City of Salinas

200 Lincoln Ave., Salinas, CA 93901
www.cityofsalinas.org

Meeting Agenda - Final

Wednesday, May 20, 2026

4:00 PM

City Council Rotunda

Planning Commission

Commissioners:
Juan Gutierrez, Mayor's Appointee
Eric Mora, District 1 - John Meeks, District 2
Lorisa McKelvey Daye, District 3 - Maureen Wruck, District 4
Carissa Purnell, District 5 - Marcelino Rocamora Jr, District 6

Lisa Brinton, Community Development Director
Courtney Grossman, Planning Manager
Christopher A. Callihan, City Attorney
Community Development Department Office: (831) 758-7206

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PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT TIME RESTRICTIONS

Public comments generally are limited to two minutes per speaker; the Chair may further limit the time for public comments depending on the agenda schedule. Public comment may also be submitted via email at PublicCommentCD-P@salinas.gov and will be entered into the record.

GENERAL PUBLIC COMMENTS

Receive public communications on items that are not on the agenda and that are in the City of Salinas' subject matter jurisdiction. Comments on Consideration, Public Hearing items, and the Consent Agenda should be held until the items are reached.

CONSENT

ID#26-217

Recommendation: Motion to approve the Minutes of May 6, 2026.

ADMINISTRATIVE REPORTS

ID#26-21 **Study Session on Zoning Code Optional Phase One Amendments**

Recommendation: Receive a presentation on proposed Phase One Zoning Code amendments related to Conditional Use Permits for residential driveway width expansion projects and accessory office space in Industrial zones. No action is required.

PUBLIC HEARINGS

ID#26-195 **Planned Unit Development Permit 2025-003 (PUD 2025-003) and Conditional Use Permit 2025-025 (CUP 2025-025); Request to construct 88 affordable multifamily housing units with a 4,335 square-foot daycare center located at 200 Casentini Street in the Residential High Density - Flood Overlay (R-H-2.1 - F) Zoning District**

Recommendation: A motion to approve a Resolution affirming the findings recommending that the City Council:
1. Find the project exempt pursuant to Sections 15165, 15303 and 15332 of the CEQA Guidelines;
2. Approve a Planned Unit Development Permit (PUD 2025-003) to construct 88 multifamily residential units, 2,400 square foot leasing/amenity building and a 4,335 square foot daycare center; and
3. Approve a Conditional Use Permit (CUP 2025-025) to construct and operate a 4,335 square foot daycare center.

CONSIDERATIONS

COMMISSIONER COMMENTS / REPORTS

Receive communication from Commissioners on reports, appointments and future agenda items. Commissioner comments are generally limited to three minutes.

FUTURE AGENDA ITEMS

ADJOURNMENT

Confirmation of attendance at next meeting prior to adjournment.

Brisa Salcedo / Administrative Aide

AGENDA MATERIAL / ADDENDUM

Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings and in accordance with Californian Government Code Section 54954.2 and 54956. City Commission/Board/Committee agenda reports and other writings distributed to the legislative body may be viewed at the Salinas City Clerk's Office, 200 Lincoln Avenue, Salinas, and are posted on the City's website at www.salinas.gov in accordance with California Government Code section 54597.5. The Commission/Board/Committee may take action that is different than the proposed action reflected on the agenda.

Disability-related modification or accommodation, including auxiliary aids or services, may be requested by any person with a disability who requires a modification or accommodation in order to participate in the meeting. Language interpretation may be requested as soon as possible but by no later than 5 p.m. of the last business day prior to the meeting. Requests should be referred to the City Clerk's Office At 200 Lincoln Avenue, Salinas, 758-7381, as soon as possible but by no later than 5 p.m. of the last business day prior to the meeting. Hearing impaired or TTY/TDD text telephone users may contact the city by dialing 711 for the California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

PUBLIC NOTIFICATION

This agenda was posted on May 15, 2026 in the Salinas Rotunda and City's website.

Meetings are streamed live at https://salinas.legistar.com/Calendar.aspx and televised live on Channel 25 on the date of the regularly scheduled meeting and will be broadcast throughout week following the meeting. or the most up-to-date Broadcast Schedule for The Salinas Channel on Comcast 25, please visit or subscribe to our Google Calendar located at http://tinyurl.com/SalinasChannel25. All past City Council meetings may also be viewed on the Salinas Channel on YouTube at http://www.youtube.com/thesalinaschannel.

File #: ID#26-217, **Version:** 1

Minutes of May 6, 2026

Motion to approve the Minutes of May 6, 2026.

City of Salinas

200 Lincoln Ave., Salinas, CA 93901
www.cityofsalinas.org

Meeting Minutes - Unofficial

Planning Commission

Commissioners:
Juan Gutierrez, Mayor's Appointee
Eric Mora, District 1 - John Meeks, District 2
Lorisa McKelvey Daye, District 3 - Maureen Wruck, District 4
Carissa Purnell, District 5 - Marcelino Rocamora Jr, District 6

Lisa Brinton, Community Development Director
Courtney Grossman, Planning Manager
Christopher A. Callihan, City Attorney
Community Development Department Office: (831) 758-7206

Wednesday, May 6, 2026 **4:00 PM** **City Council Rotunda**

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: 5 - Commissioner Lorisa McKelvey Daye
Commissioner Carissa Purnell
Commissioner Marcelino Rocamora Jr
Commissioner Eric Mora
Commissioner Maureen Wruck

Absent: 2 - Commissioner John Meeks
Commissioner Juan Gutierrez

GENERAL PUBLIC COMMENTS

CONSENT

ID#26-176 **Minutes of April 15, 2026.**

Motion to approve the minutes of April 15, 2026.

Ayes: 4 - Commissioner McKelvey Daye, Commissioner Purnell, Commissioner Rocamora Jr and Commissioner Mora

Absent: 2 - Commissioner Meeks and Commissioner Gutierrez

Abstain: 1 - Commissioner Wruck

ADMINISTRATIVE REPORTS

ID#26-193 **Update on Predevelopment Activities for 34, 36, 38, 40, 37-39, and 45 Soledad Street in Chinatown**

Received a presentation from Planning Manager, Grant Leonard, regarding the City's current process of developing site plans and architectural renderings for mixed-use affordable housing developments to be located on City-owned property at 34, 36, 38, and

40, 37-39, and 45 Soledad Street. Report filed with the Commission Secretary as the official record.

The following members of the public commented on the report:
Daniel Alvarez

Received an update on predevelopment activities for 34, 36, 38, 40, 37-39, and 45 Soledad Street in Chinatown. No action required.

PUBLIC HEARINGS

ID#26-195 **Planned Unit Development Permit 2025-003 (PUD 2025-003) and Conditional Use Permit 2025-025 (CUP 2025-025); Request to construct 88 affordable multifamily housing units with a 4,335 square-foot daycare center located at 200 Casentini Street in the Residential High Density - Flood Overlay (R-H-2.1 - F) Zoning District**

This item was continued to the May 20, 2026, Planning Commission meeting.

No action required.

CONSIDERATIONS

COMMISSIONER COMMENTS / REPORTS

FUTURE AGENDA ITEMS

ADJOURNMENT

Meeting adjourned in honor of Commissioner John Meeks at 4:59 p.m.

Brisa Salcedo / Administrative Aide

File #: ID#26-21, **Version:** 1

Study Session on Zoning Code Optional Phase One Amendments

Receive a presentation on proposed Phase One Zoning Code amendments related to Conditional Use Permits for residential driveway width expansion projects and accessory office space in Industrial zones. No action is required.

CITY OF SALINAS
PLANNING COMMISSION REPORT

DATE: **MAY 20, 2026**

TO: **PLANNING COMMISSION**

FROM: **LISA BRINTON, COMMUNITY DEVELOPMENT DIRECTOR**

THROUGH: **GRANT LEONARD, PLANNING MANAGER**

BY: **JONATHAN MOORE, SENIOR PLANNER**

TITLE: **STUDY SESSION ON ZONING CODE OPTIONAL PHASE ONE AMENDMENTS**

RECOMMENDED MOTION:

Receive a presentation on proposed Phase One Zoning Code amendments related to Conditional Use Permits for residential driveway width expansion projects and accessory office space in Industrial zones. No action is required.

EXECUTIVE SUMMARY

In 2025, the City began a multi-year, multi-phase comprehensive Zoning Code update in support of the Visión Salinas 2040 General Plan Update. This study session provides the Planning Commission with updates on Phase 1 Zoning Code updates related to Conditional Use Permits for residential driveway width expansion projects and accessory office space in Industrial zones.

DISCUSSION:

Background

The City launched a multiphase, multi-year comprehensive Zoning Code Update (ZCU) in June 2025. Phase One addresses short-term amendments to the current Zoning Code, Chapter 37 of the Salinas Municipal Code, to bring it into compliance with State law prior to completion of the General Plan Update and includes priority items that do not need to wait for the full overhaul.

In November, 2025, staff from the ZCU planning consultant, PlaceWorks, conducted a study session with the Planning Commission on Phase One changes related to State housing law and the

2023-2031 Housing Element. This study session covers two topics not related to State housing law or the 2023-2031 Housing Element; the Minor Conditional Use Permit (Minor CUP) requirement for expanding residential driveway widths on single family homes, and limits on accessory office space in industrial districts. These items are both frequently cited as unnecessary barriers by applicants that may be addressed with relatively minor text changes. Changing these in Phase 1 also creates the potential to examine outcomes and adjust with future amendments as part of later phases of the ZCU.

Driveway Width Expansion

The City amended the Zoning Code in 2019 (ZCA 2019-006) to allow driveway width increases of up to ten feet for single family dwelling units, subject to the approval of a Minor CUP. This increase can only be located on the opposite side of the driveway as the front door of the dwelling unit (see Sec. 37-50.450. – Driveways. Note 8). This amendment sought to address challenges with illegal parking on front lawns and sidewalks due to the high costs and shortages of supply of housing leading to overcrowding. The Minor CUP was intended as a path to providing additional legal space to park safely without impacting neighborhood character, through an administrative process that still provided notice to adjoining property owners. It also allows Current Planning, Development Engineering, and other reviewing divisions to place conditions on a proposed driveway expansion based on the unique conditions of each site.

Despite this intent, residents have still expressed that this is an unnecessary barrier and expense. Since December of 2019, there have been over 100 applications for driveway width expansion, with none protested by neighbors. The current application cost of $617.14 is cited as a challenge by applicants and is not sufficient to recover the cost in staff time from the Current Planning and Development Engineering divisions required for processing the CUP applications. Applications for driveway width expansions are approximately one-third of all CUP applications since December 2019.

As part of the Phase One Zoning Code Update, the City is proposing amending Sec. 37-50.450 by removing the CUP requirement for driveway expansion, while adding the most common conditions of approval as regulations. See Attachment 1 for draft amendment language.

Removing the CUP requirement could save the City and residents both time and money while still providing standards for developing safe, additional parking spaces. Potential risks include losing the ability to condition individual projects according to the characteristics of each property and placing additional burden for compliance monitoring on Code Enforcement.

Accessory Office Space in Industrial Districts

Division 5. Industrial (I) Districts of the Zoning Code establishes three such districts for a broad range of manufacturing and services uses. To ensure adequate space for manufacturing, processing, distribution, and other industrial uses, the Industrial-General Commercial (IGC) District, and the Industrial-General (IG) District place certain restrictions on office development.

To address compatibility of uses, business and professional offices require a CUP as a principal use and as an accessory use if the use exceeds 30 percent of the square footage of all structures or 2,500 square feet, whichever is less (see Sec. 37-30.310. – Use classifications). We will continue to evaluate compatibility issues as we proceed with these Phase 1 updates to ensure the health and safety of the community are protected.

As market conditions and the need for office space in industrial development have changed since adoption of this section of the Zoning Code, the accessory office space limit has become a section of code often cited as a barrier for projects. Particularly the 2,500 square feet is very limiting in larger developments and results in a longer and more expensive approval process. The proposed amendment (see Attachment 1) would eliminate the 2,500 square feet limit and increase the allowed percentage without a CUP from 30 percent to 40 percent. This amendment would still limit office space without a CUP to less than half of a project's total square footage, increasing flexibility while still preserving the intent in the IGC and IG districts to encourage industrial projects and the compatibility of accessory uses.

Next Steps

Staff intend to bring a draft ordinance for all Phase One Zoning Code amendments for Planning Commission consideration on June 3. This will include the amendments to align the Zoning Code with State housing law and other changes for legal compliance and the two optional topics discussed in this report. Phase One amendments would then be presented to City Council for consideration of adoption on June 30,2026.

ATTACHMENTS:

1. Draft Amendments to Driveway Width Expansion and Accessory office space in Industrial Districts
2. PowerPoint Presentation

Attachment 1 – Draft Amendments to Sec. 37-50.450 and Sec. 37-30.310

Removals are shown as ~~struck through~~ and additions are shown as underlined.

1. Driveway Width Expansion

From Sec. 37-50.450:

Notes:

(1) Driveways located within cul-de-sac "bulbs" or "knuckles" shall not exceed eighteen feet in width.

(2) A maximum driveway frontage of seventy-five percent, including flares, shall be permitted on parcels with less than forty feet of street frontage and located within a cul-de-sac "bulb" or "knuckle."

(3) A minimum of twenty feet of full height curb shall be maintained between driveways serving the same property.

(4) Adjacent driveways on abutting properties may be combined if the total throat width of such combination does not exceed thirty feet.

(5) No portion of any driveway shall be permitted between:

(A) The points of curvature of any curb return; and

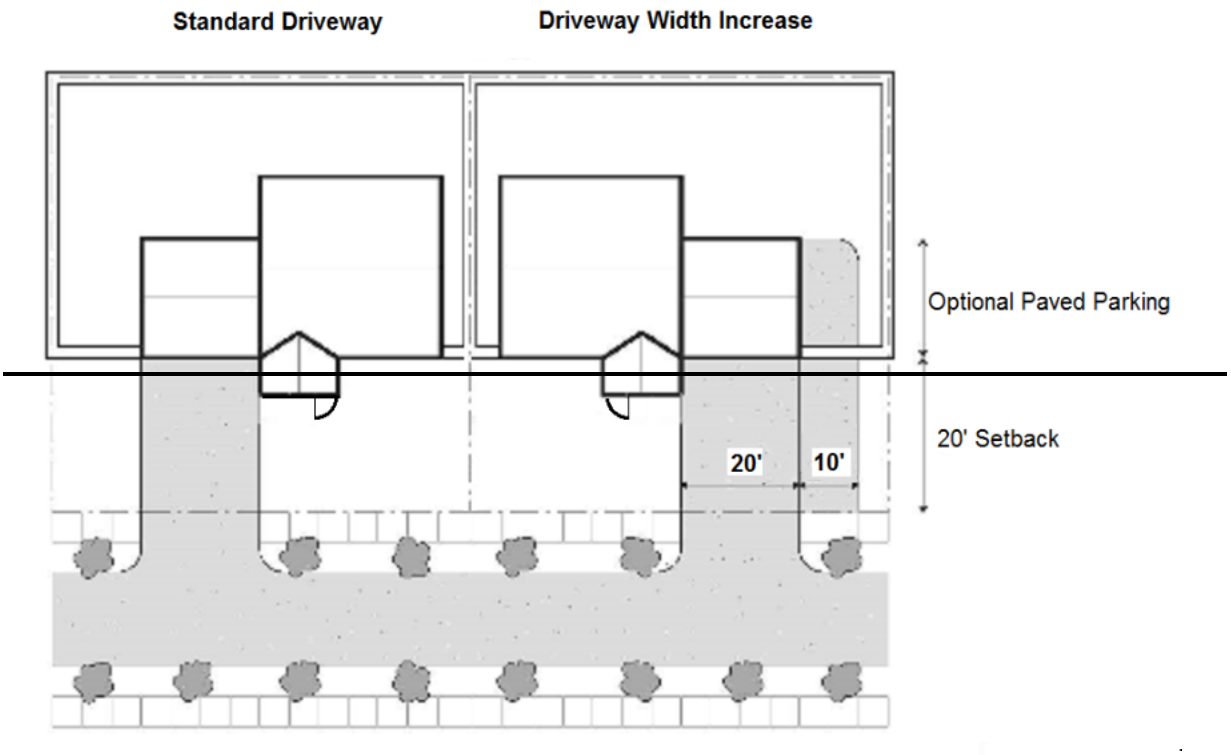
(B) Between the point of intersection of extended curb lines and a point thirty feet therefrom; fifty feet therefrom for commercial and industrial parcels and/or uses; and one hundred fifty feet from an arterial street or as otherwise approved by the city engineer.

(6) Circular ends of cul-de-sacs and curb radial over one hundred feet shall not be considered as curb returns for purposes of this section.

(7) Minimum one-way driveway width may be increased if required for fire department access.

(8) ~~Residential single family dwelling unit driveway width may be increased to extend a maximum of ten (10) feet into the adjacent side yard from the existing driveway past the width of the garage into that portion of the required front yard that is on the opposite side of the garage as the front door of the dwelling unit, subject to the approval of a Minor Conditional Use Permit pursuant to Section 37-60.490(b).~~

DRAFT



Residential single family dwelling unit driveway width may be increased to extend a maximum of ten (10) feet into the adjacent side yard from the existing driveway past the width of the garage into that portion of the required front yard that is on the opposite side of the garage as the front door of the dwelling unit and does not exceed 50% of the street frontage, provided the following standards are met:

(a) Any construction, reconstruction, or closure of the right of way shall require an encroachment permit; and

(b) NPEDES compliance – Contractor shall provide construction best management practices (BMP - see Sec. 29-3 BMP's for definition) for site improvements; and

(c) No vehicles shall be permitted to traverse or park on patios, walkways, or any area designated as landscaping; and

(d) Driveway width increase shall taper to align with the curb apron at the property line; and

(e) No vehicle shall access this driveway extension by traversing over the parkway strip between the sidewalk and curb.

2. Accessory Office Space in Industrial Districts

From Sec. 37-30.310:

Notes:

(26) In the IGC and IG districts, accessory business and professional offices shall be limited to ~~thirty~~ forty percent of the total square footage of all structures on a site ~~or two thousand five hundred square feet, whichever is less~~. Business and professional offices, which are not directly related to the principal use on-site or accessory offices that exceed the ~~thirty~~ forty percent limitation referenced above, may be considered subject to the approval of a CUP.

