pacific Ocean via the Tembladero Slough (USEPA 2025).

The National Wetlands Inventory (NWI) Wetlands Mapper and National Hydrography Dataset results identified one aquatic feature that is within the survey area, outside the project footprint, but within the survey area (Figure 5, Hydrology). Natividad Creek is identified as an intermittent, excavated, seasonally flooded riverine feature by the NWI (USFWS 2025). Natividad Creek flows from north to south through the 100-foot survey buffer east of the project footprint. This section of the creek is highly modified, having been channelized into an open, cement-lined ditch for stormwater and flood control.

During the October 2025 site visit, three aquatic features were observed in and near the survey area: Natividad Creek and two short, unnamed unvegetated channels that flow directly into Natividad Creek. None of the three aquatic features occur within the project site boundary. Two off-site cement-lined v-ditches occur east of the project site and drain rainwater from uplands west to Natividad Creek. Natividad Creek runs just east of the project site boundary, flowing south through a concrete channel before joining an earthen canal that flows west by way of numerous irrigation and flood control ditches and eventually empties into the Pacific Ocean, which is defined as traditional navigable water (TNW) by the U.S. Army Corps of Engineers (USACE).

Further discussion on potentially jurisdictional aquatic resources is provided in the Aquatic Resources Delineation section in the Results section.

Climate

The survey area is in Monterey County. On a regional level, the County has a Mediterranean climate, which is characterized by wet winters and dry summers. This is largely because of a Semi-Permanent High-Pressure Zone that sits over the Pacific Ocean during much of the year and forms a fog belt (marine layer). The project site is generally within the Peninsular Ranges of Central California. The generalized climate in the region is dry, subhumid mesothermal, which pushes the growing season to the wet months of the year (late winter to early spring). The rainy season in the County typically lasts from November through March. Vegetation often goes dormant during the late summer months until the first rain in the fall.

According to historical data from the weather station at the Salinas Municipal Airport, approximately 2.6 miles southeast of the survey area, the average maximum annual temperature for the area surrounding the survey area is 68.4 degrees Fahrenheit (°F), and the average minimum temperature is 47.3°F. Average annual precipitation in the area is 14.54 inches (WRCC 2025).

Methods

This biological and aquatic resources analysis includes the results of a database review and biological resources survey, which document the existing biological conditions of the survey area. The results of the database review provide information on permitting requirements and potential constraints to project construction due to the presence (or lack thereof) of sensitive biological and aquatic resources.

Database Review

Prior to conducting fieldwork, a Harris biologist referenced the following materials:

- Topographic maps
- Aerial imagery (Google Earth from 1994 to 2025)
- U.S. Fish and Wildlife Service NWI Online Wetland Mapper (USFWS 2025)
- U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) Web Soil Survey (USDA 2019)

Aquatic Resources Delineation

A Harris biologist conducted an aquatic resources delineation on October 29, 2025, using the routine on-site determination method described in the USACE Wetlands Delineation Manual (USACE 1987), the Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Arid West Region (USACE 2008), and the National Ordinary High Water Mark Field Delineation Manual for Rivers and Streams: Final Version (USACE 2025a). Plant species names and wetland indicator statuses follow the most recent iteration of the National Wetland Plant List (Attachment 2, Observed Plant Species List; USACE 2025b). The Harris biologist conducted the aquatic resources delineation fieldwork to identify aquatic resources within the survey area, including ordinary high water mark indicators and data applicable to a concrete-lined ditch, as well as prepared a USACE three-parameter wetland determination datasheet for the Arid West Region (wetland determination datasheet) at a representative point in the southeastern portion of the survey area, which sits at a lower grade than the surrounding land (Attachment 3, Datasheets).

Survey Limitations

Plants were identified by direct observation. However, the site visit was conducted at the end of the growing season, when some plant species were not evident or identifiable. Further, the site is regularly maintained through mowing, further reducing the potential for identification. Therefore, the list of observed plant species is not necessarily comprehensive.

Results

Vegetation Communities and Land Cover Types

Four vegetation communities and land cover types were observed in the survey area: unvegetated channel, coast live oak woodland, disturbed (ruderal) habitat, and urban/developed land (Figure 6, Vegetation Communities and Land Cover Types; Table 1, Vegetation Communities and Land Cover Types in the Survey Area) (Holland 1986). One vegetation community associated with aquatic resources in the survey area—unvegetated channel—is described in the following section.

Table 1. Vegetation Communities and Land Cover Types in the Survey Area

Vegetation Community and Land Cover Type	Project Site (acres)[1]	Survey Buffer (acres)[1]	Survey Area (acres)[1]
Aquatic			
Unvegetated Channel	0	0.14	0.14
Subtotal	*0*	*0.14*	*0.14*
Upland			
Coast Live Oak Woodland	0.05	0.42	0.47
Subtotal	*0.05*	*0.42*	*0.47*
Disturbed (Ruderal) Habitat/Developed Lands			
Disturbed (Ruderal) Habitat	4.32	0	4.32
Urban/Developed Land	0	5.28	3.60
Subtotal	*4.32*	*5.28*	*7.92*
Total	**4.37**	**5.84**	**10.21**

Notes:

[1] Acreages are approximate and based on ArcGIS Collector data. Values are rounded up to one-hundredth of an acre.

Aquatic Vegetation Communities

Unvegetated Channel

Approximately 0.14 acre of unvegetated channel occurs in the 100-foot survey buffer, all within the eastern portion of the survey area (Figure 6). Three concrete-lined channels occur in the survey buffer, outside the project site boundary: Natividad Creek and two v-ditches. These features are discussed further in the following Aquatic Resources Delineation section.

Upland Vegetation Communities

Coast Live Oak Woodland

Remnant coast live oak (*Quercus agrifolia*) woodland occurs along the northern edge of the survey area, along with isolated coast live oak trees within the survey area. Approximately 0.05 acre of coast live oak woodland occurs on the project site, with an additional 0.42 acre within the 100-foot survey buffer. The overstory of this vegetation community is dominated by coast live oak. The understory consists primarily of non-native grassland similar to the disturbed/ruderal grassland elsewhere in the survey area, as described below.

Disturbed (Ruderal) Habitat/Developed Lands

Disturbed (Ruderal) Habitat

Disturbed or ruderal vegetation communities are generally dominated by non-native vegetation of various densities. In the survey area, disturbed habitat consists of approximately 4.32 acres of ruderal grassland maintained by mechanical means (regular mowing). Dominant species in the ruderal grassland include wild oat (*Avena fatua*), Harding grass (*Phalaris aquatica*), and field bindweed (*Convolvulus arvensis*). An isolated arroyo willow (*Salix lasiolepis*) occurs in the eastern portion of this vegetation community.