DRAFT

Study Session: Zoning Code Update Phase 1 Optional Amendments

Salinas Planning Commission – May 20, 2026

Jonathan Moore, Senior Planner

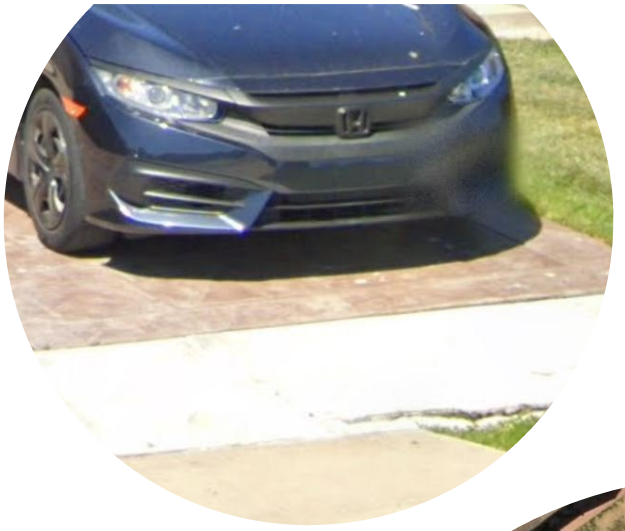
Agenda

- Zoning Code Update Status
- Permitting of Driveway Width Expansions
- Total Allowed Area of Accessory Office in Industrial Districts
- Schedule and Next Steps

Zoning Code Update Phases

- Phase 1: Legal compliance and additional priority items
- Phase 2: Zoning Code consistency with General Plan Update
- Phase 3: New Zoning Code

Residential Parking Challenges



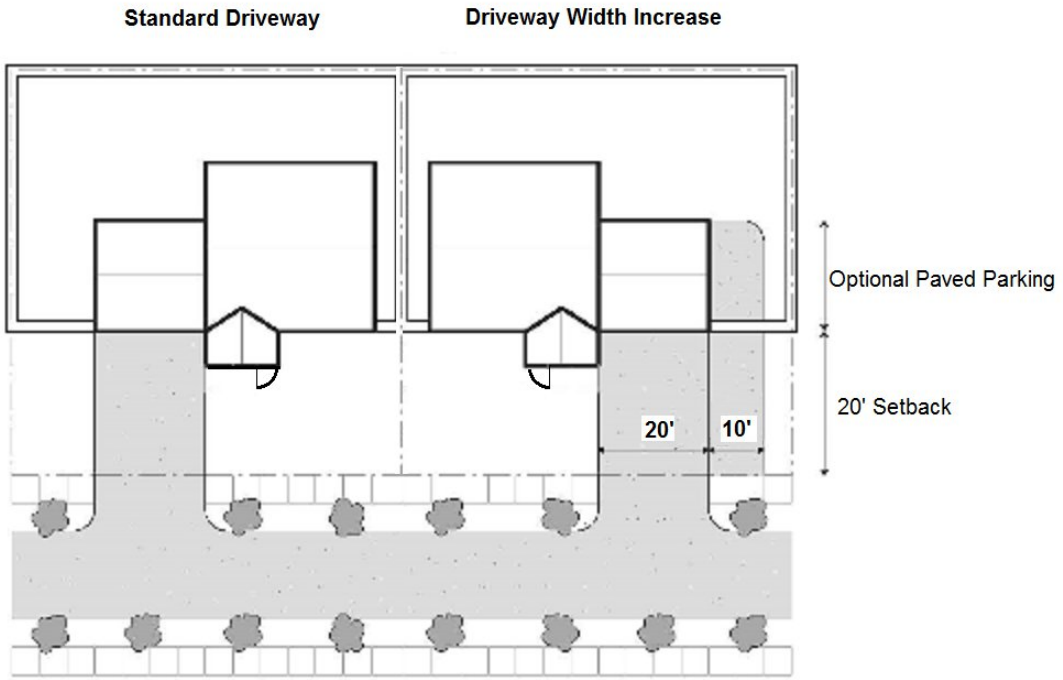
- High housing costs, low supply, limited transportation options

- Illegal parking and paving in front yards

- Sidewalk damage, stormwater issues, community aesthetics

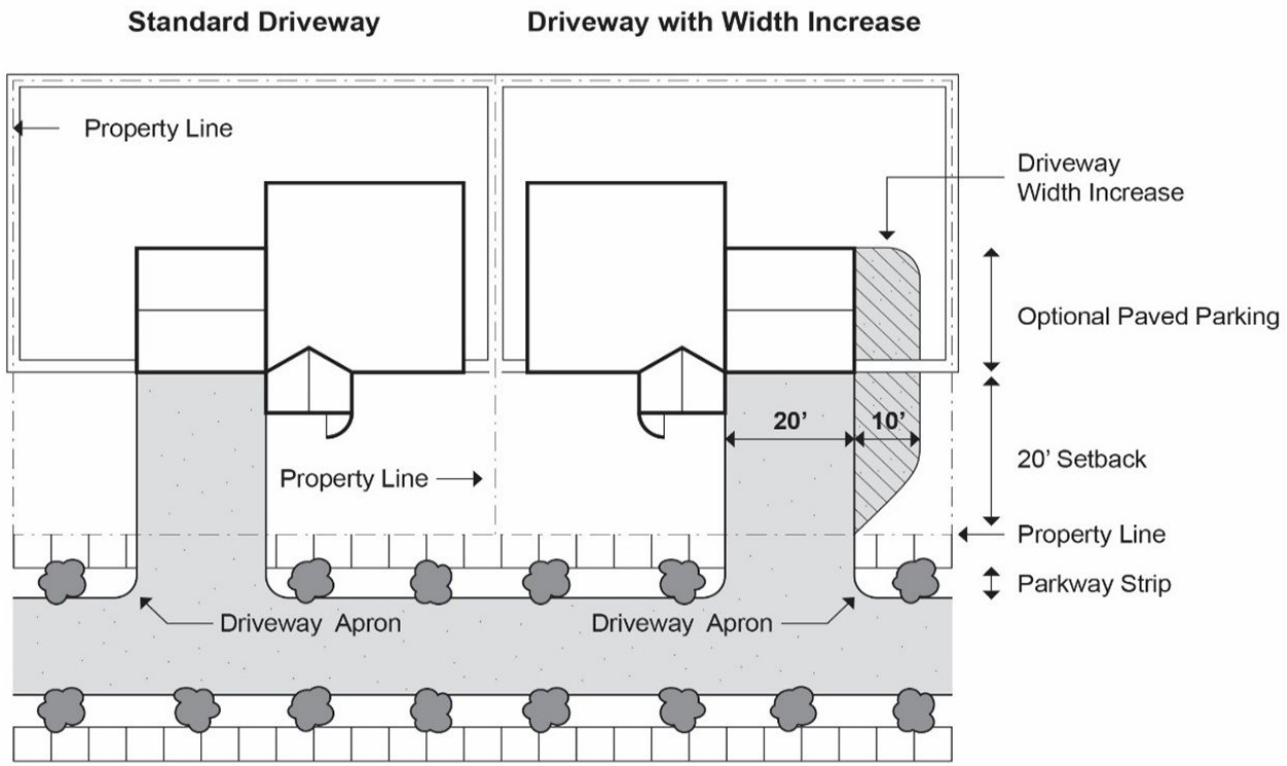
Driveway Width Expansion

- City amended the Zoning Code in 2019 to allow driveway width expansion up to 10 feet with Minor Conditional Use Permit
- Over 125 applications since December, 2019 with no neighbor challenges
- Cost and time



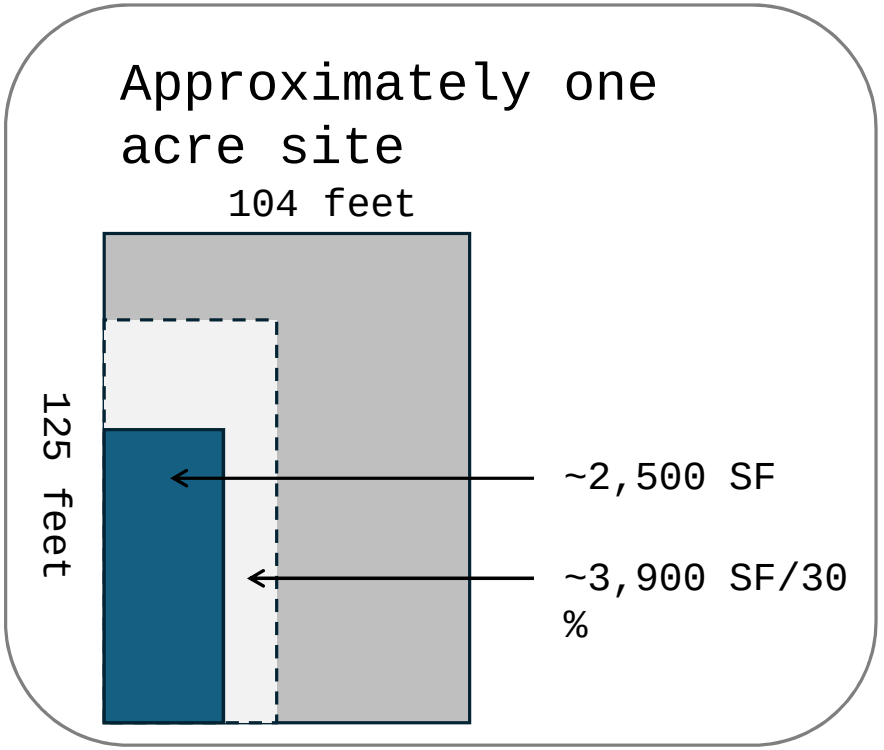
Proposed Draft Amendment

- Removes requirement for Conditional Use Permit
- Adds most common conditions of approval as standards



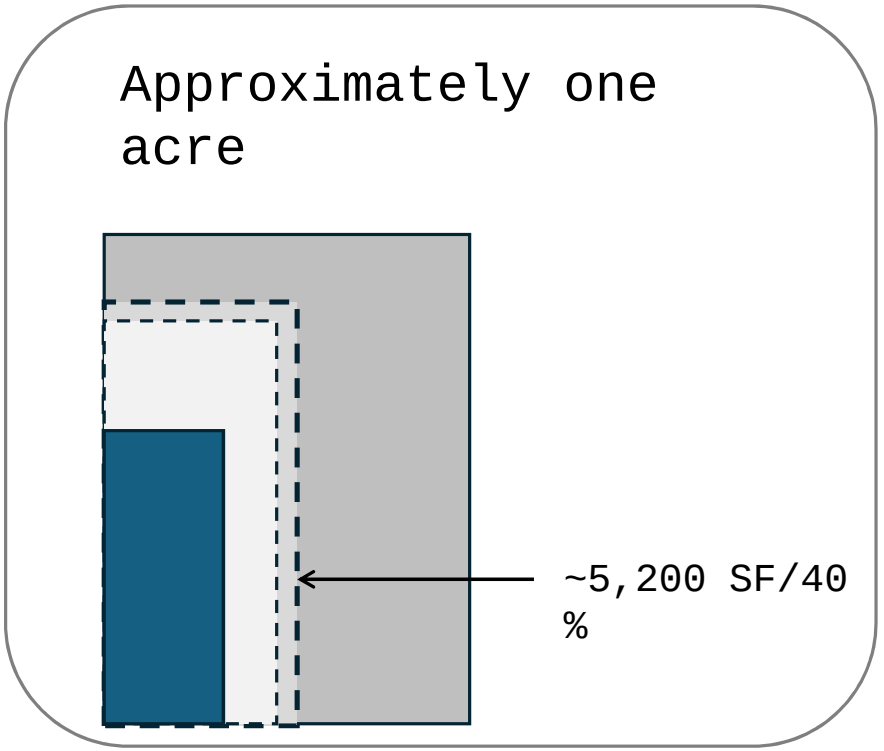
Accessory Office in Industrial Districts

- Business and professional offices limited to 2,500 square feet, or 30-percent of total building square footage, whichever is less, without a Conditional Use Permit (CUP)
- Applies to the Industrial-General Commercial and Industrial-General



Proposed Draft Amendment

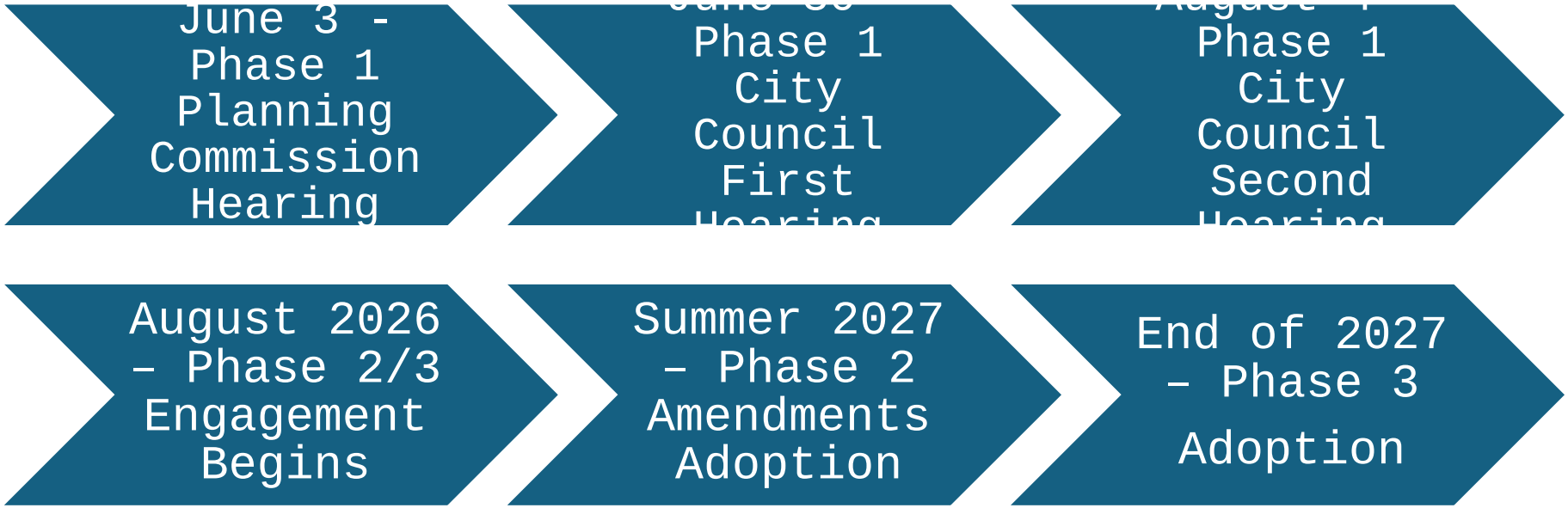
- Remove 2,500 square feet limit and raise percentage to 40-percent of total building square footage before requiring a CUP
- Increases flexibility while still encouraging industrial principal uses



Next Steps

- Planning Commission hearing to consider all Phase One Zoning Amendments on June 3
- City Council hearings June 30, August 4
- Launch broader Zoning Code Update this summer

Zoning Code Update Timeline



Questions

File #: ID#26-195, **Version:** 1

Planned Unit Development Permit 2025-003 (PUD 2025-003) and Conditional Use Permit 2025-025 (CUP 2025-025); Request to construct 88 affordable multifamily housing units with a 4,335 square-foot daycare center located at 200 Casentini Street in the Residential High Density - Flood Overlay (R-H-2.1 - F) Zoning District

A motion to approve a Resolution affirming the findings recommending that the City Council:

1. Find the project exempt pursuant to Sections 15165, 15303 and 15332 of the CEQA Guidelines;
2. Approve a Planned Unit Development Permit (PUD 2025-003) to construct 88 multifamily residential units, 2,400 square foot leasing/amenity building and a 4,335 square foot daycare center; and
3. Approve a Conditional Use Permit (CUP 2025-025) to construct and operate a 4,335 square foot daycare center.

CITY OF SALINAS
PLANNING COMMISSION REPORT

DATE: **MAY 20, 2026**

TO: **PLANNING COMMISSION**

FROM: **LISA BRINTON, COMMUNITY DEVELOPENT DIRECTOR**

THROUGH: **COURTNEY GROSSMAN, PLANNING MANAGER**

BY: **SON PHAM-GALLARDO, SENIOR PLANNER**

TITLE: **PLANNED UNIT DEVELOPMENT PERMIT 2025-003 (PUD 2025-003) AND CONDITIONAL USE PERMIT 2025-025 (CUP 2025-025); REQUEST TO CONSTRUCT 88 AFFORDABLE MULTIFAMILY HOUSING UNITS WITH A 4,335 SQUARE FOOT DAYCARE CENTER LOCATED AT 200 CASENTINI STREET IN THE RESIDENTIAL HIGH DENSITY (R-H-2.1-F) FLOOD OVERLAY ZONING DISTRICT**

RECOMMENDED MOTION:

A motion to approve a Resolution affirming the findings recommending that the City Council:

1. Find the project exempt pursuant to Sections 15165, 15303 and 15332 of the CEQA Guidelines;
2. Approve a Planned Unit Development Permit (PUD 2025-003) to construct 88 multifamily residential units with a 2,400 square foot leasing/amenity building and related site improvements, subject to administrative consideration through the Site Plan Review process and a day care facility, subject to a Conditional Use Permit; and
3. Approve a Conditional Use Permit (CUP 2025-025) to construct and operate a 4,335 square foot daycare center with related site improvements.

EXECUTIVE SUMMARY:

The project would facilitate development of 88 multifamily units (87 affordable/one manager unit), consisting of five (5) three-story residential buildings, a 2,400-square-foot leasing and amenity building for a total of six (6) buildings on a 4.59-acre site located at 200 Casentini Street.

The request includes an Amendment to Planned Unit Development (PUD 1992-006) to increase

residential dwelling units from 50 to 88, subject to Site Plan Review and a Conditional Use Permit to construct and operate 4,335 square foot daycare center.

DISCUSSION

Background:

The project was originally scheduled for Planning Commission on May 6, 2026, but was continued to allow sufficient time to complete the Planning Commission public hearing packet. The Applicant, Aaron Barger from Milestone Housing Group, on behalf of the Housing Authority of the County of Monterey, the Property Owner, is requesting approval of a Planned Unit Development (PUD) Permit, Conditional Use Permit (CUP), and Site Plan Review (SPR) as described below:

1. Planned Unit Development Permit (PUD 2025-003): Amend PUD 1992-006 to construct 88 multifamily dwelling units with a 2,400 square foot leasing/amenity building and related site improvements, subject to administrative consideration through the Site Plan Review process;
2. Conditional Use Permit (CUP 2025-025): Construct and operate a daycare center with related site improvements; and
3. Site Plan Review (SPR 2025-014): Construct 88 multifamily dwelling units.

The project includes an Amendment to Planned Unit Development (PUD 1992-006). PUD 1992-006 was approved by the City Council on October 20, 1992, and authorized development of 120 units on the property located at the northeast corner of Rico St./Casentini St. intersection (APN 003-161-006 and 026) on a 10.3-acre lot. An Environmental Impact Report was prepared and certified in accordance with the California Environmental Quality Act (CEQA). The original PUD included three construction phases for low-income housing as described in Table 1 below. Both the First and Second Phase have been constructed.

Table 1: Original Approved Project Phasing

Phase	Approval	Construction
First Phase	50 units for low-income families	Constructed between 1994-1999 (Permits #99-27931 through #94-27968)
Second Phase	20 units for low-income mental health clients	Constructed in 1993 (Permits #93-24922 through #93-24925)
Third Phase	50 units for future development	Vacant Lot (Subject Site)

PUD 2025-003 amends the Third Phase of PUD 1992-006. The proposed eighty-eight (88) residential units are comprised of twenty-four (24) one (1) bedroom units, twenty-four (24) two

(2) bedroom units, and forty (40) three (3) bedroom units. Upon approval and effective date of the PUD and CUP, the SPR will be administratively approved.

As a fully affordable housing development, the project offers units for households earning at or below 60% of the Area Median Income (AMI), with an overall average affordability level of approximately 49% AMI. The distribution of AMI levels, unit types, and the number of subsidized units is summarized in Table 2 below.

Table 2: CASENTINI STREET FAMILY APARTMENTS
UNIT MIX AMI BREAK DOWN

BEDROOM TYPE	AMI AND INCOME LEVEL		NUMBER OF UNITS
1-BEDROOM	30.00%	EXTREMELY LOW INCOME	3
1-BEDROOM	40.00%	VERY LOW INCOME	4
1-BEDROOM	50.00%	VERY LOW INCOME	12
1-BEDROOM	60.00%	LOW INCOME	5
2-BEDROOM	30.00%	EXTREMELY LOW INCOME	3
2-BEDROOM	40.00%	VERY LOW INCOME	4
2-BEDROOM	50.00%	VERY LOW INCOME	12
2-BEDROOM	60.00%	LOW INCOME	4
3-BEDROOM	30.00%	EXTREMELY LOW INCOME	4
3-BEDROOM	40.00%	VERY LOW INCOME	6
3-BEDROOM	50.00%	VERY LOW INCOME	15
3-BEDROOM	60.00%	LOW INCOME	15
TOTAL UNIT COUNT (SUBSIDIZED)			**87**
TOTAL UNIT COUNT AT 30% AMI		EXTREMELY LOW INCOME	10
TOTAL UNIT COUNT AT 40% AMI		VERY LOW INCOME	14
TOTAL UNIT COUNT AT 50% AMI		VERY LOW INCOME	39
TOTAL UNIT COUNT AT 60% AMI		LOW INCOME	24
AVERAGE AMI - VERY LOW INCOME			49%

In addition to residential uses, the project includes a variety of on-site amenities to serve the residents, including, but not limited to, a community room, fitness area, business/computer room, basketball court, and a tot lot for children up to nine (9) years of age.