Urban/Developed Land

Urban/developed land cover type encompasses anthropogenic development, including buildings, roadways, structures, and associated hardscaping and manicured landscaping. Within the survey area, urban/developed land includes buildings, paved roadways, parking lots, tennis courts, and manicured lawns. No urban/developed land occurs on the project site, but approximately 5.28 acres occur within the 100-foot survey buffer. Vegetation in this land cover type is typically absent or manicured and artificially irrigated plantings.

Aquatic Resources Delineation

During the October 2025 site visit, data was collected from one representative data point and three drainage ditches within the survey area. The representative data point was collected from a low area in the southeastern corner of the survey area, where the vegetation community changes slightly from the surrounding ruderal grassland. Curly dock (*Rumex crispus*) is co-dominant in this area, indicating more moisture is likely present in the soil. Investigation of plants, soils, and hydrology indicated that this area does not pond water for sufficient lengths of time to sustain hydrophytic vegetation, hydric soils, or wetland hydrology (refer to Attachment 3 and Attachment 4, Photographic Log). Thus, no wetlands were observed on site.

Three aquatic resources were identified in the survey area, east of the project site: Natividad Creek and two unnamed unvegetated channels that drain rainwater runoff into the cement-lined channel of Natividad Creek (Figure 7, Aquatic Resources, and Figure 8, Potential Jurisdictional Waters of the U.S. and State). None of the three aquatic resources occur within the project site boundary.

Natividad Creek

Natividad Creek is approximately 9 feet wide at the ordinary high water mark and 14 feet wide at the top of bank, which is just above the cement-lined portion of the drainage. Approximately 8 inches of slow-flowing water was within the concrete channel at the time of the October 2025 survey. The channel contained sporadic cattail (*Typha* spp.); however, piles of mud and dried cattails found adjacent to the creek indicate that the channel is regularly dredged for stormwater control to prevent sediment buildup and vegetation from establishing for long periods of time. Natividad Creek is identified as an intermittent, excavated, seasonally flooded riverine feature by the NWI and has a documented downstream connection to the Pacific Ocean, a traditional navigable water as defined by the USACE, via a series of constructed irrigation canals (USACE 2025a). Therefore, Natividad Creek is likely under the jurisdiction of the USACE pursuant to the Clean Water Act, Section 404. This creek is also likely a water of the state and would be considered jurisdictional pursuant to the Porter-Cologne Water Quality Control Act and California Fish and Game Code, Section 1602.

Unvegetated Ditch

Two unvegetated, cement-lined v-ditches in the eastern portion of the survey area are approximately 85 feet long and drain west into Natividad Creek. These ditches direct water from urban landscaping east of the survey area into Natividad Creek. The ditches are not identified in the NWI, and no water was flowing in either ditch during the October 2025 site visit, indicating that these channels likely do not contain water outside the rainy season. Due to the developed and ephemeral nature of these ditches and because they were excavated in uplands and only channel rainwater runoff from uplands, the unvegetated ditches are not likely under the jurisdiction of the USACE pursuant to the Clean Water Act, Section 404. They may be jurisdictional as waters of the state pursuant to the Porter-Cologne Water Quality Control Act and the California Fish and Game Code, Section 1602.

Plant Species

Attachment 2 lists the vascular plant species observed in the survey area during the site visit. A total of 15 plant species were identified in the survey area, six (40 percent) of which were native and nine (60 percent) of which were non-native. No sensitive plant species were identified in the survey area during the October 2025 site visit.

Project Impacts

No impacts to aquatic resources are anticipated because no aquatic resources are on site. The cement-lined channel of Natividad Creek is not within the project footprint, and no direct or indirect impacts are anticipated because of project development.

Constraints Analysis Conclusion

The survey area, including the project site and survey buffer, is either already developed or regularly maintained through mechanical means. The drainage east of the project site is an excavated, cement-lined canal that provides

neither high-quality aquatic habitat for wildlife nor riparian habitat for local wildlife shelter or movement. The two cement-lined v-ditches were excavated in uplands and drain uplands.

Based on the conditions of Natividad Creek adjacent to the project footprint, a 100-foot setback is not necessary. The channel is cement-lined and does not have any associated riparian habitat, thereby reducing the functions and values of the channel as a natural waterway or wildlife migration corridor. Implementation of appropriate best management practices during project development will be sufficient to prevent sedimentation or water runoff into Natividad Creek during construction. No direct or indirect impacts to aquatic resources are anticipated as a result of project development, and no further analysis or aquatic resources permitting is recommended.

Preparers

Harris & Associates
Will Lawton, Biologist, Author
Laura Burris, Principal Biologist, Senior Review

If you have any questions regarding this letter report, please contact me at (916) 835-9671 or Laura.Burris@WeAreHarris.com.

Sincerely,



Laura Burris
Principal Biologist

Attachments

1, Figures
2, Observed Plant Species List
3, Datasheets
4, Photographic Log

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Attachment 1. Figures

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Source: ESRI, 2023.