The project consists of seven (7) buildings as described in Table 3 below:

Table 3: Proposed Building Uses

Building No.	Proposed
Building Nos. 1-5	Residential units ranging from 1-bedroom to 3-bedroom
Building No. 6	2,400 square foot leasing/amenity office
Building No. 7	4,335 square foot daycare center

The project site is designated Residential High Density by the General Plan. General Plan Land Use Map (Figure LU-1) is adjacent to a riparian corridor (Natividad Creek). The proposal supports General Plan policies promoting higher-density residential development, affordable housing, and efficient land use patterns.

The property is located in the Zoning District of Residential High Density (R-H-2.1-F). The following provides an overview of the land uses and zoning districts adjacent to the project site:

North: Residential High Density (R-H 2.1-F) – Residential Low Density (R-L 5.5) – Commercial Office/Retail (CO/R)
South: Residential High Density (R-H 2.1-F) – Residential Low Density (R-L 5.5)
West: Residential High Density (R-H 2.1-F) – Residential Low Density (R-L 5.5) – Public Semipublic (PS) – Public (P)
East: Residential High Density (R-H 2.1-F) - Agricultural (A) – Mixed Use (MX)

Housing Subcommittee

The Housing and Land Use Subcommittee will review the proposed project as an informational item on May 21, 2026, following the Planning Commission recommendation and before final action by the City Council.

Analysis:

General Plan Consistency:

The site is designated as Residential High Density by the 2002 Salinas General Plan. Per the General Plan, Residential High Density land use provides for the development of multifamily dwellings units and daycare centers. The proposed project is consistent with the General Plan Goals and Policies. Located on an infill site, the project would help General Plan Policy maintain a compact City.

Pursuant to Government Code Section 65863 (No Net Loss Law), the City is required to evaluate

the impact of the proposed development on its ability to accommodate the State's Regional Housing Needs Allocation (RHNA), as the subject site is included in the 2023-2031 Housing Element to contribute toward the RHNA capacity. A key factor in determining General Plan consistency is whether the project delivers the number of affordable units allocated to the project site identified in the Housing Element. A total of 50 units were authorized per PUD 1992-006. The 2023-2031 Housing Element identified 67 moderate income units for the Third Phase vacant site. The proposed project would add 21 units to RHNA capacity and the provision of 10 extremely low, 53 very low and 24 low-income units.

The project proposes utilizing ongoing rental subsidies through Project-Based Section 8 Vouchers administered by the Housing Authority of the County of Monterey, in addition to tax-exempt bond financing and low-income housing tax credits.

Zoning Consistency:

The site is zoned Residential High Density. Per Zoning Code Section 37-30.140, Residential High Density District general purpose is to:

(a) Provide appropriately located areas for high density and multifamily dwellings consistent with the general plan and with standards of public health and safety established by the Municipal Code;
(b) Provide adequate light, air, privacy, and open space for each dwelling unit and protect residents from the harmful effects of excessive noise, inappropriate population density, traffic congestion, and other adverse environmental impacts;
(c) Promote development of affordable housing, housing for qualifying residents, and daycare facilities by providing a density bonus for projects, which meet state and/or city density bonus requirements;
(d) Achieve design compatibility through the use of site development regulations and design standards;
(e) Protect adjoining low and medium density residential districts from excessive noise or loss of sun, light, quiet, and privacy resulting from proximity to multifamily dwellings;
(f) Provide sites for public and semipublic land uses needed to complement residential development or requiring a residential environment;
(g) Ensure the provision of public services and facilities needed to accommodate planned population densities;
(h) Encourage attractive and interesting residential streetscapes and high-density developments that are pedestrian-oriented and reflect traditional residential design principles; and
(i) Promote safe residential neighborhoods through the incorporation of crime prevention through environmental design (CPTED) features in dwelling and site design; and
(j) The additional purposes of each R-H district are as follows:

    (1) R-H-2.1: to provide for high density multifamily dwelling units where the minimum density is more than fifteen dwelling units per net acre and the maximum density is not

more than twenty dwelling units per net acre without density bonus.

The proposed multifamily and daycare project achieves the general purpose as identified in the Residential High Density district as described above and demonstrated through the project plans (Exhibit B). The R-H-2.1 zoning district allows a maximum density of 20 dwelling units per acre. Based on the 4.59-acre site area, the project could accommodate approximately 92 dwelling units without utilizing a density bonus.

Development Standards:

Pursuant to Section 37-30.180, the site is subject to the Residential High Density District Development Regulations and design standards, which ensure the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers. The standards are also intended to promote higher density development that is pedestrian-oriented, safe, and reflects traditional neighborhood design principles. Section 37-30.180 requires review including, but not limited to, siting, size, configuration, colors, and materials to ensure that the development will blend with the site and the surrounding neighborhood. As shown in Table 4: Development Regulation Compliance City staff has determined that the development has been appropriately sited and designed, and the development meets all required site development standards in the R-H-2.1 zoning district.

Table 4: Development Regulation Compliance

MFR= Multifamily Residential
DC=Daycare Center

Development Regulation	**Standard Daycare (DC) /Multifamily Residential (MFR)**	**Existing**	**Proposed Daycare (DC)/Multifamily Residential (MFR)**	**Remarks Daycare (DC)/Multifamily Residential (MFR)**
Use Classification	-	Vacant Lot	-	-
Lot Area Per Dwelling Unit – Minimum (s.f.)	MFR- 2,100 s.f. minimum	-	MFR- 2,425 s.f. minimum 4.59-acre (199,940 s.f./88 units =2,272 s.f.)	MFR-In Compliance
Lot Yard – Minimum (ft.)	15’	Vacant Lot	MFR – over 100’ DC – 15’	MFR-In Compliance DC – In Compliance

Development Regulation	Standard Daycare (DC) /Multifamily Residential (MFR)	Existing	Proposed Daycare (DC)/Multifamily Residential (MFR)	Remarks Daycare (DC)/Multifamily Residential (MFR)
Interior Side Yard – Minimum (ft.)	10’	Vacant Lot	10’	MFR- In Compliance
Rear Yard – Minimum (ft.)	10’	Vacant Lot	41’	MFR- In Compliance
Height – Maximum (ft.)	45’	Vacant Lot	DC -19’- 6” MFR – 33’	DC- In Compliance MFR – In Compliance
Nonresidential FAR – Maximum (%)	MFR- .04	Vacant Lot	.03	MFR – In Compliance
Distance Between Structures – Minimum (ft.)	20’	MFR- 5’ per story	MFR- 15’-35’	MFR – In Compliance
Landscaping – Minimum (Percent of Lot Area 10% for overall site & 5% Parking Lot)	Provide landscaping plans per Sections 37-50.690 & 37-30.180 (l) Zoning Code	Vacant Lot	Proposed Landscape Overall Site 39% Parking Lot Area 18%	In Compliance
Driveway Length – Minimum (ft.)	20’	Vacant Lot	32’	DC- In Compliance
Driveway Width – Maximum (ft.)	24’	Vacant Lot	DC- 24’	DC-Meets Standard
Off-Street Parking - Minimum (spaces)	AB2097	Vacant Lot	Project Proposed 152 Parking Stalls (64 tandem parking stalls subject to Density Bonus Waiver)	Site is located within ½ mile of bus stop pursuant to AB2097. Therefore, provided parking is considered optional.

Development Regulation	Standard Daycare (DC) /Multifamily Residential (MFR)	Existing	Proposed Daycare (DC)/Multifamily Residential (MFR)	Remarks Daycare (DC)/Multifamily Residential (MFR)
Open Space (500 s.f. per dwelling unit)	44,000 s.f.	Vacant Lot	27,305 s.f.	Density Bonus Waiver provides 13 dwelling units.
4-bedroom Requirement (10% of total unit count)	88 units (10% off 88 is approx. 9 units)	Vacant Lot	None	Density Bonus Waiver provides 15 units of 1-3 bedroom mix.
Recycling and Solid Waste	Required for 5 or more residential units	Vacant Lot	Trash Enclosure Proposed	In Compliance

Colors and materials of the project are consistent with the surrounding area and neighborhood character. The Mediterranean/Spanish-influenced multifamily architectural style with traditional components including materials such as stucco, stone veneer, roof tile and metal railing. Proposed colors include earthtone palettes such as tan, brown, taupe and dark bronze which are consistent with Section 37-30.080(d)(9), which demonstrate compatibility in the architectural details and exterior colors reinforce and enhance the architectural form and style of the structure. A total of 39% of the overall site is proposed to be landscaped, which exceeds the 10% minimum landscaping requirement. To ensure consistency and compatibility with the landscape design, a Standard Condition will be incorporated in the SPR (Exhibit A).

A portion of the site is located in the Flood Overlay District. The purpose of the flood (F) overlay district regulations is to:

(a) Protect development from flood-related hazards;
(b) Protect public health, safety, and general welfare by regulation of development within flood-prone areas;
(c) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
(d) Control filling, grading, dredging, and other development which may alter drainage patterns and/or increase flood damage;
(e) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas;
(f) Control the cumulative effect of development in flood-prone areas that can increase flood heights and velocity, erosion, downstream impacts, and otherwise contribute to flood loss; and
(g) Enhance water quality and groundwater recharge by identifying areas where resources can be placed for this purpose, such as floodplains or other areas, in accordance with the

requirements of the latest adopted edition of the city's National Pollutant Discharge Elimination System (NPDES) permit requirements.

Any new development within the Flood Overlay District shall comply with the requirements and development regulations of *Chapter 9, Article VI: Flood Damage Prevention* in conjunction with the current California Building Standards Code.

The proposed development is located within 100 feet of Natividad Creek. Therefore, a Biological Resources Study, dated November 24, 2025, was submitted and prepared by Harris & Associates on behalf of the City Planner. Refer below for a discussion of General Plan policy COS-17 and the results of the biological report (Exhibit H).

Planned Unit Development Permit:

The project includes an Amendment to Planned Unit Development (PUD 1992-006). A total of 50 units were authorized per PUD 92-006. The proposed project would add 38 units, totaling 88 residential units and a 4,335 square foot daycare center. The project includes several waivers per the Density Bonus law, refer to Site Plan Review section for a more detailed discussion.

The subject site (4.59-acre lot) was part of a parcel map division described as Parcel B of Parcel Map filed for Record in Volume 19 at Page 26, Monterey County Records. On April 2, 1999, the creation of the subject site was filed under Volume 20 at Page 87, Monterey County Records (RS 98-2).

The project site is located adjacent to Natividad Creek. Pursuant to General Plan Implementation Program COS-17, development within 100 feet of any stream (including Reclamation Ditch No. 1665) shall not occur except for passive recreational uses unless a biotic resources study prepared by the City Planner or his/her designee demonstrates that the implementation of alternative mitigation measures will result in a comparable or better level of mitigation than the provision of the 100-foot setback or that no riparian or wetland resources are identified outside the area of the improved ditch.

Zoning Code Section 37-50.180(h)(1) Riparian/Wetland Habitat, a one-hundred-foot setback shall be established along Gabilan and Natividad Creeks and other unnamed creeks (including the reclamation ditch) within the city. The setback shall be measured from the top of bank or outside edge of the riparian woodland, whichever is greater. If any site grading is proposed in the setback area to accommodate the development activities specified above, a riparian/wetland revegetation, preservation, maintenance and monitoring plan shall be required and prepared for the City Planner by their designee for the area of disturbance. Such plan must be prepared and processed/approved concurrent with the grading plan. The applicant shall be responsible for the costs of the plan, feasible mitigation, and monitoring during project implementation.

Pursuant to BMP 4.6 of the City's Stormwater Management Plan, a minimum of 30 feet of undisturbed soil and riparian vegetation from the Reclamation Ditch shall be required to provide

a filter strip to minimize erosion and sedimentation in the Reclamation Ditch. A Biological Survey Report was prepared on behalf of the City Planner November 24, 2025, by Harris & Associates (Exhibit F). The Biological Survey Report concluded that no impacts on aquatic resources are anticipated, since 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.

Site Plan Review:

As noted above, the Planned Unit Development Permit delegates authority to the City Planner for consideration of the 88 multifamily residential units subject to a Site Plan Review pursuant to Section 37-30.160 and Table 37-30.70 of SMC. The purpose of a SPR is to provide a streamlined administrative review process for verifying a project's compliance with the Zoning Code development, design, and use standards.

The Applicant has requested the following Density Bonus waivers pursuant to Zoning Code Section 37-60.980(a):

1. Article V; Division 2; Section 37-50.360; Table 37-50.100, parking spaces per unit type. The project provides a total of 88 units (including one manager unit) with 24 One-Bedroom Units, 24 Two-Bedroom Units, and 40 Three Bedroom Units. Per Table 37-50.100 of the SMC Section 37-50.360, based on the unit mix, the required number of parking spaces is 164 spaces. The applicant is providing 152 parking spaces, reflecting a twelve (12) stall deficit in the total number of required parking spaces. Pursuant to California Assembly Bill 2097 (AB 2097), public agencies or cities are prohibited from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop. The closest bus stops within a half-mile radius of the subject property are along N. Main Street.
2. SMC Section 37-50.060 reducing the Open Space requirements.
3. SMC Section 37-50.060 waiving the four- bedroom dwelling unit mix requirement.
4. Allowing tandem parking to satisfy on-site parking requirements.

The proposed project with the use of the density bonus waivers meets all the required findings above and demonstrates the following:

1. PUD 1992-006 has authorized 50 units on the subject site. The proposed project would add 38 units, totaling 88 residential units which is allowable under the density of R-H-2.1. Site is 4.59-acre, approximately 92 dwelling units (maximum 20 units/acre) are allowed.
2. Pursuant to California Assembly Bill 2097 (AB 2097), public agencies or cities are prohibited from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop. The closest bus stops within a half-mile radius of the subject property are along N. Main Street. Therefore, the City is prohibited from imposing parking requirements for this development. However, the applicant is proposing on-site 152 parking stalls as part of this project.

3. A waiver of 4-bedroom provided an additional fifteen (15) units of one-bedroom to three-bedroom mix.
4. The design aesthetic of modern Mediterranean/contemporary Spanish Revival–influence is compatible with the adjacent mixed-use development.
5. The project provides 100% affordable housing for qualified residents and with a density bonus which meets the requirements as identified in SMC.

A letter was received on May 6, 2026, from Monterey-Salinas Transit (MST) states strong support of the affordable multifamily housing project located near existing transit services. It further states that locating affordable housing near transit is a proven strategy for strategy for promoting mobility and access, as transit connects residents to employment opportunities, educational institutions, medical services, and other essential services.

Conditional Use Permit– Daycare Center:

The amendment to PUD 1992-006 includes a 4,335 square foot daycare center, subject to a Conditional Use Permit per the use classification table in the Residential High Development district. The daycare operation is open to the public and serves up to 40 children from 1 month to 5 years old. Regular hours of operation are from 7:00 AM to 5:00 PM, with early hours beginning at 5:30 AM to accommodate agricultural workers. The facility will be closed on national holidays. Approximately six (6) full-time employees will be on site from 5:30 AM to 5:00 PM. No employees will live onsite. The daily schedule and emergency plans have been attached as Exhibit K.

The daycare center is located adjacent to the front entrance of the multifamily residential units, on the southeastern corner portion of the site. The daycare center architectural design is consistent with multifamily units to create uniformity. Construction colors and materials proposed are similar to the multifamily dwelling units as described above.

Findings:

The Planning Commission may recommend approval of an application for an Amendment to a Planned Unit Development Permit and a Conditional Use Permit subject to the establishing findings set forth in the proposed attached Planning Commission Resolution.

Time Consideration:

The project was deemed complete on April 9, 2026. A public hearing for Planning Commission recommendation is scheduled for May 20, 2026. Final action is from City Council and is required by June 8, 2026, pursuant to Permit Streamlining Act, 65950(a)(5) as amended by Section 21 of AB130. On May 7, 2026, the Applicant submitted a letter mutually agreeing with the City to extend this timeframe for a period not to exceed 90 days from the date of the extension provided by section 65957.

Alternatives Available to the Commission:

The Planning Commission has the following alternatives:

1. Affirm the findings set forth in the attached Resolution, recommending that the City Council approve Planned Unit Development Permit 2025-003 and Conditional Use Permit 2025-025 with modifications; or

2. Find that the proposal is not appropriate and establish findings at the public hearing stating the reasons for recommending that the City Council deny Planned Unit Development Permit 2025-003 and Conditional Use Permit 2025-025.

Conclusion:

Based on the analysis above, the project supports the City's housing goals and is consistent with the General Plan, Zoning Code and applicable State regulations.