Harris & Associates

N

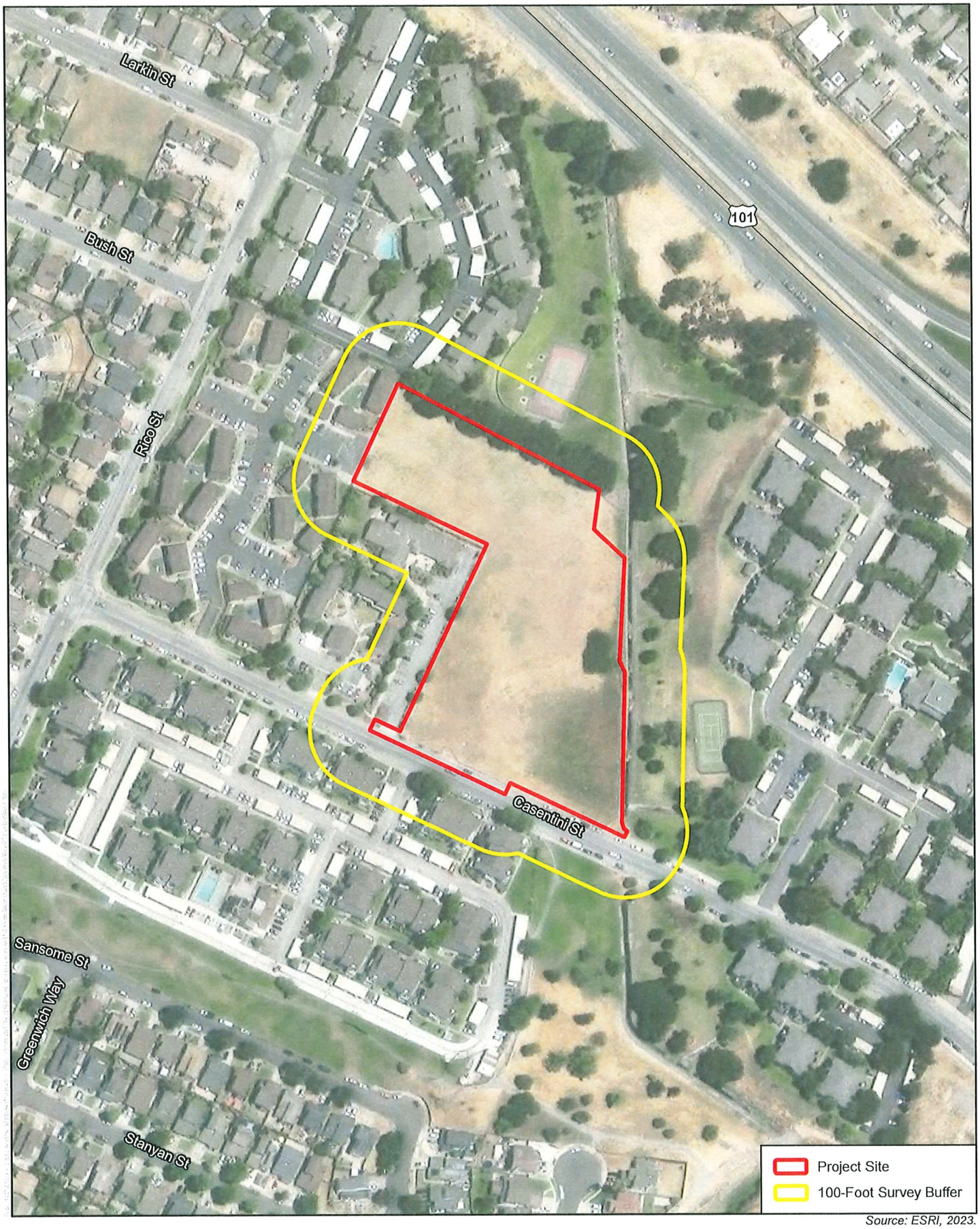
0 5 10

Miles

Figure 1

Regional Location

Casentini Street Family Apartments Project



Source: ESRI, 2023.

Harris & Associates

N

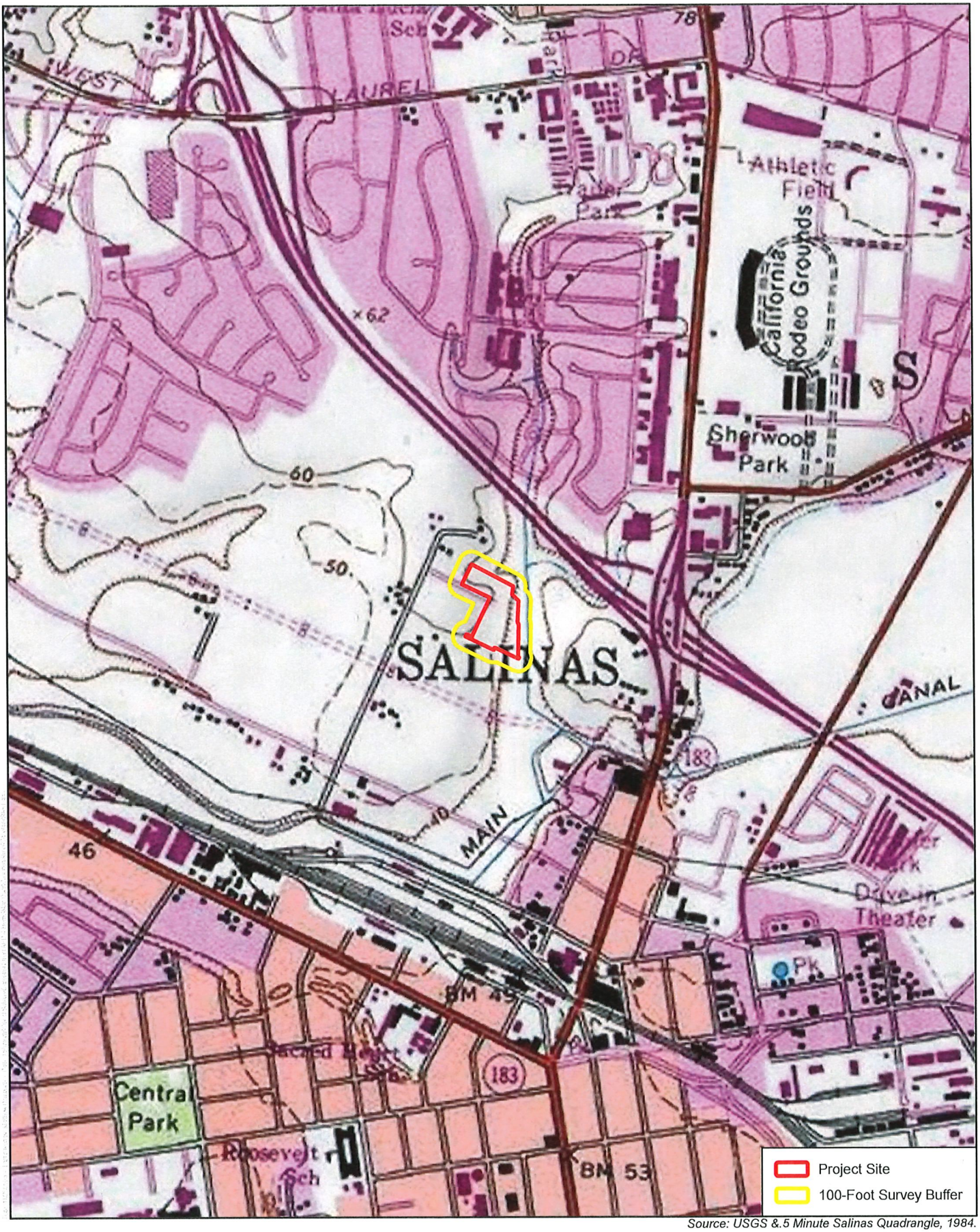
0 100 200

Feet

Figure 2

Project Location

Casentini Street Family Apartments Project



Source: USGS &.5 Minute Salinas Quadrangle, 1984.

Harris & Associates

N

0 500 1,000
Feet

Figure 3
USGS Topographic Map
Casentini Street Family Apartments Project



Source: ESRI, 2023.