CEQA CONSIDERATION:

The environmental impacts of this project have been analyzed in accordance with the California Environmental Quality Act (CEQA). The Amendment to the Planned Unit Development has been determined to be exempt from CEQA per Sections 15165 (Multiple Phased Projects) and 15332 (In-fill Development) of the CEQA Guidelines. The Conditional Use Permit has been determined to be exempt per Sections 15332 (In-fill Development) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

ATTACHMENTS:

Proposed Planning Commission Resolution
Draft Planned Unit Development 2025-003 and Conditional Use Permit 2025-025 with the following exhibits:

Exhibit "A"	Vicinity Map
Exhibit "B"	Project Plans
Exhibit "C"	Building Comments dated September 25, 2025
Exhibit "D"	Fire Comments dated March 10, 2026
Exhibit "E"	Engineering Conditions of Approval dated March 18, 2026
Exhibit "F"	Housing Division Comments dated August 20, 2025
Exhibit "G"	Affordable Housing Plan
Exhibit "H"	Biological Resources Study dated November 24, 2025
Exhibit "I"	Republic Services Letter
Exhibit "J"	AB 2097 Buffer Map
Exhibit "K"	Density Bonus Waiver Concessions
Exhibit "L"	Daycare Operational & Emergency Plan

Draft Site Plan Review 2025-014 (88 Multifamily dwelling units)

Exhibit “A”	Standard Conditions
Exhibit “B”	Vicinity Map
Exhibit “C”	Project Plans
Exhibit “D”	Plan Check Services Comments, dated September 25, 2025
Exhibit “E”	Engineer’s Report and Development Impact Fee Estimates, dated March 18, 2026
Exhibit “F”	Fire Department Comments, dated March 10, 2026
Exhibit “G”	Housing Comments dated August 20, 2025
Exhibit “H”	Affordable Housing Plan
Exhibit “I”	Republic Services Letter of Service dated February 20, 2025
Exhibit “J”	Biological Resources Study dated November 24, 2025
Exhibit “K”	AB 2097 Vicinity Map
Exhibit “L”	Density Bonus Waiver Requests

Correspondence from MST Letter dated May 6, 2026

Cc: Aaron Barger, Milestone Housing, Agent/Applicant
Housing Authority of the County of Monterey

SALINAS PLANNING COMMISSION
RESOLUTION NO. 2026-___

RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A PLANNED UNIT DEVELOPMENT PERMIT 2025-003 (PUD 2025-003) AND CONDITIONAL USE PERMIT 2025-025 (CUP 2025-025); REQUEST TO CONSTRUCT 88 AFFORDABLE MULTIFAMILY HOUSING UNITS WITH A 4,335 SQUARE FOOT DAYCARE CENTER LOCATED AT 200 CASENTINI STREET IN THE RESIDENTIAL HIGH DENSITY (R-H-2.1-F) FLOOD OVERLAY ZONING DISTRICT

WHEREAS, on May 29, 2025, Aaron Barger from Milestone Housing Group on behalf of Housing Authority of the County of Monterey, Property Owner, submitted Planned Unit Development Permit 2025-003 amending Planned Unit Development (PUD 1992-006) and a Conditional Use Permit 2025-025 to the Community Development Department requesting approval to construct 88 affordable multifamily residential units and construct and operate a 4,335 square foot daycare center, located at 200 Casentini Street in the Residential High Density (R-H-2.1-F) Flood Overlay Zoning District (Assessor's Parcel Number 003-161-030-000); and

WHEREAS, on April 24, 2026, a Public Hearing Notice for May 6, 2026, Planning Commission meeting for PUD 1992-006 and CUP 2025-025 was mailed to all property owners located within 300-feet of the subject property and posted in public places including the Permit Center and City Hall Rotunda; and

WHEREAS, on April 26, 2026, a Public Hearing Notice for the May 6, 2026, Planning Commission meeting was published in the Monterey Herald; and

WHEREAS, on May 6, 2026, before the Salinas Planning Commission, a continuance was granted to the next regular scheduled meeting of May 20, 2026, for PUD 1992-006 and CUP 2025-025; and

WHEREAS, on May 20, 2026, before the Salinas Planning Commission held a duly noticed public hearing to consider Planned Unit Development (PUD 2025-003) Conditional Use Permit (CUP 2025-025); and

WHEREAS, the Planning Commission weighed the evidence presented at said public hearing, including the Staff Report which is on file at the Community Development Department together with the record of environmental review; and

NOW, THEREFORE, BE IT RESOLVED by the Salinas Planning Commission recommends the City Council find the project exempt pursuant to Sections 15165, 15303 and 15332 of the CEQA Guidelines and approve PUD 2025-003 and CUP 2025-025; and

BE IT FURTHER RESOLVED that the Salinas the Planning Commission hereby recommends that the City Council adopts the findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

For the Planned Unit Development Permit:

1. The location of the planned unit development is in accord with the objectives of this Zoning Code and the purposes of the district in which the site is located;

The site is currently zoned Residential High Density, per Salinas Municipal Code (SMC) Section 37-30.140, Residential high density district general purpose is to:

(a) Provide appropriately located areas for high density and multifamily dwellings consistent with the general plan and with standards of public health and safety established by the Municipal Code;
(b) Provide adequate light, air, privacy, and open space for each dwelling unit and protect residents from the harmful effects of excessive noise, inappropriate population density, traffic congestion, and other adverse environmental impacts;
(c) Promote development of affordable housing, housing for qualifying residents, and daycare facilities by providing a density bonus for projects, which meet state and/or city density bonus requirements;
(d) Achieve design compatibility through the use of site development regulations and design standards;
(e) Protect adjoining low and medium density residential districts from excessive noise or loss of sun, light, quiet, and privacy resulting from proximity to multifamily dwellings;
(f) Provide sites for public and semipublic land uses needed to complement residential development or requiring a residential environment;
(g) Ensure the provision of public services and facilities needed to accommodate planned population densities;
(h) Encourage attractive and interesting residential streetscapes and high-density developments that are pedestrian-oriented and reflect traditional residential design principles; and
(i) Promote safe residential neighborhoods through the incorporation of crime prevention through environmental design (CPTED) features in dwelling and site design;
(j) The additional purposes of each R-H district are as follows:

    (1) R-H-2.1: to provide for high density multifamily dwelling units where the minimum density is more than fifteen dwelling units per net acre and the maximum density is not more than twenty dwelling units per net acre without density bonus.

The proposed multifamily and daycare project achieves the general purpose as identified in the Residential High Density district as described above and demonstrated through the project plans (Exhibit B). The R-H-2.1 zoning district allows a maximum density of 20 dwelling units per acre. Based on the 4.59-acre site area, the project could accommodate approximately 92 dwelling units without utilizing a density bonus.

A portion of the site is in the Flood Overlay District. The purpose of the flood (F) overlay district regulations is to:

(a) Protect development from flood-related hazards;
(b) Protect public health, safety, and general welfare by regulation of development within flood-prone areas;
(c) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
(d) Control filling, grading, dredging, and other development which may alter drainage patterns and/or increase flood damage;
(e) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas;
(f) Control the cumulative effect of development in flood-prone areas that can increase flood heights and velocity, erosion, downstream impacts, and otherwise contribute to flood loss; and
(g) Enhance water quality and groundwater recharge by identifying areas where resources can be placed for this purpose, such as floodplains or other areas, in accordance with the requirements of the latest adopted edition of the city's National Pollutant Discharge Elimination System (NPDES) permit requirements.

All new development within the Flood Overlay District shall comply with the requirements and development regulations of *Chapter 9*, *Article VI: Flood Damage Prevention* in conjunction with the current California Building Standards Code.

The R-H-2.1 zoning district allows a maximum density of 20 dwelling units per acre. Based on the 4.59-acre site area, the project could accommodate approximately 92 dwelling units without utilizing a density bonus. The proposed multifamily residential dwellings and daycare achieve the general purpose as identified in the Residential High-Density district as described above. The proposed project supports General Plan policies promoting higher-density residential development, affordable housing and efficient land use patterns. This has been demonstrated through the project plans.

Development Regulation Compliance Table

MFR= Multifamily Residential
DC=Daycare Center

Development Regulation	Standard Daycare (DC) /Multi-Family Residence (MFR)	Existing	Proposed Daycare (DC)/Multi-Family Residence (MFR)	Remarks Daycare (DC)/Multi-Family (MFR)
Use Classification	-	Vacant Lot	-	-

Development Regulation	**Standard Daycare (DC) /Multi-Family Residence (MFR)**	**Existing**	**Proposed Daycare (DC)/Multi-Family Residence (MFR)**	**Remarks Daycare (DC)/Multi-Family (MFR)**
Lot Area Per Dwelling Unit – Minimum (s.f.)	MFR- 2,100 s.f. minimum	-	MFR- 2,425 s.f. minimum 4.59-acre (199,940 s.f./88 units =2,272 s.f.)	MFR-In Compliance
Lot Yard – Minimum (ft.)	15’	Vacant Lot	MFR – over 100’ DC – 15’	MFR-In Compliance DC – In Compliance
Interior Side Yard – Minimum (ft.)	10’	Vacant Lot	10’	MFR- In Compliance
Rear Yard – Minimum (ft.)	10’	Vacant Lot	41’	MFR- In Compliance
Height – Maximum (ft.)	45’	Vacant Lot	DC -19’- 6” MFR – 33’	DC- In Compliance MFR – In Compliance
Nonresidential FAR – Maximum (%)	MFR- .04	Vacant Lot	.03	MFR – In Compliance
Distance Between Structures – Minimum (ft.)	20’	MFR- 5’ per story	MFR- 15’-35’	MFR – In Compliance
Development Regulation	**Standard Daycare (DC) /Multi-Family Residence (MFR)**	**Existing**	**Proposed Daycare (DC)/Multi-Family Residence (MFR)**	**Remarks Daycare (DC)/Multi-Family (MFR)**

Landscaping – Minimum (Percent of Lot Area 10% for overall site & 5% Parking Lot)	Provide landscaping plans per Sections 37-50.690 & 37-30.180 (l) Zoning Code	Vacant Lot	Proposed Landscape Overall Site 39% Parking Lot Area 18%	In Compliance
Driveway Length – Minimum (ft.)	20’	Vacant Lot	32’	DC- In Compliance
Driveway Width – Maximum (ft.)	24’	Vacant Lot	DC- 24’	DC-Meets Standard
Off-Street Parking - Minimum (spaces)	AB2097	Vacant Lot	Project Proposed 152 Parking Stalls (64 tandem parking stalls subject to Density Bonus Waiver)	Site is located within ½ mile of bus stop pursuant to AB2097. Therefore, provided parking is considered optional.
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4-bedroom Requirement (10% of total unit count)	88 units (10% off 88 is approx. 9 units)	Vacant Lot	None	Density Bonus Waiver provides 15 units of 1-3 bedroom mix.
Recycling and Solid Waste	Required for 5 or more residential units	Vacant Lot	Trash Enclosure Proposed	In Compliance
Use Classification	-	Vacant	-	-
Development Regulation	**Standard Daycare (DC) /Multi-Family**	**Existing**	**Proposed Daycare (DC)/Multi-**	**Remarks Daycare (DC)/Multi-**

	Residence (MFR)		**Family Residence (MFR)**	**Family (MFR)**
Lot Are Per Dwelling Unit – Minimum (s.f.)	MFR- 2,100 s.f. minimum	-	MFR- 2,425 s.f. minimum	MFR-In Compliance
Lot Yard – Minimum (ft.)	15 ft.	-	MFR – over 100 ft. DC – 15 ft.	MFR-In Compliance DC – In Compliance
Interior Side Yard – Minimum (ft.)	10 ft.	-	10 ft.	MFR- In Compliance
Rear Yard – Minimum (ft.)	10 ft.	-	41 ft.	MFR- In Compliance
Height – Maximum (ft.)	45 ft.	-	DC -19 ft. 6 in. MFR – 33 ft.	DC- In Compliance MFR – In Compliance
Nonresidential FAR – Maximum (%)	MFR- .04	-	.03	MFR – In Compliance
Distance Between Structures – Minimum (ft.)	20 ft.	MFR- 5 ft. per story	MFR- 15ft.-35ft.	MFR – In Compliance
Landscaping – Minimum (Percent of Lot Area)	Provide landscaping plans per Sections 37-50.690 & 37-30.180 (l) Zoning Code	-	-	In Compliance
Driveway Length – Minimum (ft.)	20 ft.	-	-	DC- In Compliance
Driveway Width – Maximum (ft.)	24 ft.	-	DC- 24 ft.	DC-Meets Standard
Off-Street Parking - Minimum (spaces)	AB2097	-	-	Site is located within ½ mile of bus stop

				pursuant to AB2097. Therefore, provided parking is considered optional.

A portion of the site is in the Flood Overlay District. The purpose of the flood (F) overlay district regulations is to:

(a) Protect development from flood-related hazards;
(b) Protect public health, safety, and general welfare by regulation of development within flood-prone areas;
(c) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
(d) Control filling, grading, dredging, and other development which may alter drainage patterns and/or increase flood damage;
(e) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas;
(f) Control the cumulative effect of development in flood-prone areas that can increase flood heights and velocity, erosion, downstream impacts, and otherwise contribute to flood loss; and
(g) Enhance water quality and groundwater recharge by identifying areas where resources can be placed for this purpose, such as floodplains or other areas, in accordance with the requirements of the latest adopted edition of the city's National Pollutant Discharge Elimination System (NPDES) permit requirements.

Any new development within the Flood Overlay District shall comply with the requirements and development regulations of *Chapter 9*, *Article VI: Flood Damage Prevention* in conjunction with the current California Building Standards Code.

2. ***The planned unit development and the proposed conditions under which it would be developed or maintained are consistent with the Salinas general plan, applicable specific plan, and other plans and policies adopted by the Salinas city council and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the planned unit development, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city; and***

The site is designated as Residential High Density by the 2002 Salinas General Plan. Per the General Plan, Residential High Density land use provides for the development of multifamily dwellings units and daycare centers. The proposed project is consistent with the General Plan Goals and Policies. Located on an infill site, the project would help maintain a compact City. Neighboring properties consist of similar zoning designations (R-H-2.1) and uses.

Pursuant to Government Code Section 65863 (State No Net Loss Law), the City is required to

analyze the effect that the proposed development would have on the City's ability to accommodate the State's Regional Housing Needs Allocation (RHNA), as the subject site is included the 2023-2031 Housing Element to provide credit toward the RHNA. A key consideration for General Plan consistency is determining if the project provides the allocated number of affordable units to the project site identified in the Housing Element. The 2023-2031 Housing Element identified 67 moderate income units for the Third Phase vacant site. The proposed project would add 21 units to RHNA capacity and the provision of 10 extremely low, 53 very low and 24 low-income units.

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.

The project site is located adjacent to Natividad Creek. Pursuant to General Plan Implementation Program COS-17, development within 100 feet of any stream (including Reclamation Ditch No. 1665) shall not occur except for passive recreational uses unless a biotic resources study prepared by the City Planner or his/her designee demonstrates that the implementation of alternative mitigation measures will result in a comparable or better level of mitigation than the provision of the 100-foot setback or that no riparian or wetland resources are identified outside the area of the improved ditch.

A Biological Survey Report was prepared on behalf of the City Planner November 24, 2025, by Harris & Associates. The Biological Survey Report concluded that no impacts on aquatic resources are anticipated, since 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.

3. The planned unit development does not represent an exception to the standards of this Zoning Code but rather an alternative resulting in an equal or superior design in comparison to development, which strictly complies with base district property development regulations.

Pursuant to Section 37-30.180, the site is subject to the Residential High Density Development Regulations and design standards requirements. These standards ensure the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers. The standards are also intended to promote higher density development that is pedestrian-oriented, safe, and reflects traditional neighborhood design principles. Section 37-30.180 requires review including but not limited to, siting, size, configuration, colors, and materials to ensure that the development will blend with the site and the surrounding neighborhood. City staff has reviewed the proposal and determined that the development has been appropriately sited and designed and the development meets all required site development standards in the R-H-2.1 zoning district.

Colors and materials at the site are consistent with the surrounding area and neighborhood character. The Mediterranean/Spanish-influenced multifamily architectural style with traditional components including materials such as stucco, stone veneer, roof tile and metal railing. Proposed colors include earthtone palettes such as tan, brown, taupe and dark bronze which are consistent

with Section 37-30.080(d)(9) which demonstrates the compatibility in the architectural details and exterior colors reinforce and enhance the architectural form and style of the structure. Furthermore, the Applicant proposed 39% of the overall site to be landscaped, well over the 10% landscaping requirement.

The Applicant has requested several Density Bonus waivers pursuant to Zoning Code Section 37-60.980(a) to include reduction in open space, waiving the four-bedroom requirement and providing tandem parking to satisfy on-site parking requirements. Further discussions are incorporated under For the Site Plan Review application.

For the Conditional Use Permit:

1. The proposed location of the use is in accordance with the objectives of the Salinas General Plan, this Zoning Code and the purposes of the district in which the site is located;

The project site is designated Residential High Density under the City's General Plan and is located on an infill parcel. This is also identified as part of Figure LU-1 in the City of Salinas General Plan Land Use Map. Per the General Plan, Residential High Density promotes daycare centers and provide public and semipublic land uses needed to complement residential development. The proposed daycare center building conforms to Community Design Element Policy CD-2.3, which requires infill development to be consistent with the scale and character of existing neighborhoods.

Per Section 37-10.280, daycare centers are defined as facilities approved and licensed by the State, other than family care homes, that provide nonmedical care on less than 24-hour basis, including infant centers, preschools, extended daycare facilities, adult daycare facilities, and elderly daycare facilities (excludes residential care facilities, residential service facilities, interim housing, or convalescent hospitals/nursing homes). Per Sections 37-30.110 and 37-40.310, the proposed development of a daycare center is subject to the Conditional Use Permit process in the R-H-2.1 zoning district.

2. The proposed location of the conditional use and the proposed conditions under which it would be operated or maintained are consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City of Salinas; and

The proposed development is surrounded by existing residential and public and semipublic uses. The proposed daycare center building would not be detrimental to the public health, safety and general welfare of the people of the City, because the design and scale is compatible with the varied designs of the adjacent buildings and is not expected to be in conflict with the surrounding neighborhood. Further, the proposed development is in conformance with the development regulations of the R-H-2.1 – zoning district per Section 37-30.140.

3. The proposed conditional use will comply with the provisions of the Salinas Zoning Code,

including any specific conditions required for the proposed use.

Conditions of approval have been recommended for this permit to ensure that, when implemented, the project will conform and comply with the provisions of the Salinas Zoning Code. For example, a condition of approval requires that it is licensed by the State with limited operational hours.

PASSED AND APPROVED this 20th day of May 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and approved by the affirmative and majority vote of said Planning Commission at a meeting held on May 29, 2024, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: _____

_____
Courtney Grossman
Secretary

When recorded, return to:

CITY OF SALINAS
Community Development Department
65 West Alisal Street, Salinas, CA 93901
Attn: Son Pham-Gallardo, Senior Planner

SPACE ABOVE FOR RECORDER'S USE ONLY

Title of Document:

PLANNED UNIT DEVELOPMENT PERMIT NO. 2025-003
(Amendment to PUD 92-6)
AND CONDITIONAL USE PERMIT 2025-025
City of Salinas
Community Development Department

WHEREAS, the Salinas City Council, at a public hearing duly noticed and held on June __, 2026, found that the location of the Planned Unit Development Permit is in accord with the objectives of the Zoning Code and the purposes of the district in which the site is located; the Planned Unit Development Permit proposed conditions under which it would be developed or maintained are consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the Planned Unit Development nor be detrimental to properties or improvements in the vicinity or to the general welfare of the City; and the Planned Unit Development does not represent an exception to the standards of the Zoning Code but rather an alternative resulting in an equal or superior design in comparison to development which strictly complies with base property development regulations; and that the Planned Unit Development have been evaluated in accordance with the California Environmental Quality Act, as amended; and that the Salinas City Council has reviewed and considered Exemptions to the California Environmental Quality Act; and

WHEREAS, the Salinas City Council, at a public hearing duly noticed and held on May 20, 2026, found that the location of the Conditional Use Permit under which it would be operated or maintained is consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City of Salinas; and; the Conditional Use Permit will comply with the provisions of the Salinas Zoning Code, including any specific conditions required for the proposed use; and that the Conditional Use Permit has been evaluated in accordance with the California Environmental Quality Act; and that the Salinas City Council has reviewed and considered Exemptions to the California Environmental Quality Act.

NOW, THEREFORE, the Salinas City Council hereby grants and issues Planned Unit Development Permit No. 2025-003 and Conditional Use Permit 2025-025 pursuant to *Division 13 Planned Unit Development Permits, Division 8: Conditional Use Permits* of Chapter 37 of the Salinas City Code upon the following terms and conditions and not otherwise, to wit:

ISSUED TO: Aaron Barger/Milestone Housing Group

PROPERTY OWNER: Zulieka Boykin/Housing Authority of the County of Monterey

FOR: Construct 88 affordable multifamily dwelling units, 2,400 square foot leasing/amenity building, and a 4,335 square foot Daycare Center

ON PROPERTY LOCATED AT: 200 Casentini Street

ASSESSOR'S PARCEL NO.: 003-161-030-000

ZONING DISTRICT: Residential High Density - (R-H-2.1-F) Flood Overlay

ENVIRONMENTAL REVIEW ACTION & DATE: The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). The project is exempt pursuant to Sections 15165, 15303 and 15332 of the CEQA Guidelines.

EXPIRATION DATE: None, once properly established, unless the daycare center ceases operation for a continuous period of six (6) months or more.

RIGHT TO OPERATE/DEVELOP

1. The Permittee shall have the right to develop the following on a 4.59-acre lot in accordance with the exhibits below incorporated herein by reference and made a part of this Permit as described below:

   a. 88 affordable multifamily residential units consisting of five (5) three-story residential buildings with totaling 121,240 square feet, comprised of twenty-four (24) one (1) bedroom units, twenty-four (24) two (2) bedroom units and forty (40) three (3) bedroom units with a 2,400 square foot leasing and amenity building and related site improvements; and
   b. 4,335 square foot Daycare Center and related site improvements.

Exhibit "A" Vicinity Map
Exhibit "B" Project Plans
Exhibit "C" Building Comments dated September 25, 2025
Exhibit "D" Fire Comments dated March 10, 2026
Exhibit "E" Engineering Conditions of Approval dated March 18, 2026
Exhibit "F" Housing Division Comments dated August 20, 2025
Exhibit "G" Affordable Housing Plan
Exhibit "H" Biological Resources Study dated November 24, 2025
Exhibit "I" Republic Services Letter
Exhibit "J" AB 2097 Buffer Map
Exhibit "K" Density Bonus Waiver Concessions
Exhibit "L" Daycare Operational & Emergency Plan

2. The Permittee shall execute an Affordable Housing Agreement prior to first approval of any residential development per Exhibit F Housing Memorandum dated August 20, 2025. The Affordable Housing Plan dated April 29, 2026, is incorporated herein as Exhibit G.

CONDITIONAL USE PERMIT - DAYCARE CONDITIONS

3. Pursuant to Zoning Code Section 37-10.280, daycare centers are defined as facilities approved and licensed by the State of California. The applicant shall obtain all applicable permits from the State and local jurisdiction prior to commencement of the daycare operation.

4. Hours of operation of the daycare center shall only occur between 5:30 a.m. and 5:00 p.m. (seven days a week).

BIOLOGICAL STUDY

5. The project site is adjacent to Natividad Creek. Pursuant to General Plan Implementation Program COS-17, development within 100 feet of any stream (including Reclamation Ditch No. 1665) shall not occur except for passive recreational uses unless a biotic resources study prepared by the City Planner or his/her designee demonstrates that the implementation of alternative mitigation measures will result in a comparable or better level of mitigation than the provision of the 100-foot setback or that no riparian or wetland resources are identified outside the area of the improved ditch. Zoning Code Section 37-50.180(h)(1) Riparian/Wetland Habitat, a one-hundred-foot setback shall be established along Gabilan and Natividad Creeks and other unnamed creeks (including the reclamation ditch) within the city. The setback shall be measured from the top of bank or outside edge of the riparian woodland, whichever is greater. If any site grading is proposed in the setback area to accommodate the development activities specified above, a riparian/wetland revegetation, preservation, maintenance and monitoring plan shall be required and prepared for the city planner by their designee for the area of disturbance. Such plan must be prepared and processed/approved concurrent with the grading plan. The applicant shall be responsible for the costs of the plan, feasible mitigation, and monitoring during project implementation. Furthermore, pursuant to BMP 4.6 of the City's Stormwater Management Plan, a minimum of 30 feet of undisturbed soil and riparian vegetation from the Reclamation Ditch shall be required to provide a filter strip to minimize erosion and sedimentation in the Reclamation Ditch. A Biological Survey Report was prepared on behalf of the City Planner, dated November 24, 2025, by Harris & Associates (Exhibit H). The Biological Survey Report concluded that no impacts on aquatic resources are anticipated, since 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.

ENGINEERING AND NPDES REQUIREMENTS

6. The development shall conform with requirements found in (Exhibit E) Engineer's Report, dated March 18, 2026, and to all National Pollutant Discharge Elimination System (NPDES) and requirements and standards in effect and required by the City Engineer when building permits are issued. The project will require a Storm Water Pollution Prevention Plan (SWPPP)

that identifies Best Management Practices (BMPs) to be incorporated into the project.

FIRE PROTECTION REQUIREMENTS

7. All applicable requirements of the Salinas Fire Department including those items identified in Exhibit D, and Titles 19, 24 and 25 of the California Administrative Code must be met and may include, but not be limited to, provisions for fire alarm systems, fire extinguishers, sprinkler systems, emergency vehicle access and installation of fire hydrants.

PARKING REQUIREMENTS

8. Prior to issuance of a building permit, subject to review and approval by the City Planner, design and color of the bicycle racks shall be consistent throughout the Project. Bicycle parking (rack) shall be provided in accordance with Zoning Section 37-50.400.

9. All off-street parking and loading areas shall be graded, paved, drained, landscaped, striped, and maintained in accordance with *Division 18: Off-Street Parking and Loading Regulations*, of the Salinas City Code.

10. Pursuant to AB2097, public agencies or cities are prohibited from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop. The closest bus stops within a half-mile radius of the subject property are along N. Main Street. Therefore, the City is prohibited from imposing parking requirements for this development. Zoning Section 37-50.060 reducing the Open Space requirements providing thirteen (13) additional residential units.

PARKING LOT DESIGN

11. Prior to issuance of a building permit, subject to review and approval by the City Planner, design and color of the pavement treatment shall be consistent throughout the Project. Colored, textured pavement paving shall be provided at a minimum depth of ten feet at all primary vehicular driveway entrances and exits (immediately behind the street right-of-way line) to the development.

SIGNS

12. Sign Permits issued in accordance with *Article 5, Division 3: Signs*, of the Salinas City Code, shall be required for all signs.

13. No canvas signs, banners, pennants, flags, streamers, balloons or other temporary or wind signs; no mobile, A-frame, or portable signs; no roof or canopy signs extending above a building roof; no signs that resemble any official marker erected by the city, state or any governmental agency, or that by reason of position, shape, color or illumination would conflict with the proper functioning of any traffic sign or signal or would be a hazard to vehicular or pedestrian traffic; no signs which produce odor, sound, smoke, fire or other such emissions; and no animated, flashing, moving or rotating signs shall be permitted unless permitted in accordance with Article

5, Division 3: Signs of the Salinas Zoning Code, as may be amended from time to time.

LIGHTING

14. Prior to issuance of a building permit, new illuminated parking areas require a photometric lighting plan per Zoning Section 37-50.480 to be submitted by the Project Applicant for review and approval by the City Planner. All proposed exterior lighting shall be in conformance with Zoning Section 37-30.280(x). Light standards shall not exceed 25 feet in height and 2.4 foot-candles maximum average at ground level with no more than 0.5 foot-candles at a residential property line. Design of the light standards shall be consistent throughout the development:

    a. No roof floodlighting will be allowed on any structure.
    b. Parking lot lighting shall be shielded to confine light spread to within the site boundaries and shall not exceed 25 feet in height.

BUILDING MATERIALS AND COLORS

15. Prior to issuance of a building permit, all exterior building materials and colors shall be identified on the building plans and on color elevations to be submitted by the Applicant for review and shall be approved by the Community Development Department.

LANDSCAPING AND IRRIGATION

16. Prior to issuance of a building permit, Landscaping and Irrigation shall comply with the requirements of the State of California "Model Water Efficient Landscape Ordinance" (AB 1881), Article V, Division 4 of the Salinas Zoning Code, and the Abbott Street Landscape Palette. The landscape and irrigation plans shall include the following:

    a. Per Zoning Code Zoning Section 37-20(b)(4), landscape areas shall incorporate plantings using a three-tier system: 1) grasses and groundcovers, 2) shrubs, and 3) trees.

        i. Landscape plans shall show the location, type, size, and names of all plantings: ground covers (1-gallon minimum), shrubs (5-gallon minimum), and trees (15-gallon minimum).

        ii. Irrigation plans shall show size and location of irrigation pipe, heads, bibs, and backflow devices.

        iii. Parking lot landscaping shall provide the following per Zoning Section 37-30.280(q)(8):

            1. Where parking lots abut streets, a minimum ten-foot-wide landscaped frontage shall be provided on the site, adjacent to the sidewalk. Landscaped frontages are not required when parking lots are sited behind buildings or plazas.
            2. A minimum number of shade trees are required, equivalent to one

tree per five parking stalls.

3. Trees in parking lots shall be spread uniformly (in an orchard parking lot landscaping design) throughout the parking area and may not be located only at the end of parking rows.
4. Trees planted along connecting walkways and adjacent landscaped frontages may also contribute to the one-per-five requirement for parking lots.
5. Trees in parking lots must be set into a tree well or planter having a minimum interior dimension of five feet (exclusive of curbs).
6. Trees adjacent to walkways and in plazas shall be protected by attractive bollards, raised concrete curbing or tree guards designed to be compatible with the development.
7. All landscape islands within the parking area shall include a minimum of one 15-gallon tree.

iv. Planters located along street frontages shall include a landscaped berm and/or hedge with a minimum height of 32 inches and maximum height of 42 inches for screening of off-street parking areas. Plant material along street frontages shall be consistent with existing landscaping per PUD 1992-006.

v. Plants shall be maintained and trimmed to three feet in height within the Areas of Unrestricted Visibility triangles at the driveways (15 feet) and street corners (25 feet).

vi. Per Zoning Section 37-50.700(d)(5), all trees and shrubs shall be staked as shown in Figure 37-50.150 (Landscape Staking Detail).

vii. Planters adjacent to the buildings shall be landscaped with shrubs of a minimum of 5-gallon size, 1-gallon containers for mass planting, and groundcover.

viii. Exposed soil shall be landscaped with drought resistant groundcover that will propagate and take root quickly. A minimum two-inch layer of mulch shall be applied except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

ix. Turf shall be limited to 25% of the total landscaping area. No turf shall be permitted in areas with a dimension of less than eight (8) feet, or on slopes exceeding ten percent.

x. Plant material shall conform to the following spacing standards:

1. A minimum of thirty feet from the property corner at a street intersection to the center of the first tree or large shrub.
2. A minimum of fifteen feet between center of trees and ten feet between large shrubs to light standards.

3. A minimum of ten feet between center of trees or large shrubs and fire hydrants.
4. A minimum of fifteen feet from the intersection of a driveway (for commercial, mixed use, or public/semipublic and industrial uses) with a street right-of-way to the center of any tree having a diameter larger than eighteen inches at maturity or large shrub and a minimum of ten feet for residential uses.

b. Street trees are required at a maximum of 60-ft along street frontages per Engineering, refer to Engineer's Report (Exhibit E).

RECYCLING AND SOLID WASTE DISPOSAL AREA

17. Recycling and solid waste enclosures shall be provided with adequate capacity to achieve 50 percent recycling of the total recyclable wastes generated onsite. Instructional signs shall be provided for use of recycling bins and containers. The enclosures shall be constructed with a six-foot high solid masonry wall and screened from public view with a minimum two-foot-wide perimeter planter. Colors and materials of the enclosures shall match those of the primary structures (example: exterior plaster - stucco) and shall include a consistent design throughout the Project. Doors of the enclosures shall be constructed of a solid material and colored to match the buildings (chain-link fencing with slats is not allowed). The enclosures shall be designed to allow walk-in access without having to open the main enclosure gate. Details of the enclosure need to be shown on the plan, written confirmation from the City's waste disposal service provider has been provided to ensure that the recycling and solid waste provisions of the project will meet the service needs of the City's waste disposal service provider.

MAINTENANCE

18. All parking areas, driveways, other paved surfaces, accessways and grounds shall be regularly maintained and kept free of weeds, litter, and debris. All traffic signs and pavement markings shall be clear and legible at all times. All landscaped areas shall be maintained free of weeds, trash, and debris, and all plant material shall be continuously maintained in a healthy, growing condition. All exterior building and wall surfaces shall be regularly maintained, and any damage caused by weathering, vandalism, or other factors shall be repaired in conformance with the terms and conditions of this Permit.

PUBLIC IMPROVEMENTS

19. Public improvements to serve the development shall be reviewed and approved by the City Engineer and shall be installed in accordance with City standards. All utilities shall be installed underground with details to be included on the final improvement plans.

UTILITIES/EQUIPMENT SCREENING

20. All new utility lines shall be placed underground, and all power transformers shall be placed underground, where permitted by the utility company. Where transformers must be pad-mounted above ground, they shall be located away from the general public view or shall be

effectively concealed by landscaping, or a screen fence of a design approved by the utility company and the City Planner.

21. All new mechanical equipment and appurtenances (i.e., gas, water meters, electrical boxes, HVAC systems, refrigeration equipment, etc.), building or ground mounted, shall be screened from public view and adjacent properties. Roof vents shall be painted to blend with roof materials. Details shall be shown on the final construction and/or land plans and are subject to the approval of the City Planner.

PERMIT NOT TO SUPERSEDE OTHER REQUIRED LICENSING OR PERMITS

22. All remaining items, requirements, and conditions of Planned Unit Development (PUD 92-006) remain in full force or effect.

23. The issuance of this Permit shall not relieve the Permittee of any requirement to obtain necessary permits or licensing from city, county, regional, state, or federal agencies.

24. This Permit may be subject to water and sanitary sewer allocations. The Permittee will proceed at their own risk as water and sanitary sewer allocation may not be available at the time requested.

MODIFICATION OF APPROVED USE AND PLANS

25. Any modification to the terms and conditions of this Permit are subject to the issuance of a new Permit. The City Planner may approve minor modifications to this Permit if the City Planner finds the modification to be in substantial compliance with the original approval.

VIOLATION; REVOCATION

26. 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 City. Any permittee, person, firm, corporation, whether as principal, agent, employee or otherwise, violating, causing or maintaining the violation of any of the provision of this Permit shall be guilty of a misdemeanor or an infraction, as charged. Alternatively, in the discretion of the City Attorney, violations of this Permit may be prosecuted administratively pursuant to the City's Administrative Remedies Ordinance. Upon determination by the City Planner that there are reasonable grounds for revocation of this Permit, a revocation hearing shall be set to be heard before the Salinas City Council in accordance with *Article VI, Division 18: Enforcement and Penalties*, of the Salinas Zoning Code or such codes as may be subsequently adopted.

SUBSTANTIAL ACTION TIME LIMIT

27. This Permit shall expire one year after its approval date unless:

    a. A Building Permit has been issued and substantial vertical construction diligently pursued; or
    b. A certificate of occupancy has been issued; or

c. The City Planner determines that other substantial action has been commenced to carry out the terms and intent of this Permit.

PERMIT VALIDATION

28. Pursuant to Zoning Code Section 37-60.1040, this Permit shall be null, and void and all terms and conditions shall have no force or effect unless this Permit is signed by the Permittee(s) and returned to the City of Salinas Community Development Department within 90 days of approval. ***It is the applicant's responsibility to track the 90-day expiration date. No notice will be sent.***

STANDARD CONDITIONS

29. 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 costs) incurred by the City in enforcing the provisions of this Permit.

30. 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.

31. 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.

32. 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. Requests for a minor modification of an approved permit may be granted by the City Planner provided the modification is substantially in compliance with the original approval and conditions.

NOTICE OF CHALLENGE LIMITATIONS

33. Code of Civil Procedure Section 1094.6 requires all Court challenges to the decision to grant this Permit be initiated within 90 days of the final decision of the City in this matter.

EXECUTIONS

THIS PLANNED UNIT DEVELOPMENT PERMIT 2025-003 AND CONDITIONAL USE PERMIT 2025-025 *as approved by action of the Salinas City Council on June , 2026, and shall become effective immediately:*

Effective Date: June 2026 _____

Lisa Brinton
Community Development Department Director

(All Signatures Listed Below Must Be Notarized)

CONSENT *is hereby granted to the Permittee to carry out the terms and conditions of this* ***PLANNED UNIT DEVELOPMENT PERMIT 2025-003 and CONDITIONAL USE PERMIT 2025-025***

Dated:_____ _____

Aaron Barger, Milestone Housing Group

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF MONTEREY

On _____ 202__, before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Dated:_____ _____

Zulieka Boykin, Executive Director/CEO
Housing Authority of the County of Monterey

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF MONTEREY

On _____ 202__, before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

North

Vicinity Map

PUD 2025-003 & CUP 2025-025
200 Casentini Street

Exhibit A

I:\ComDev\Planning Share Space\Site Plan Reviews\2025 SPR's\SPR 2025-014 - 200 Casentini\Approval Documents\Exhibit H - Vicinity Map.docx

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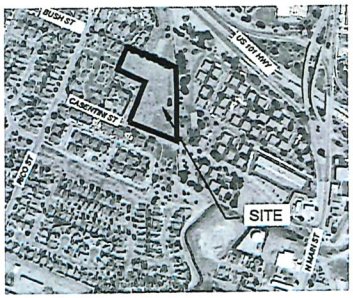
C2.0 PRELIMINARY SITE & GRADING PLAN
C3.0 PRELIMINARY UTILITY PLAN
C4.0 PRELIMINARY STORMWATER CONTROL PLAN



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

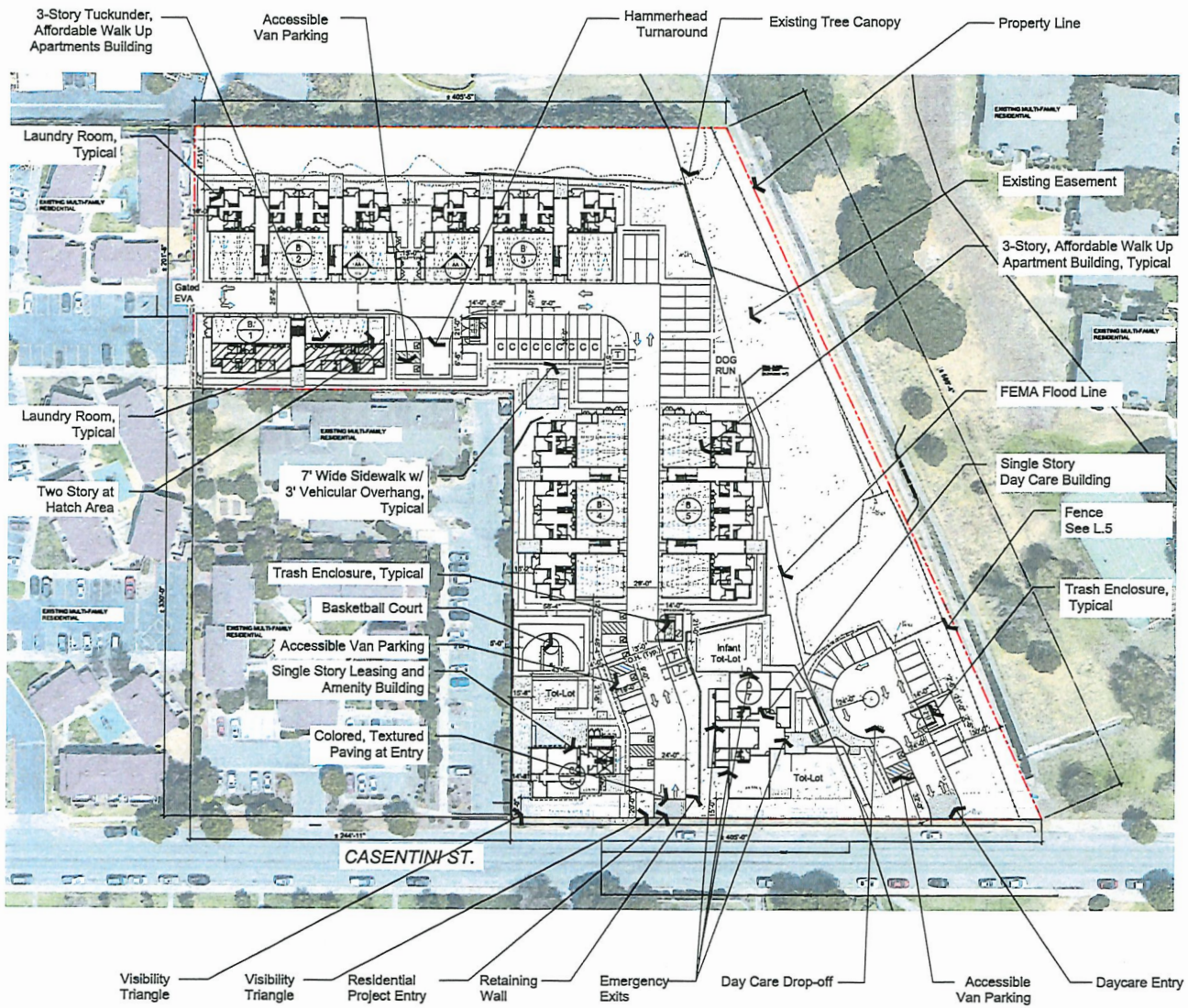
Civil

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

Exhibit B



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.**

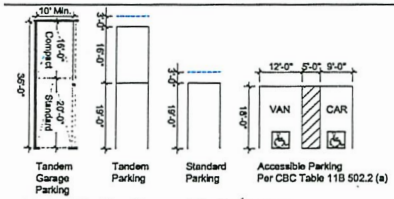
Multi-Family Affordable Accessible Parking Calculations					
% Required***	1 Bedroom	2 Bedroom	3 Bedroom		Total
5% Required	2	2	2		6
Total Required (1:6 -Van Inclusive of Total)					6 (1 Van)
% Required***	Remaining Parking Spaces				
2% Required	64				2
Total Required (Van Inclusive of Total)					2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