Harris & Associates

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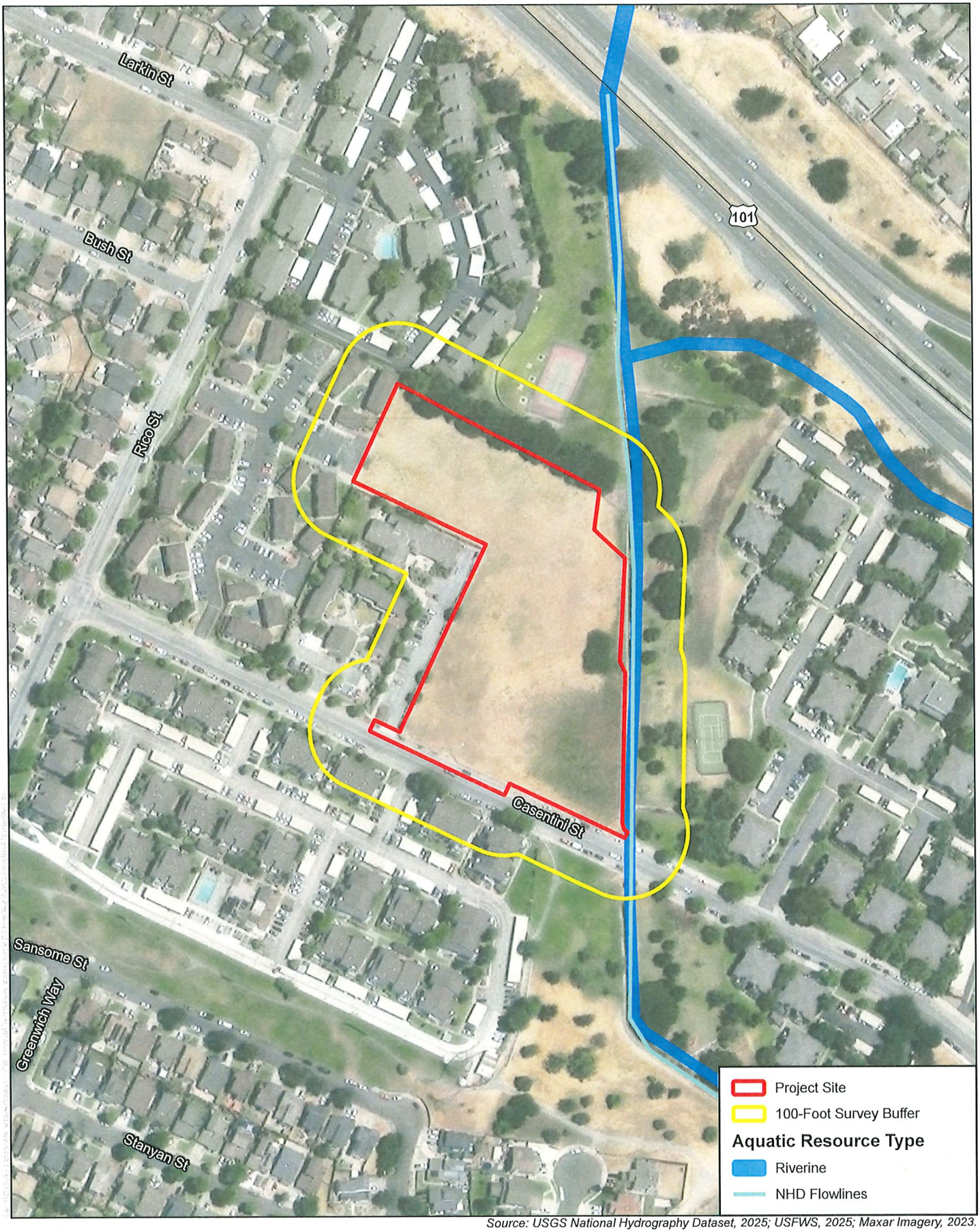
0 100 200

Feet

Figure 4

Soils

Casentini Street Family Apartments Project



Source: USGS National Hydrography Dataset, 2025; USFWS, 2025; Maxar Imagery, 2023.

Harris & Associates

N

0 100 200

Feet

Figure 5

Hydrology

Casentini Street Family Apartments Project



Source: ESRI, 2023.

Harris & Associates

N

0 75 150

Feet

Figure 6

Vegetation Communities and Land Cover Types

Casentini Street Family Apartments Project



Source: ESRI, 2023.

Harris & Associates

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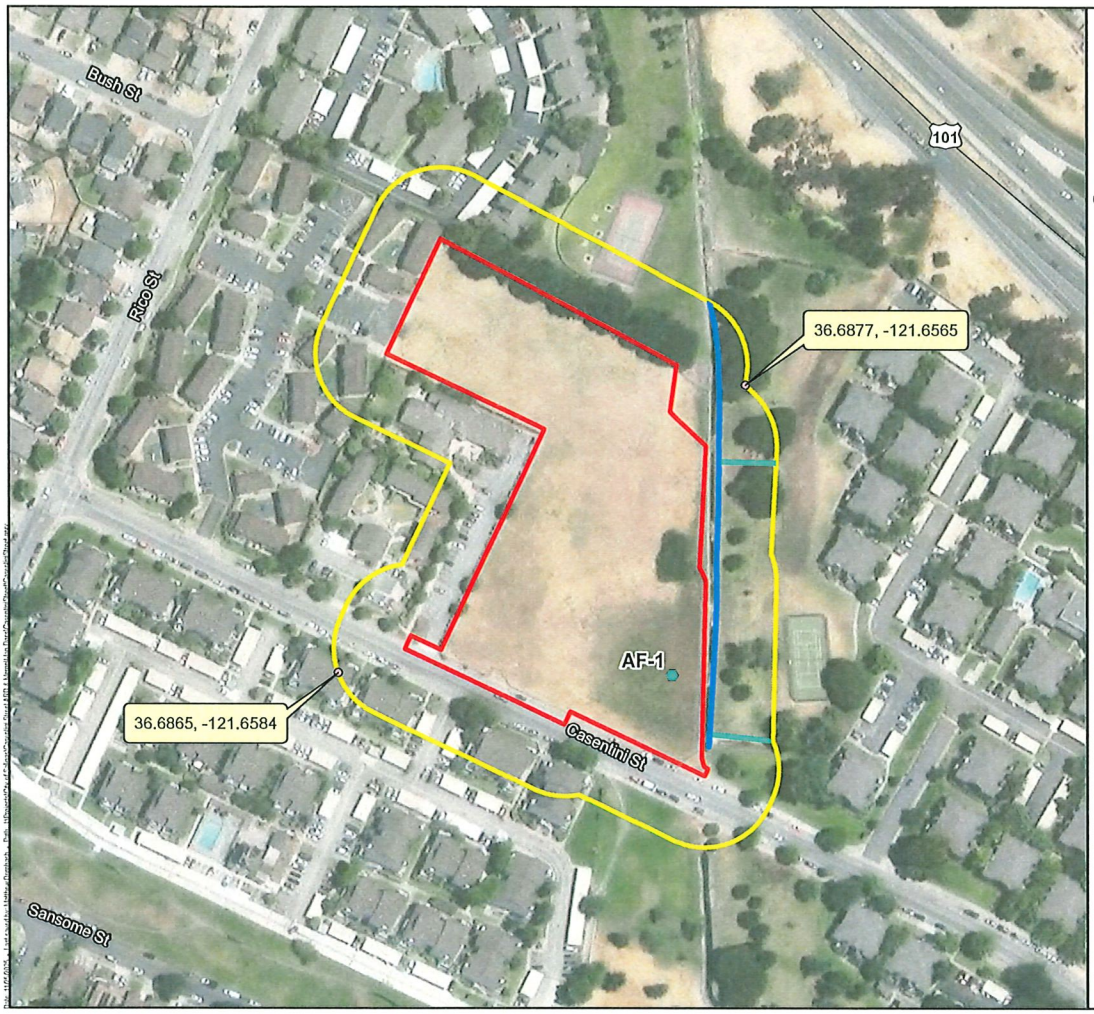
0 75 150