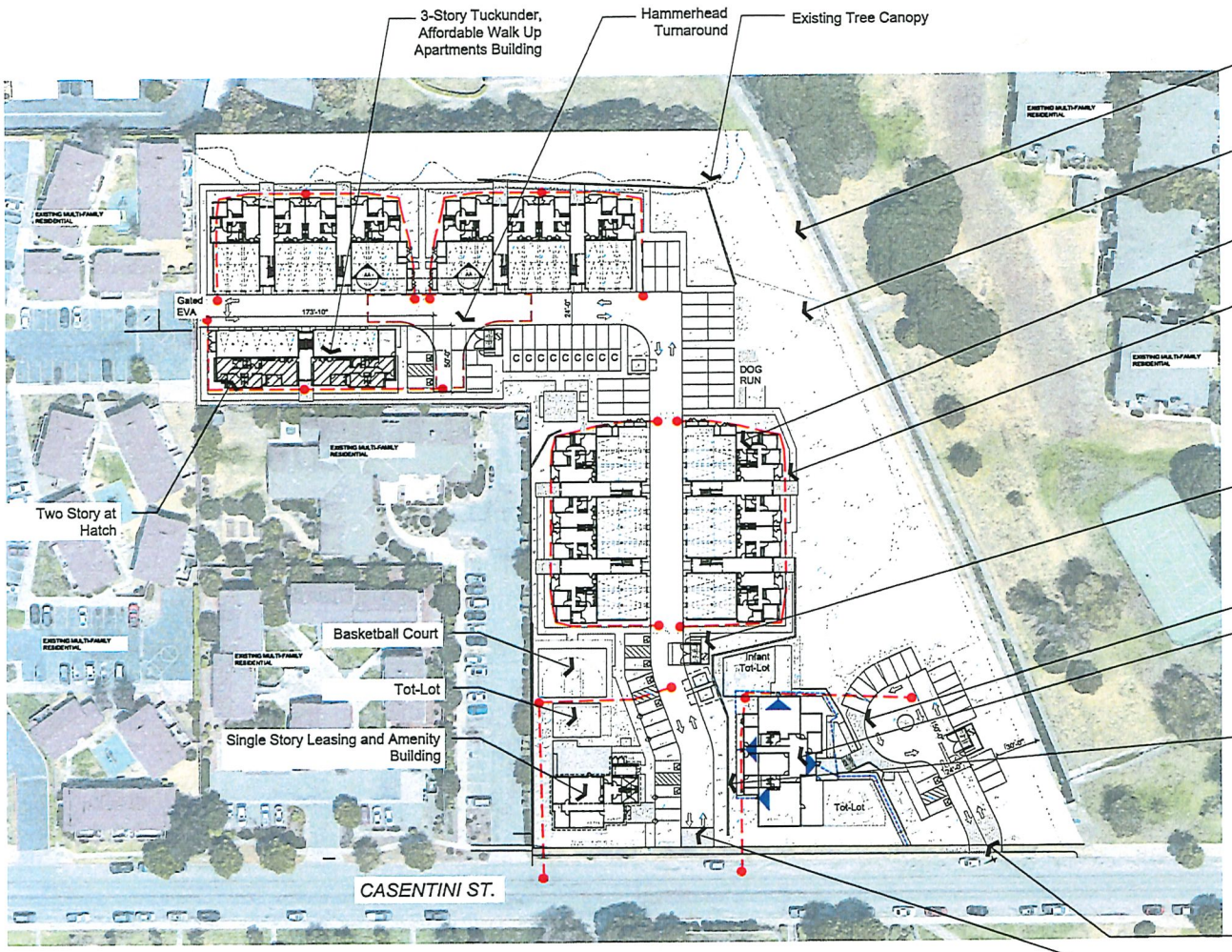
C Compact parking
T Transformer
⇨ Direction of Vehicle Travel

X Building Type
X Building Number



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

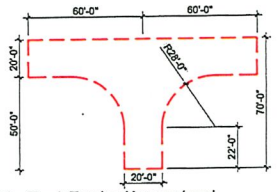
Bicycle parking provided: 12



LEGEND

Day Care Egress

Hose Pull 150' Max



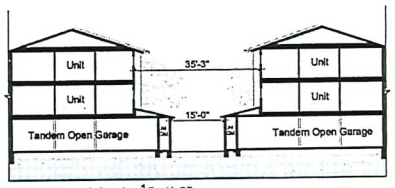
Fire Truck Turning Hammerhead
1" : 30'-0" Scale

Building Area Summary

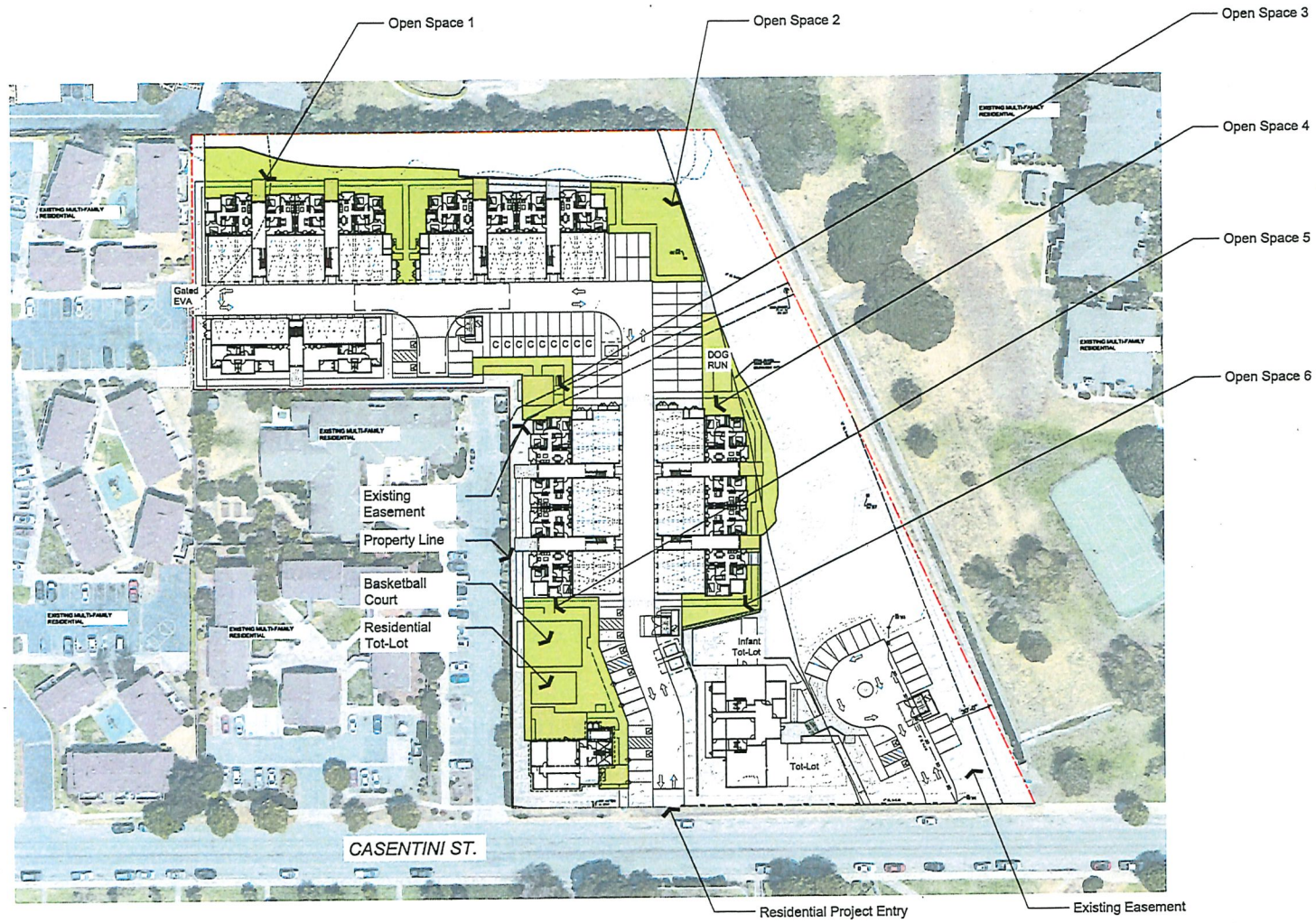
Building Type	Occurs	Gross Area	Total
Building A	1	13,440 SF*	13,440 SF
Building B	4	26,950 SF*	107,800 SF
Leasing/ Amenity	1	2,400 SF	2,400 SF
Daycare	1	4,335 SF	4,335 SF
Total			127,975 SF

Notes:

*Refer to building plans for area breakdown by level.



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



LEGEND

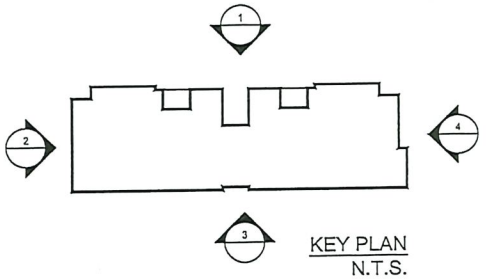
COMMON OPEN SPACE:

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

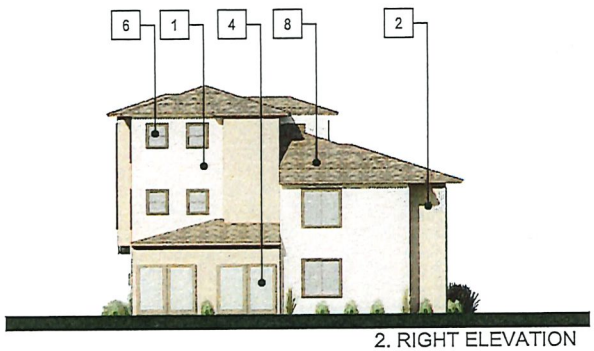
PROVIDED:

OPEN SPACE AREA	SQ. FT.
Open Space 1	7290.8
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	27300.93

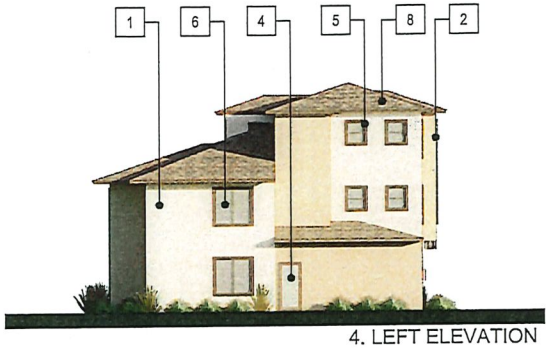
1. FRONT ELEVATION



KEY PLAN
N.T.S.



2. RIGHT ELEVATION



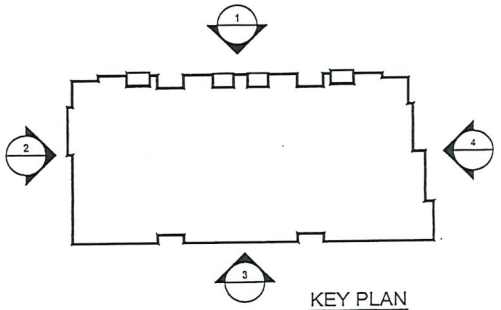
4. LEFT ELEVATION

3. REAR ELEVATION

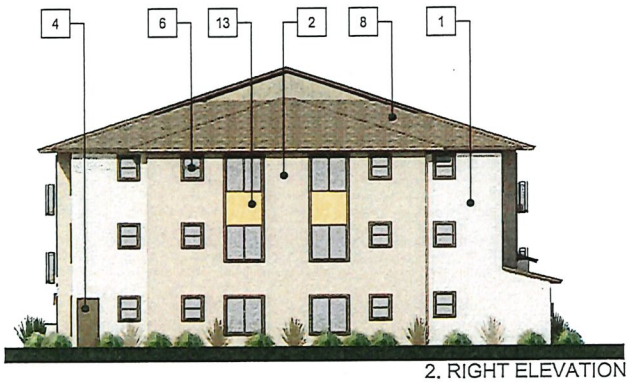
MATERIAL LEGEND

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.



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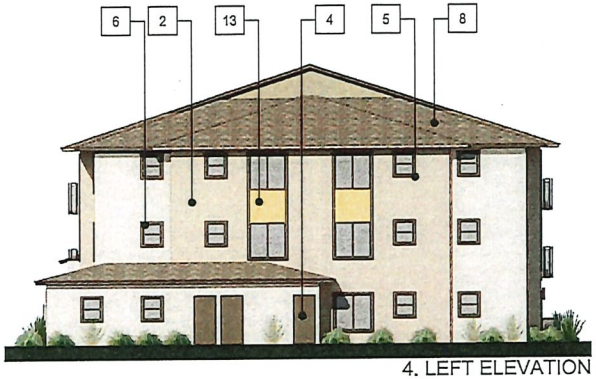

4. LEFT ELEVATION

3. REAR ELEVATION

MATERIAL LEGEND

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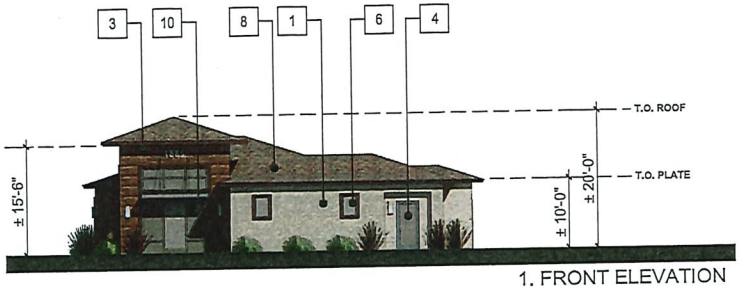
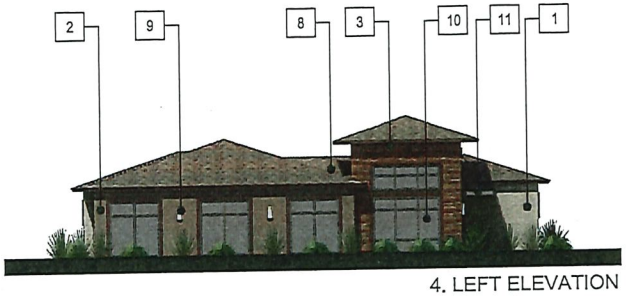


1. FRONT ELEVATION

2. RIGHT ELEVATION



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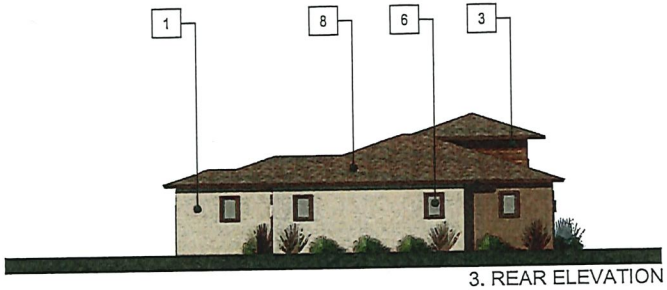

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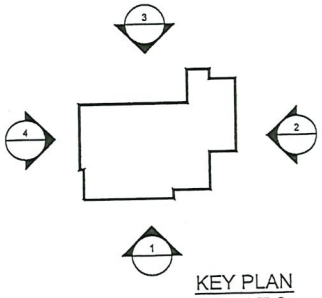

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N.T.S.

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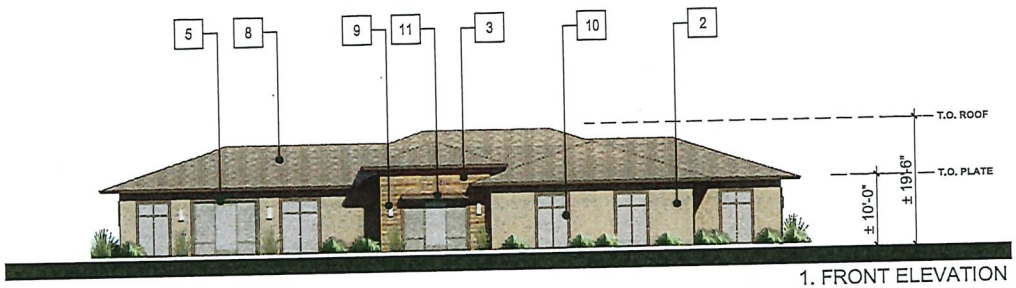
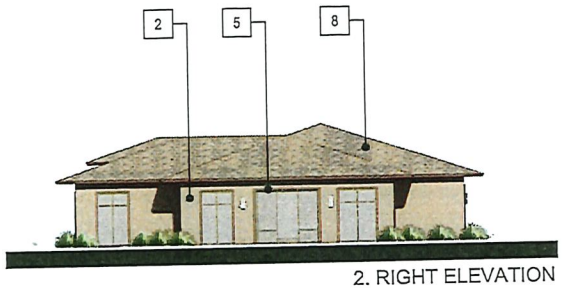
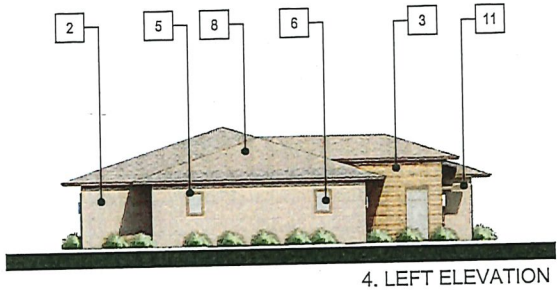


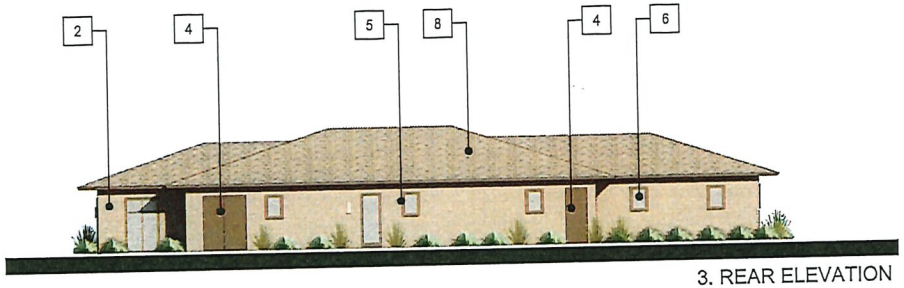
1. FRONT ELEVATION



2. RIGHT ELEVATION



4. LEFT ELEVATION



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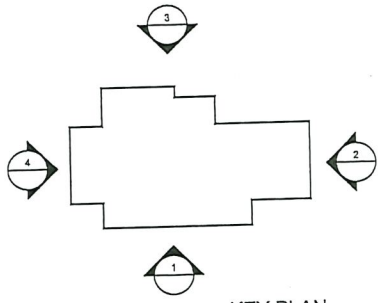

KEY PLAN
N.T.S.