Feet

Figure 7

Aquatic Resources

Casentini Street Family Apartments Project



Harris & Associates

Figure 8

Potential Jurisdictional Waters
of the U.S. and State for the
Casentini Street Family Apartments Project

Legend

- Project Site
- 100-Foot Survey Buffer
- Reference Points
- Aquatic Resource Point

Aquatic Resources

- Natividad Creek (0.12 acres)
- Cement-Lined Ditch (0.3 acres)

N

0 100 200
Feet

Coordinate System: NAD 1983 California State Plane Zone 6
Projection: Lambert Conformal Conic
Datum: North American 1983
Vertical Datum: No Coordinate System
1 inch = 200 Feet

Created on November 3rd, 2025
Revised on November 18th, 2025

Made in accordance with the Updated Map and Drawing Standards for the South Pacific Division Regulatory Program, as amended on February 10, 2016, by: Jason Deters, Project Manager Enforcement and Special Projects Unit U.S. Army Corps of Engineers South Pacific Division
Sacramento District, Regulatory Division
1325 J Street, Room 1350
Sacramento, California 95814-2922

Attachment 2. Observed Plant Species List

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	Scientific Name	Common Name	Special Status
	EUDICOTS		
	Asteraceae - Sunflower family		
*	*Helminthotheca echioides*	Bristly ox-tongue	
*	*Lactuca serriola*	Prickly lettuce	
*	*Sonchus sp.*	Sowthistle	
	Brassicaceae - Mustard family		
*	*Hirschfeldia incana*	Shortpod mustard	
	Convolvulaceae - Morning-glory f		
*	*Convolvulus arvensis*	Bindweed, orchard morning-glory	
	Fabaceae - Legume family		
	Acmispon junceus	Rush lotus	
	Fagaceae - Oak family		
	Quercus agrifolia	Coast live oak	
	Juglandaceae - Walnut family		
	Juglans hindsii	Northern California black walnut	
	Malvaceae - Mallow family		
	Malvella leprosa	Alkali mallow	
	Polygonaceae - Buckwheat famil		
*	*Rumex crispus*	Curly dock	
	Salicaceae - Willow family		
	Salix lasiolepis	Arroyo willow	
	MONOCOTS		
	Poaceae - Grass family		
*	*Avena fatua*	Wild oat	
	Bromus carinatus	California brome	
*	*Phalaris aquatica*	Harding grass	
	Typhaceae - Cattail family		
*	*Typha angustifolia*	Narrow-leaved cattail	

Scientific Name	Common Name	Special Status

Legend

*= Non-native or invasive species

Special Status:

Federal:
FE = Endangered
FT = Threatened

State:
SE = Endangered
ST =Threatened

CRPR – California Rare Plant Rank
1A. Presumed extinct in California and elsewhere
1B. Rare or Endangered in California and elsewhere
2A. Presumed extinct in California, more common elsewhere
2B. Rare or Endangered in California, more common elsewhere
3. Plants for which we need more information - Review list
4. Plants of limited distribution - Watch list

Threat Ranks
.1 - Seriously endangered in California
.2 – Fairly endangered in California
.3 – Not very endangered in California

Attachment 3. Datasheets

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WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Casentini Street Appartments City/County: Salinas, Monterey Co. Sampling Date: 10/29/2025

Applicant/Owner: City of Salinas State: CA Sampling Point: AF-1

Investigator(s): Will Lawton Section, Township, Range: Township 14 South, Range 3 East

Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Concave Slope (%): 1

Subregion (LRR): LLR C, Central California Coastal Val Lat: 36.686412 Long: -121.6571143 Datum: NAD 83

Soil Map Unit Name: Clear Lake Clay, Sandy Substratum, Drained NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✓	**Is the Sampled Area within a Wetland?** Yes _____ No ✓
Hydric Soil Present?	Yes _____	No ✓	
Wetland Hydrology Present?	Yes _____	No ✓	

Remarks:
Project site is at the base of a hill that is frequently mowed, but the site itself appears to be maintained less frequently, as vegetation reached at least 3 feet high throughout. The sample point was taken at the low point below the steep hill that comprises the majority of the site, but the sample point is still located on a slight slope that leads to a concrete channel with slowly flowing approximately 20 feet away.

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: 30)			
1. None			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15)			
1. None			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 5)			
1. Rumen crispus	40	Yes	FAC
2. Convolvulus arvensis	25	Yes	FACU
3. Helminthotheca echiodes	12	No	FAC
4. Malvella leprosa	10	No	FACU
5. Acmispon junceus	10	No	FAC
6. Phalaris aquatica	5	No	FACU
7. Lactuca serriola	4	No	FACU
8. Hirschfeldia Incana	4	No	UPL
	110 = Total Cover		
Woody Vine Stratum (Plot size: 15)			
1. None			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 20 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species	62	x 3 =	186
FACU species	44	x 4 =	176
UPL species	4	x 5 =	20
Column Totals:	110 (A)		382 (B)

Prevalence Index = B/A = 3.47

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes _____ No ✓

Remarks:

SOIL

Sampling Point: AF-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
14	7.5YR 3/1	100						

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) **(LRR C)**
- ___ 1 cm Muck (A9) **(LRR D)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR C)**
- ___ 2 cm Muck (A10) **(LRR B)**
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

Soil uniform throughout profile.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) **(Nonriverine)**
- ___ Sediment Deposits (B2) **(Nonriverine)**
- ___ Drift Deposits (B3) **(Nonriverine)**
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) **(Riverine)**
- ___ Sediment Deposits (B2) **(Riverine)**
- ___ Drift Deposits (B3) **(Riverine)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Deep soil cracks (2+ inches deep) present, but are not hydrologically significant.

Attachment 4. Photographic Log

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Photograph 1: (36.686279, −121.656684) AR-01 flowing just east of the project SITE, with a cement-lined v-ditch on the right-hand side of the photo. View facing north.



Photograph 2: (36.686279, −121.656684) View of the eastern portion of the project site with AR-01 in the foreground. View facing northwest.



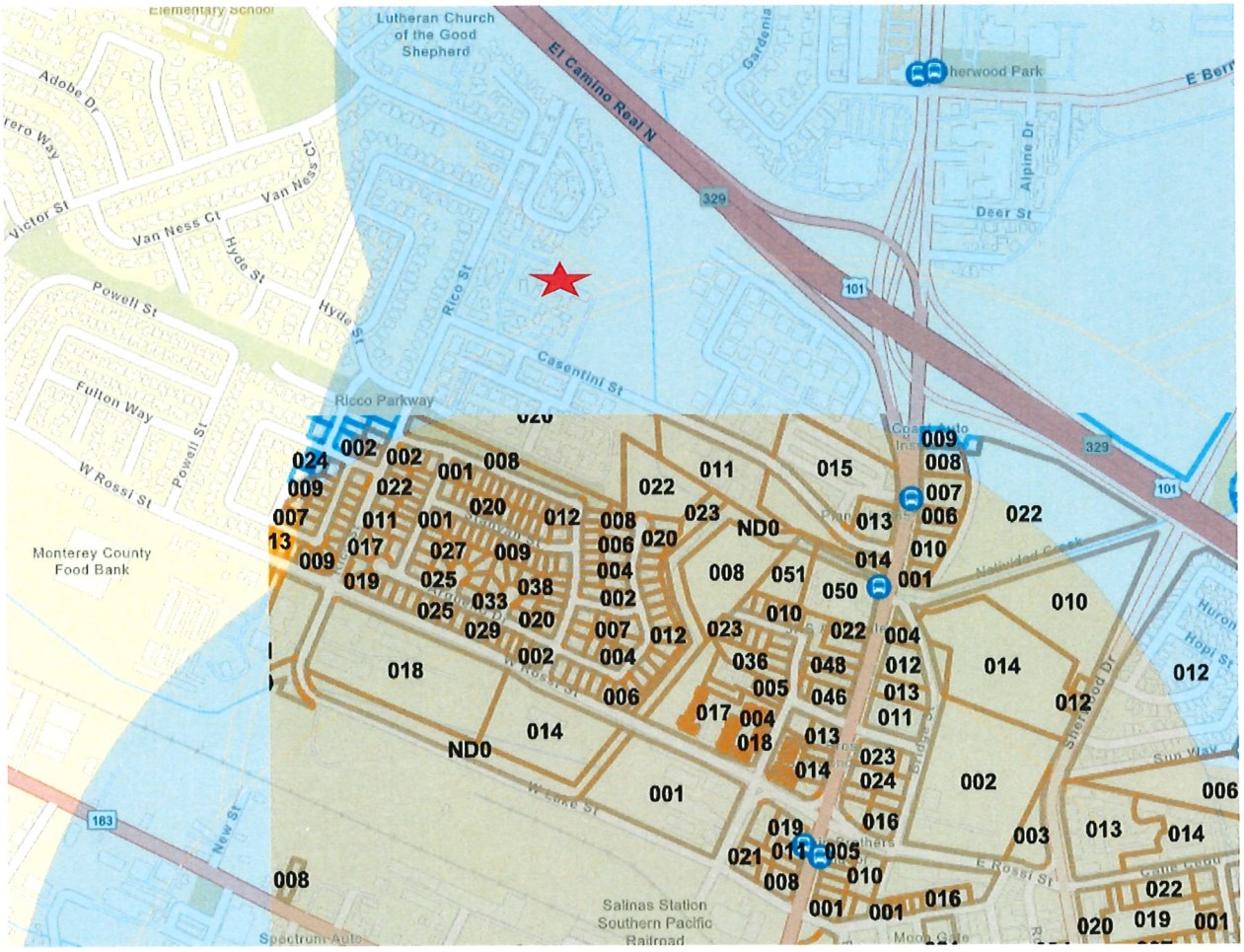
Photograph 3: (36.687023, −121.657468) Typical view of the project site with maintained non-native grassland vegetation cover. View looking north.



Photograph 4: (36.686362, −121.656581) Cement-lined V-ditch that drains uplands west towards AR-01. View facing east.

North

AB 2097 Vicinity Map



SITE PLAN REVIEW 2025-014
200 CASENTINI STREET

Exhibit "K"

DENSITY BONUS APPLICATION CONCESSION AND WAIVER REQUEST
CASENTINI STREET FAMILY APARTMENTS

Milestone Housing Group in partnership with the Monterey County Housing Authority proposes to develop a currently vacant parcel along Casentini Street as an affordable large family apartment community on a 4.9-acre site comprised of one parcel (APN: 003-161-030) with an address of 200 Casentini Street, Salinas, CA. The Monterey County Housing Authority is the current owner of the project property.

The project sponsor proposes to regrade the vacant property and construct a new 100% affordable multi-family residential apartment community and a new day care center. The residential community portion of the project will consist of five (5) new, 3-story apartment buildings and will include eighty-eight (88) apartment units with a mix of 1-bedroom, 2-bedroom, and 3-bedroom apartments. The residential community will also include a leasing/amenity building, a tot lot, and sport court, a dog park area, walking paths, and a mix of covered and surface parking spaces totaling 152 parking spaces.

There is a total of eighty-eight (88) residential apartment units, which includes 87 low income or subsidized housing units and one (1) Manager's Unit. The unit mix is broken down in the Table below and reflects twenty-four (24) one-bedroom units (27.3%), twenty-four (24) two-bedroom units (27.3%), and forty (40) three-bedroom units (45.4%). This unit mix allows for this project to be considered as a large family project. The project also includes a leasing/amenity building with indoor fitness, business/computer room, and a community room. Exterior amenities include a sport court with a basketball hoop for all residents of the project and a tot lot for children up to nine (9) years of age.