MATERIAL LEGEND

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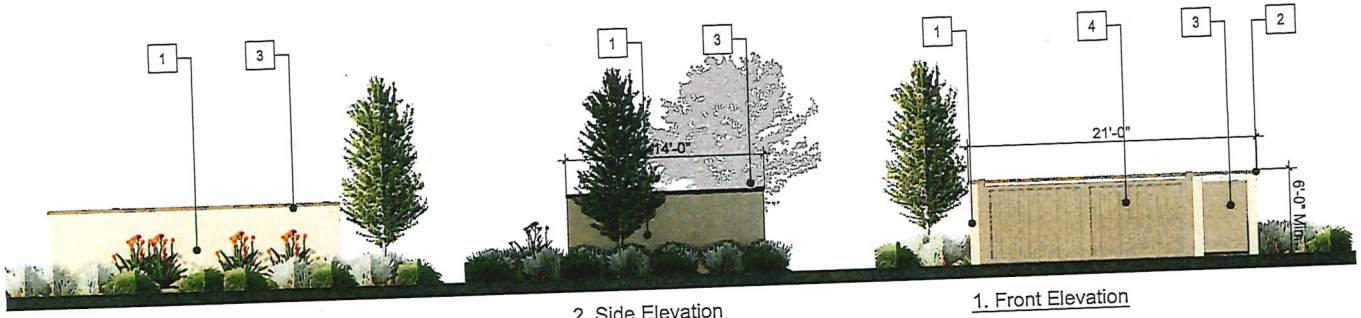
9. LIGHT FIXTURE - James Allen Kent 17, Dark Bronze
10. STOREFRONT- Kawneer, Dark Bronze or Similar
11. AWNING - SW 6145 Thatch Brown or Similar
12. GARAGE OPENING - N/A
13. STUCCO (ACCENT) - SW 6664 Marigold

Material Legend

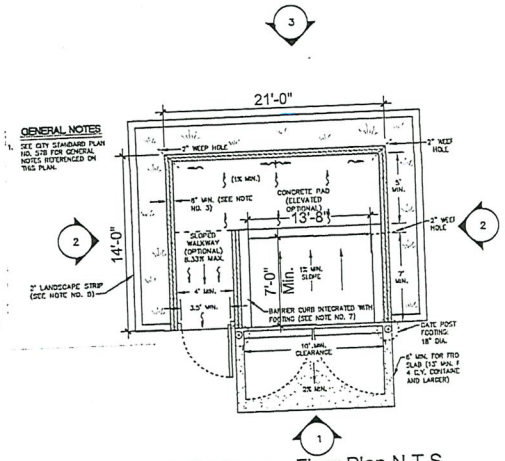
1. Stucco 2 - SW 7038 Tony Taupe or Similar
2. 8" Masonry Block Construction
3. Split Paver Cap- SW 6145 Thatch Brown or Similar
4. Painted Heavy Metal Door with Metal Posts -SW 6145 Thatch Brown or Similar



3. Rear Elevation

2. Side Elevation

1. Front Elevation



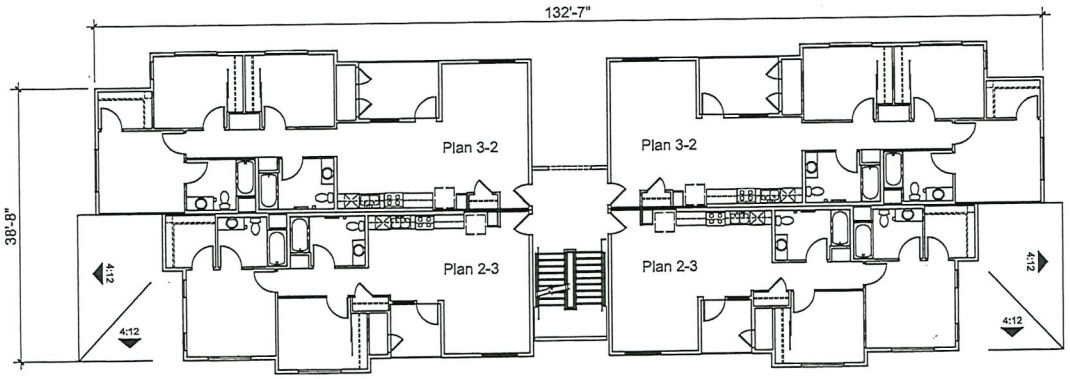
Trash Enclosure - Floor Plan N.T.S
To Be Used for This Project per
City Trash Standard No. 57A

Site Trash Summary

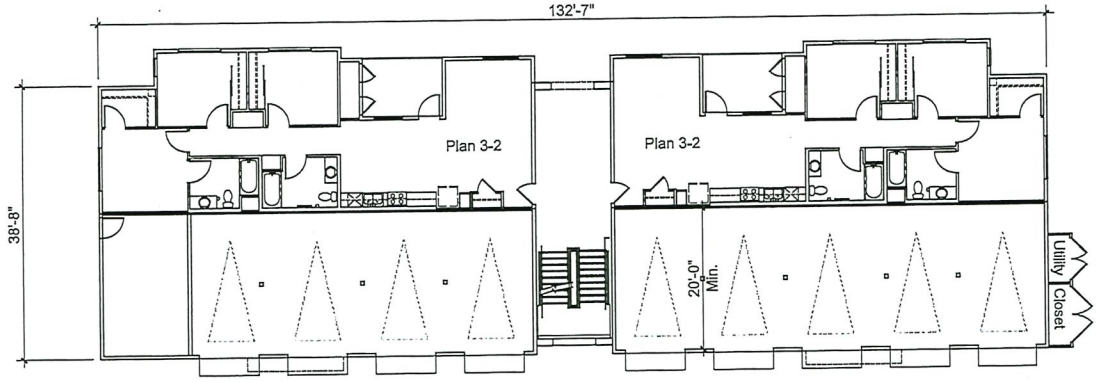
Residential Apartments: 2 trash enclosures*
Daycare Building: 1 trash enclsosure*

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.

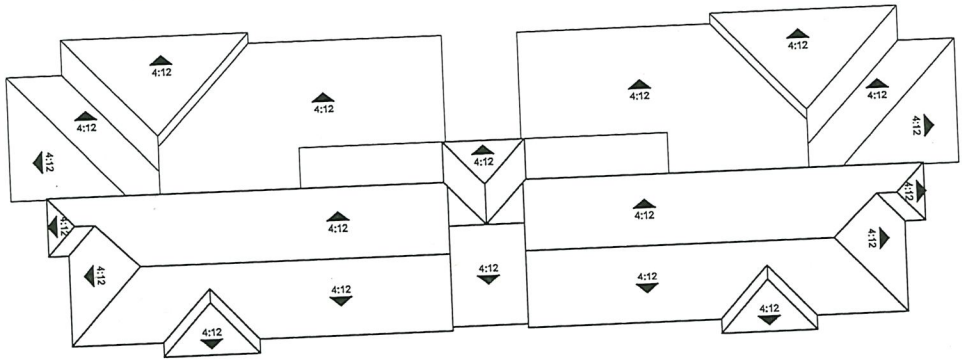


Level 2

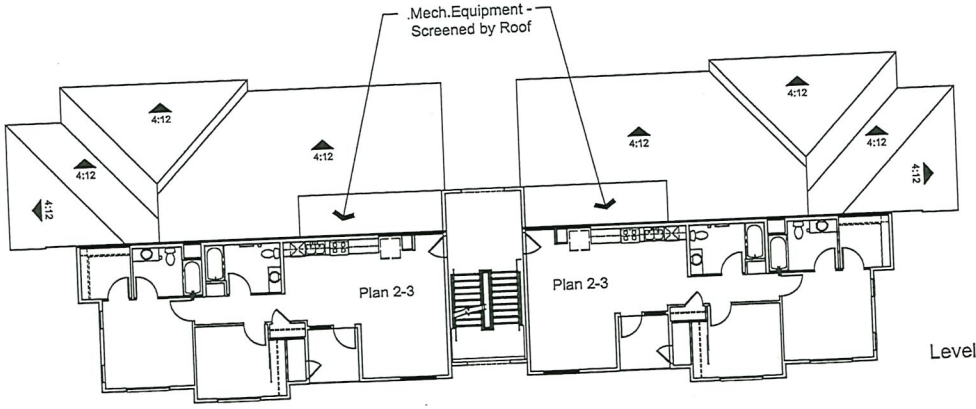


Level 1

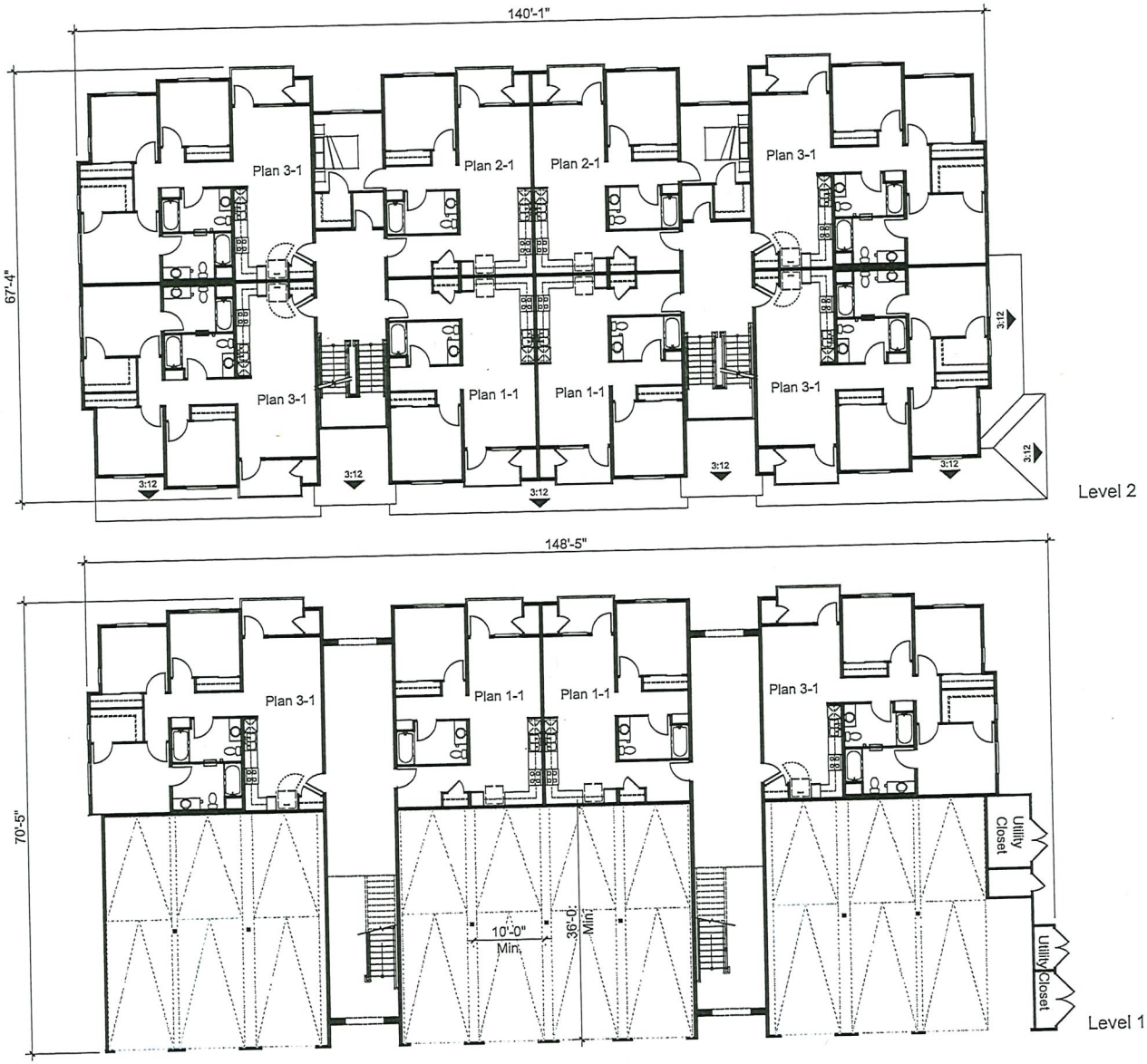
Building 'A' - Area	
Level 1	± 5,620 G.S.F.
Level 2	± 5,205 G.S.F.
Level 3	± 2,615 G.S.F.
Total	± 13,440 G.S.F.



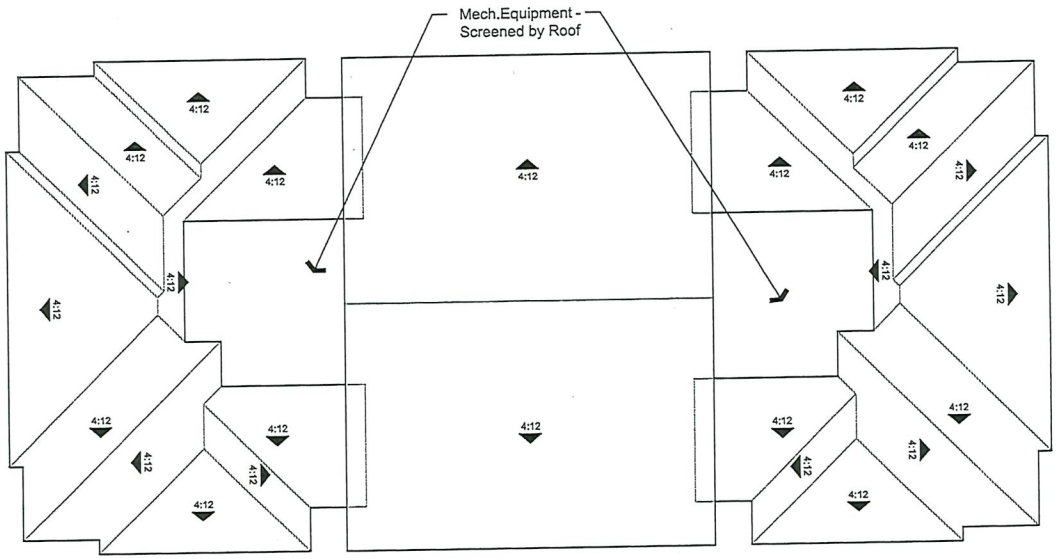
Roof Plan



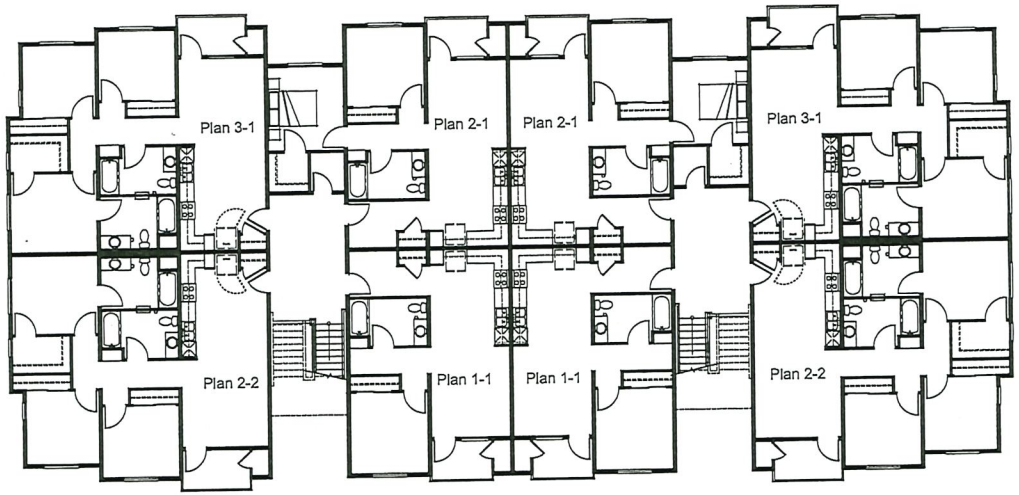
Level 3



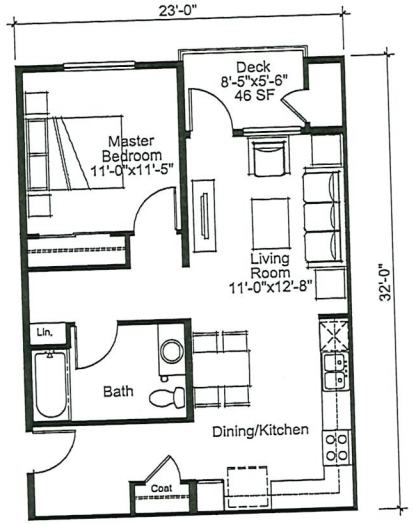
Building 'B' - Area	
Level 1	± 9,778 G.S.F.
Level 2	± 8,586 G.S.F.
Level 3	± 8,586 G.S.F.
Total	± 26,950 G.S.F.