The Day Care Center, measuring roughly 4,335 square feet, will provide services to children from newborn age up to 5 years of age. The building will be divided into two classrooms with one room for children 0-24 months and the second classroom for children 24 months to 60 months. Each classroom will have their own secure outdoor play area. The building will include bathrooms, offices for staff, a breakroom, and a kitchen for meal preparation. The Daycare Center will have their own access into the property off Casentini Street and will include 16 parking spaces.

The project will be 100% affordable for households with income at or below 60% of Area Median Income (AMI). The Average AMI level for the project is roughly 49%. The breakdown of AMI levels, unit mix, and number of subsidized units are found in the Table below:

Exhibit L

CASENTINI STREET FAMILY APARTMENTS UNIT MIX AMI BREAK DOWN		
BEDROOM TYPE	**AMI LEVEL**	**NUMBER OF UNITS**
1-BEDROOM	30.00%	3
1-BEDROOM	40.00%	4
1-BEDROOM	50.00%	12
1-BEDROOM	60.00%	7
2-BEDROOM	30.00%	3
2-BEDROOM	40.00%	4
2-BEDROOM	50.00%	12
2-BEDROOM	60.00%	8
3-BEDROOM	30.00%	4
3-BEDROOM	40.00%	6
3-BEDROOM	50.00%	15
3-BEDROOM	60.00%	9

TOTAL UNIT COUNT (SUBSIDIZED)	87
TOTAL UNIT COUNT AT 30% AMI	10
TOTAL UNIT COUNT AT 40% AMI	14
TOTAL UNIT COUNT AT 50% AMI	39
TOTAL UNIT COUNT AT 60% AMI	24
AVERAGE AMI LEVEL	49%

The project seeks on-going rental subsidies in the form of Project-Based Section 8 Vouchers from the Housing Authority of the County of Monterey in addition to tax exempt bond financing and low-income housing tax credits.

To develop the Casentini Street Family Apartments and provide necessary affordable housing to the community, the project requires incentives/concessions and/or waivers as allowed through the State Density Bonus Law. Currently, per our analysis of the City of Salinas Zoning Code, waivers required to allow for the development of the project include removing the restriction on tandem parking spaces, a waiver for not providing 4-bedroom units in our project design, and a waiver requesting a reduction in required open space. Below is a written explanation of the why this 100% affordable large family apartment community could not be developed without these requested waivers.

***Waiver Request #1*: Article V. Division 2. Parking, Loading, and Outdoor Lighting; Section 37-50.360. Off Street Parking and Loading Spaces Regulations Table 37-50.100:**

The project applicant is requesting a waiver of Article V; Division 2; Section 37-50.360; Table 37-50.100 regarding required number of parking spaces per unit type. The project proposes a total of 88 units with 26 One-Bedroom Units, 28 Two-Bedroom Units, and 34 Three Bedroom Units. Per Table 37-50.100 of the City of Salinas Zoning Code Section 37-50.360, based on our unit mix, our required number of parking spaces is 163 spaces. Per the table below, also found in our Project Matrix on Sheet A1.0 of our Site Plan Review Application plan set, we are providing a total of 152 parking spaces. This reflects an eleven (11) stall deficit in the total required number of parking spaces.

Per the State Government Code under Title 7; Division 1; Chapter 4.3 Density Bonus and Other Incentives under Section 65915(p)(1) Law, we are allowed to use a parking ratio of 1 parking stall per every 1-Bedroom Unit, and 1.5 parking stalls per every 2 and 3-Bedroom unit without a requirement to apply for an additional waiver. As reflected in the table below, using the State Density Bonus Law related to parking ratios per bedroom type, our required parking would total 120 stalls. We are providing 152 parking spaces, which exceeds the parking requirements using State Density Bonus Law.

In the light of the above, we respectfully request that the State Density Bonus Law parking ratios be applied as part of our application. In addition, as part of our Waiver Request, if we are required to add eleven (11) parking stalls to meet the City parking requirements, we would be required to remove an entire building section, which would equate to losing four (4) stacks of units or a total of twelve (12) much-needed affordable housing units.

Bedroom Type	Number of Units	Parking Required per Unit Type	Parking Required Total	Parking Required Per State Density Bonus Law	Total Parking Provided	Parking Provided Per Unit Type	Total Parking Provided
1-BEDROOM	3	1.5	4.5	1	3	1	3
1-BEDROOM	4	1.5	6	1	4	1	4
1-BEDROOM	12	1.5	18	1	12	1	12
1-BEDROOM	7	1.5	10.5	1	7	1	7
2-BEDROOM	3	2	6	1.5	4.5	2	6
2-BEDROOM	4	2	8	1.5	6	2	8
2-BEDROOM	12	2	24	1.5	18	2	24
2-BEDROOM	8	2	16	1.5	12	2	16
3-BEDROOM	4	2	8	1.5	6	2	8
3-BEDROOM	6	2	12	1.5	9	2	12
3-BEDROOM	15	2	30	1.5	22.5	2	30
3-BEDROOM	9	2	18	1.5	13.5	2	18
MANAGER UNIT - 2-BEDROOM	1	2	2	2	2	2	4
TOTAL	**88**	**1.85**	**163**	**1.36**	**120**	**1.73**	**152**

Waiver Request #2: **Section 20-18.020 – Prohibition of Oversized Vehicle Parking (Tandem Parking Stalls):**

The Project Applicant is requesting a waiver of Article XVIII – Regulating the Parking of Over-Size Vehicles under Section 20-18.020 prohibiting the ability to park vehicles exceeding 20 feet in length. Per Sheet A1.0: Site Plan, of our Site Plan Review Application plan set, our project data section reflects a total of 152 proposed parking stalls for our residential community. The table below reflects the total number of parking stalls, the breakdown of parking stalls provided per unit type, and the breakdown of tandem parking stalls as part of the 152 total parking spaces provided. As such, of the 152 total parking spaces provided, there is a total of sixty-four (64) tandem parking spaces. This is separated as 40 tandem stalls in our parking garages within the residential buildings and another 24 tandem stalls in our surface parking areas.

In review of our project plan and building layout, losing 64 parking spaces would have a significant impact on the number of affordable units provided in the project. Based on calculating the current number of parking spaces provided and removing the 64 tandem spaces, it leaves the project with a total of 91 parking spaces. Based on the parking ratio of what is provided at 1.73 stalls per unit, we would lose roughly 35 much-needed affordable residential units.

CASENTINI STREET FAMILY APARTMENTS
PARKING BREAKDOWN

PARKING TYPE	TANDEM SPACES	TOTAL SPACES
TANDEM GARAGE	40	80
TANDEM OPEN STALL	24	48
SINGLE GARAGE	0	9
OPEN SPACE - SINGLE	0	15
TOTAL UNIT COUNT (SUBSIDIZED)	64	152

Bedroom Type	Number of Units	Parking Required per Unit Type	Parking Required Total	Parking Required Per State Density Bonus Law	Total Parking Provided	Parking Provided Per Unit Type	Total Parking Provided
1-BEDROOM	3	1.5	4.5	1	3	1	3
1-BEDROOM	4	1.5	6	1	4	1	4
1-BEDROOM	12	1.5	18	1	12	1	12
1-BEDROOM	7	1.5	10.5	1	7	1	7
2-BEDROOM	3	2	6	1.5	4.5	2	6
2-BEDROOM	4	2	8	1.5	6	2	8
2-BEDROOM	12	2	24	1.5	18	2	24
2-BEDROOM	8	2	16	1.5	12	2	16
3-BEDROOM	4	2	8	1.5	6	2	8
3-BEDROOM	6	2	12	1.5	9	2	12
3-BEDROOM	15	2	30	1.5	22.5	2	30
3-BEDROOM	9	2	18	1.5	13.5	2	18
MANAGER UNIT - 2-BEDROOM	1	2	2	2	2	2	4
TOTAL	**88**	**1.85**	**163**	**1.36**	**120**	**1.73**	**152**

***Waiver Request #3*: Section 37-30.170; Table 37-30.80 – Bedrooms per Dwelling Unit (Percent of total dwelling units):**

Our proposed large family project at 200 Casentini Street is zoned for Residential High Density. Section 37-30.170 of the Zoning code under Table 37-30.80 requires that 10% of all dwelling units in our project include 4 or more bedrooms. As reflected above in our unit and AMI breakdown, our project includes a total of 87 apartment units. With the manager unit, we have a total of 88 units. This would require that we would include nine (9) 4-bedroom units. This requirement would require an adjustment to the building and unit design to reduce the number of 1bedroom, 2 bedroom, and 3-bedroom units to incorporate the 4-bedroom units. This adjustment to include 10% of the total unit count would result in a loss of 15 units (including the manager's unit) of much-needed affordable residential units

***Waiver Request #4*: Section 37-30.170; Table 37-30.80 – Usable Open Space Area per Dwelling Unit - Minimum:**

Our proposed large family project at 200 Casentini Street is zoned for Residential High Density. Section 37-30.170 under Table 37-30.80 of the Zoning code Development Regulations requires that we provide a minimum of 500 square feet of usable open space per dwelling unit. Our project proposes 88 residential units which equate to a minimum of 44,000 Square Feet of required usable open space. Per Sheet A1.2 Common Open Space of our Site Plan Review Application Plan Set, our project is currently providing 27,305.93 square feet of usable open space.

Our Open Space exhibit reflects six (6) Open Space areas where our calculation derives from. Although there is a substantial amount of excess land on our 4.9-acre parcel, a large area of the site has slopes greater than a 10% slope and cannot be considered for usable open space. The Usable Open Space being provided, 27,306, equates to roughly 310 square feet per unit or a deficiency of roughly 190 square feet per unit. In order for our project to increase our usable open space, we need to reduce our residential building area by 16,694 square feet. Our current residential building area is roughly 121,240 square feet or roughly 1,378 square feet per unit (gross). Reducing the building area by roughly 17,000 square feet, our unit count would reduce from 88 units down to 75 units. Without our requested waiver for this development regulation, the project would lose roughly 13 much-need affordable residential units.

If City Staff would like additional information related to this Waiver Request and analysis stated above, please contact Aaron Barger at abarger@milestonehousing.com or at 408-640-1100 to discuss further.

DAY CARE CENTER DAILY OPERATIONAL AND SAFETY/SECURITY/EVACUATION PLAN
CASENTINI STREET FAMILY APARTMENTS PUD2025-003; SPR 2025-014; CUP 2025-025
COMMENT REPSONSE 18. DAY CARE CENTER

City of Salinas
Community Development Department
65 West Alisal Street
Salinas, CA 92901
(831) 758-7206

OPERATIONAL / ENVIRONMENTAL STATEMENT

It is important that this statement accurately describes the proposed project. Please fill in the following blanks accordingly (Attach additional sheets if necessary):

1. Please provide the following:
   a. Assessor's Parcel Number (APN) 003-161-030-000
   b. Site Address Casentini Street (near Intersection with Rico) - vacant land.
   c. Parcel size (square feet and/or acres) 4.90 acres
2. Describe the nature of your operation (please be specific). Day Care operation for children 1 month to 5 years. Will have two separate classrooms with one classroom for children 0-24 months and then the second classroom for children from 24 months to 5 years of age. Services will include food provisions for breakfast, lunch, and snacks, outdoor playtime, and classroom functions for learning. Remainder of property used for multifamily housing.
3. What is the existing (or previous) use of the property? Vacant land with no structures on site.
4. What products will be produced by the operation? What materials will be used? Will assembly of the product occur on-site? Will these products be sold on-site? Development of site as stated in Project Description is proposed as a new 100% affordable large family rental apartment community with approximately 88 apartment homes with associated parking and amenities. A Day Care Center, run by a third party operator, is also included in the proposed development application for children from Newborn to Five (45) years old. No products will be produced. Construction materials will include wood, stucco, concrete, siding, window glazing, paint, asphalt for driveways, and playground equipment.
5. What are the proposed hours of operation? Months (if seasonal)? Days per week? Hours (from 5:30 AM to 5:00 PM)? Total hours per day? Only closed on national holidays (10 days) . Hours of operation - Ag Famililes - 5:30am - 5pm rest of year is 7am to 5pm
6. Describe any special activities or events. Frequency? Fall/Harvest Festival; 1 x a month there is a parent meeting; Seasonal festivities (Winter Festival Promotional events for graduation
7. How many customers/visitors are expected per day on average? kid drop off and pick up (7am-8am) pick up 3:30-5pm
8. How many employees will there be? Are additional employees anticipated? What hours do they work? Do any live on-site (as a caretaker)? Approximately six (6) full time Employees that will work from 5:30AM through 5:00PM. There are no employees that will live on site.
9. What equipment, materials, or supplies will be used, and how will they be stored? Playground on site; Prepare some food on site; Stored in cabinerts Janitorial items are stored in a shed or a dedicated closet not accessible to students; school sup
10. Will there be any service or delivery vehicles? Number? Frequency? Food is weekly delivered; Janirotial and office supplies 1 x per motnh
11. What are the total number of parking spaces on-site? Residential Parking spaces provide in the open air parking lots total 64 spaces. Parking for the Day Care is provide in an open parking lot and includes 16 parking stalls. The re
12. How will access be provided to the site (street name(s))? Driveway at project frontage along Casentini Street provides access to the residential buildings. There is a second driveway that provides separate access to the day c

Exhibit L