Mech.Equipment -
Screened by Roof
4:12

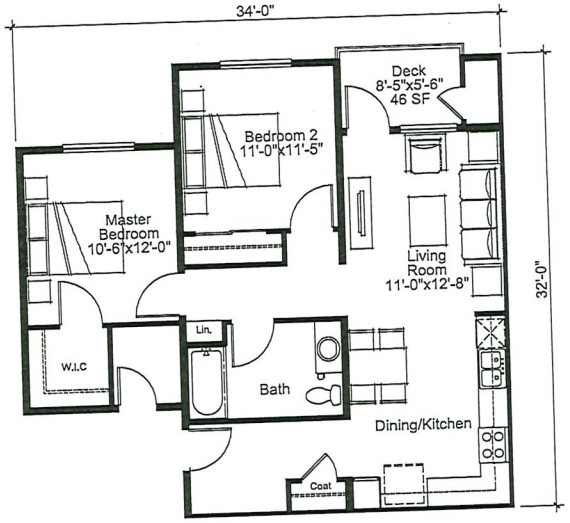
Roof


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

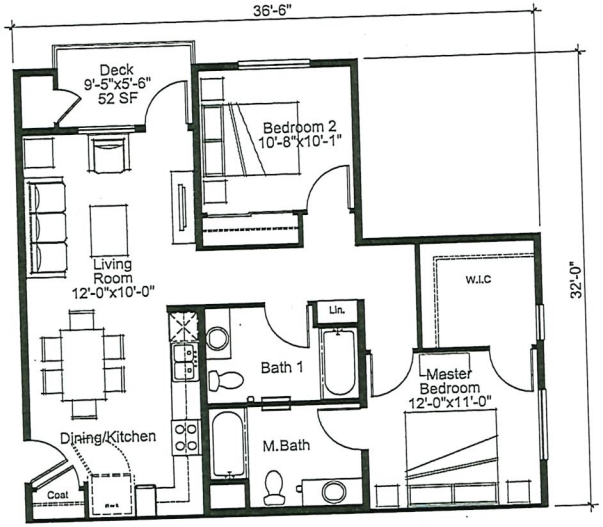
Level 3



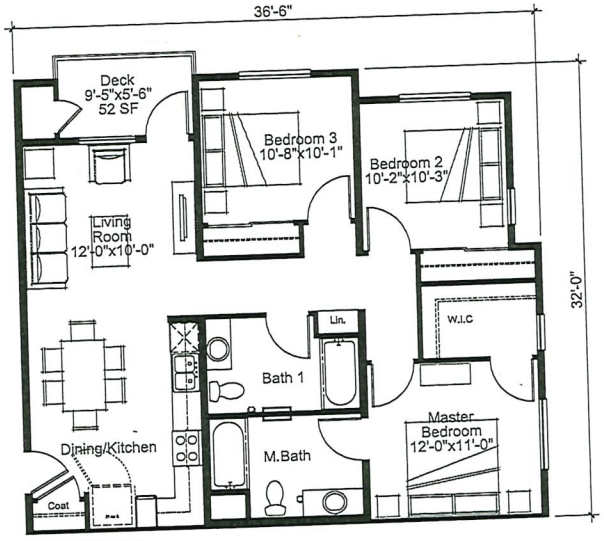
UNIT TYPE P1-1
1 BEDROOM / 1 BATHROOM
±641 NET SF
±743 GROSS SF



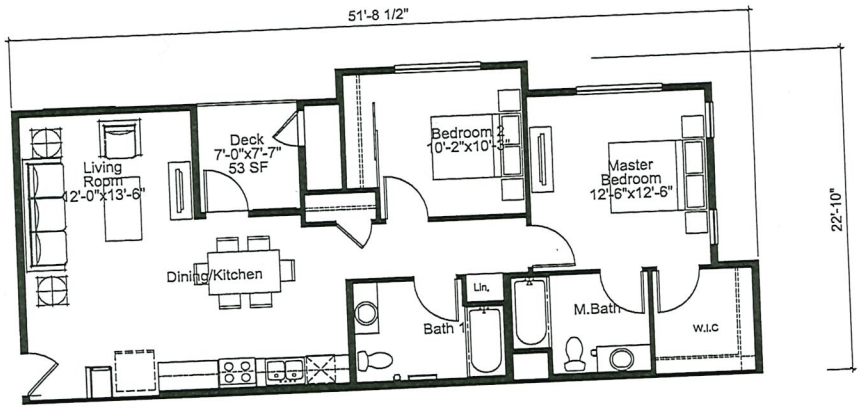
UNIT TYPE P2-1
2 BEDROOM / 2 BATHROOM
±838 NET SF
±950 GROSS SF



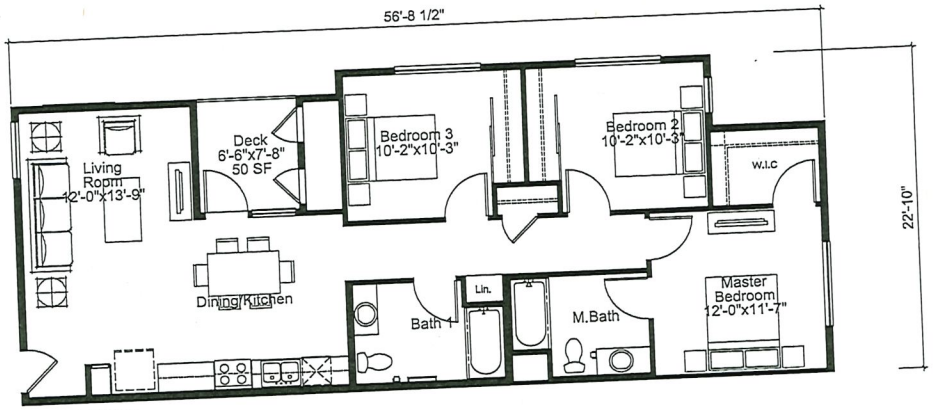
UNIT TYPE P2-2
3 BEDROOM / 2 BATHROOM
±899 NET SF
±1028 GROSS SF



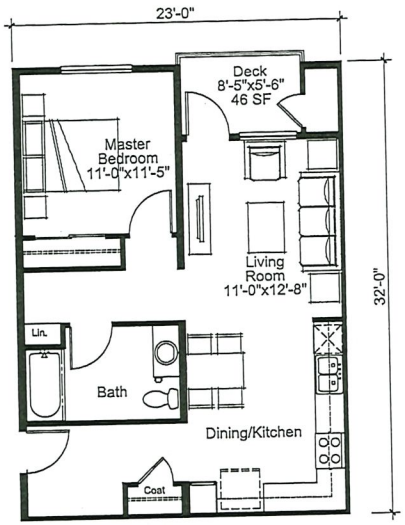
UNIT TYPE P3-1
3 BEDROOM / 2 BATHROOM
±1,008 NET SF
±1141 GROSS SF



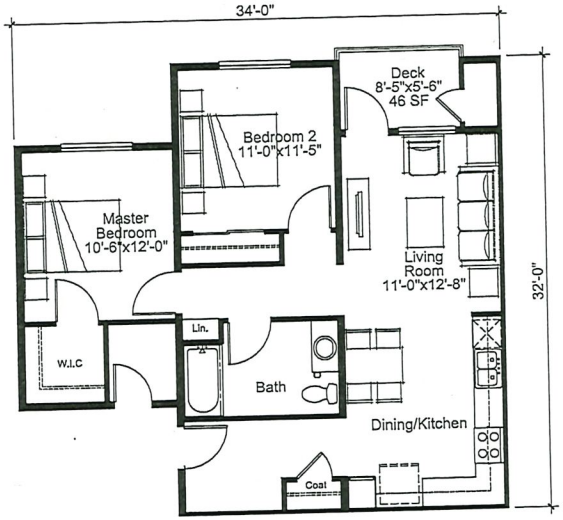
UNIT TYPE P2-3
2 BEDROOM / 2 BATHROOM
±990 NET SF
±1072 GROSS SF



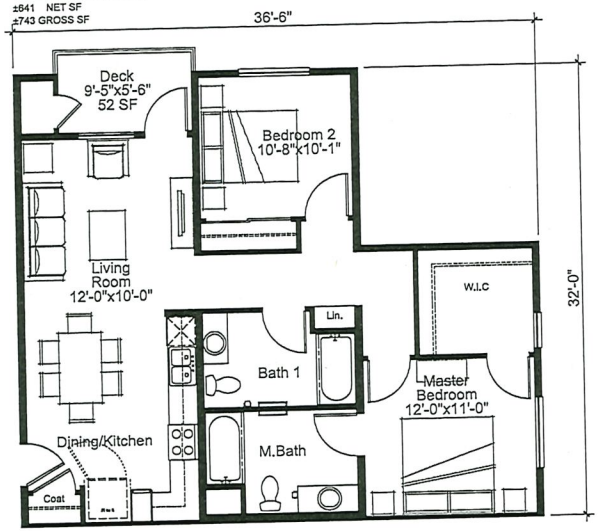
UNIT TYPE P3-2
3 BEDROOM / 2 BATHROOM
±1077 NET SF
±1162 GROSS SF



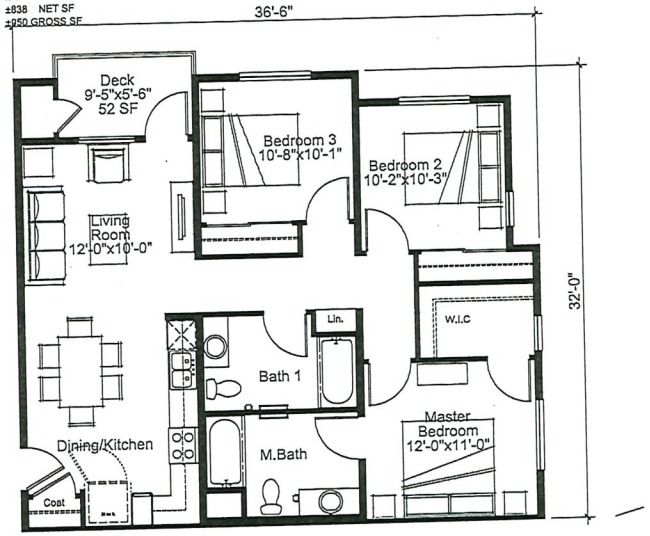
UNIT TYPE P1-1
1 BEDROOM / 1 BATHROOM
±641 NET SF
±743 GROSS SF



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
±1,006 NET SF

ktgy 888.456.5849 | ktgy.com
No. 20240276

MILESTONE HOUSING GROUP

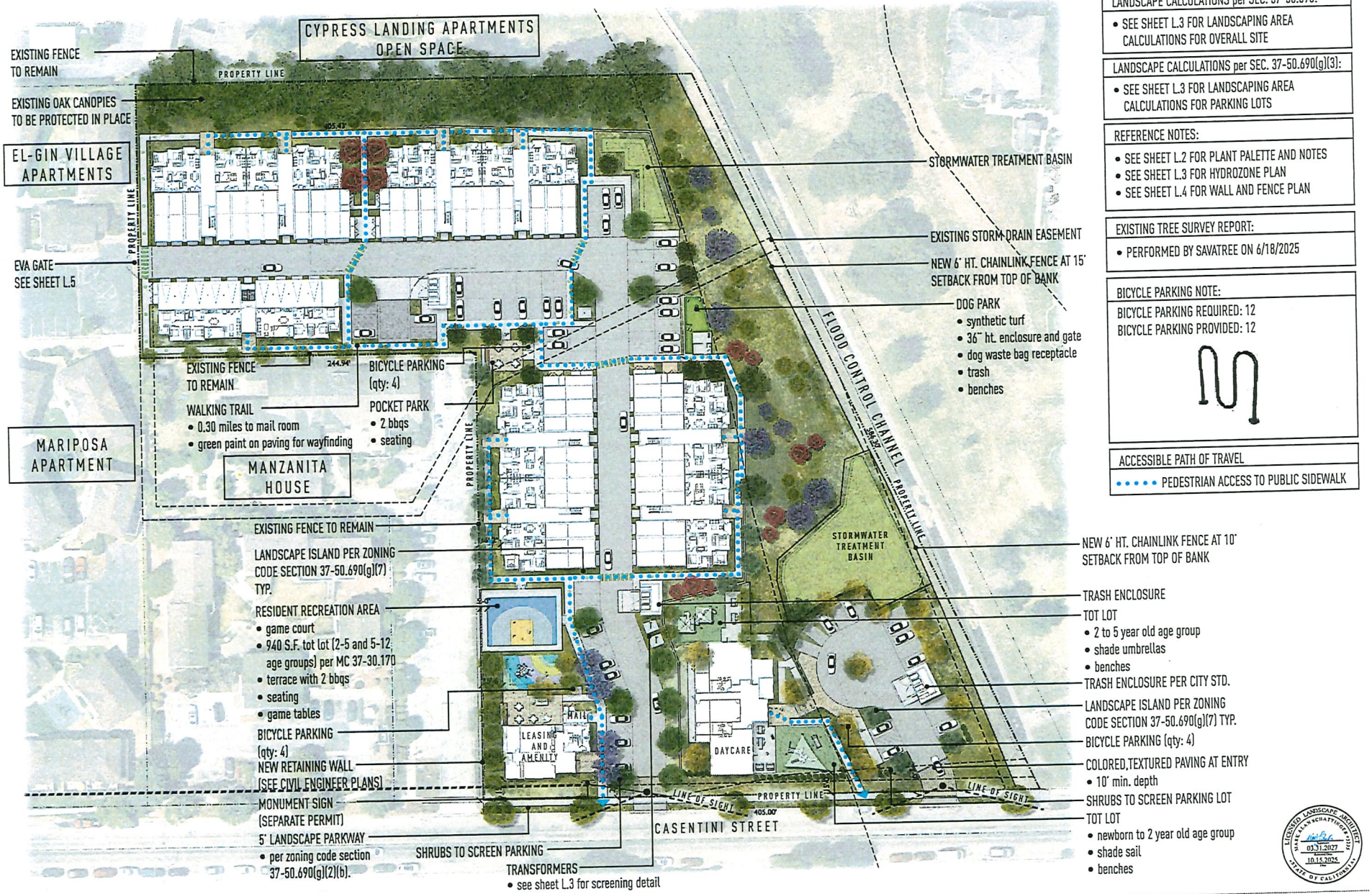
CASENTINI STREET FAMILY APARTMENTS
SALINAS, CA

NTS

SCHEMATIC DESIGN
FEBRUARY 19, 2026

PERSPECTIVE
AERIAL VIEW OF PROJECT

A6.0



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
MARK ALAN SCHATTINGER
03.31.2027
10.15.2025
STATE OF CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

MILESTONE HOUSING GROUP
MONTEREY COUNTY HOUSING AUTHORITY DEVELOPMENT CORPORATION

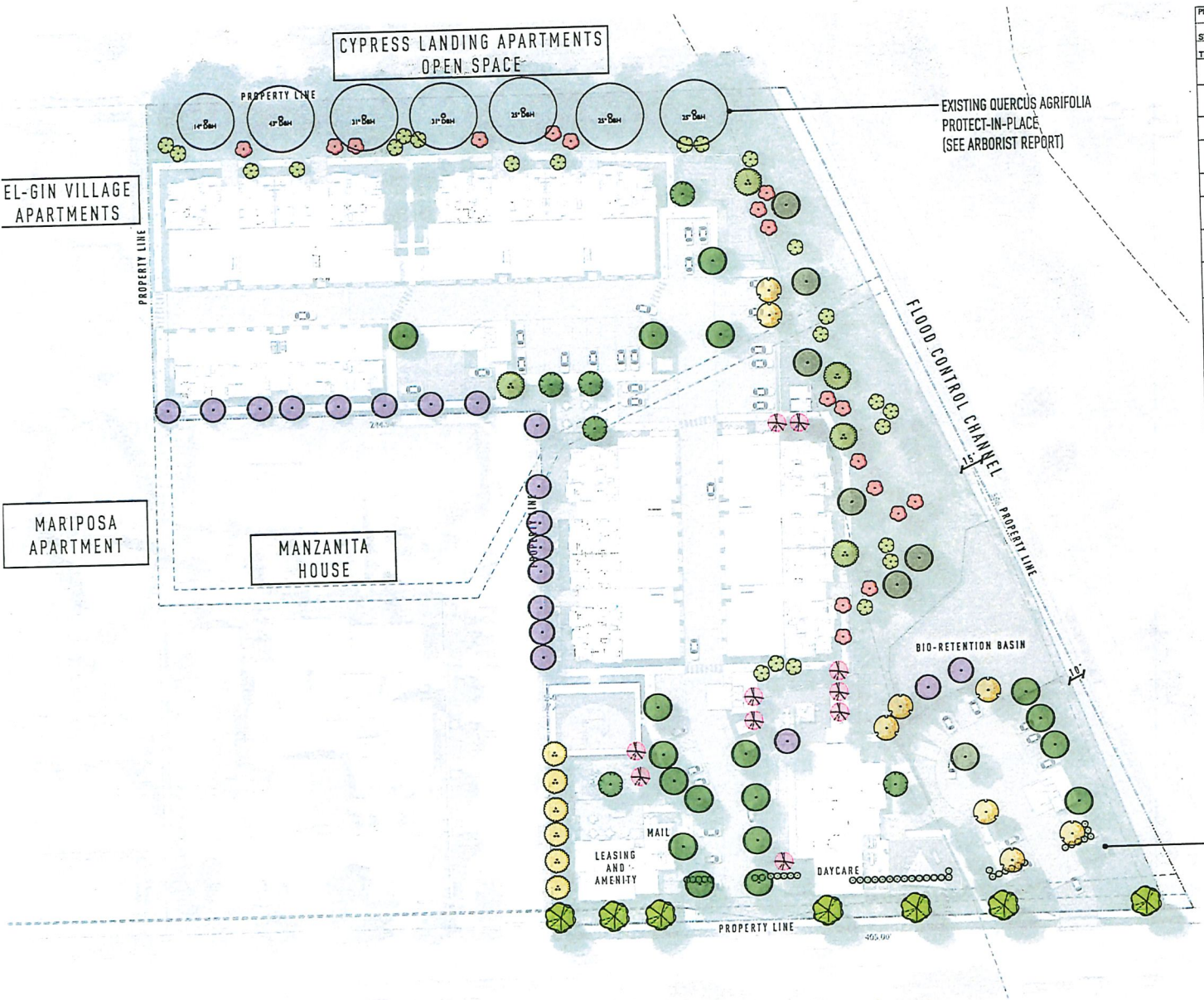
CASENTINI STREET FAMILY APARTENTS + DAYCARE
SALINAS, CA

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
DEVELOPMENT CORPORATION

CASENTINI STREET FAMILY APARTENTS + DAYCARE
SALINAS, CA

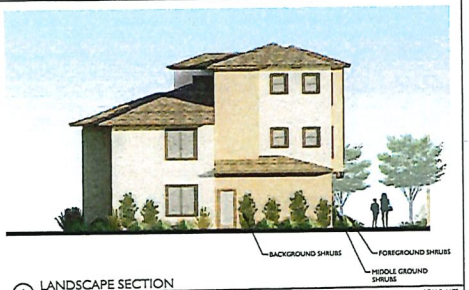
0 15' 30' 60'

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

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:	**77,580 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

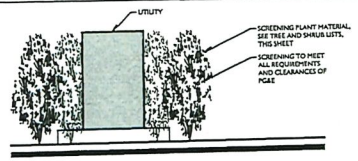
PLANT SCHEDULE

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: 189

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

UTILITY SCREENING DETAIL:

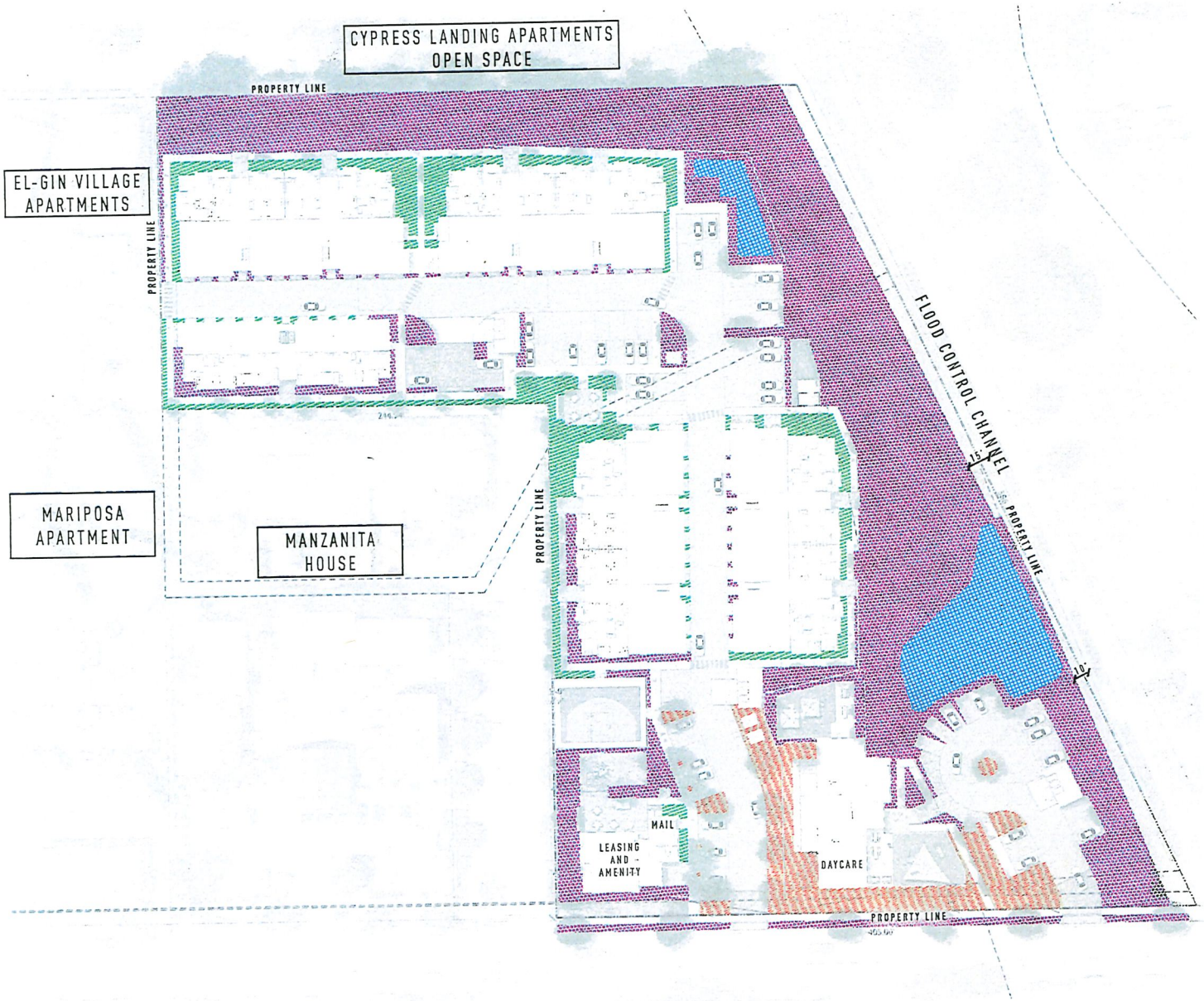


(A) UTILITY SCREENING

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	54,286 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	54,286	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
Eg
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

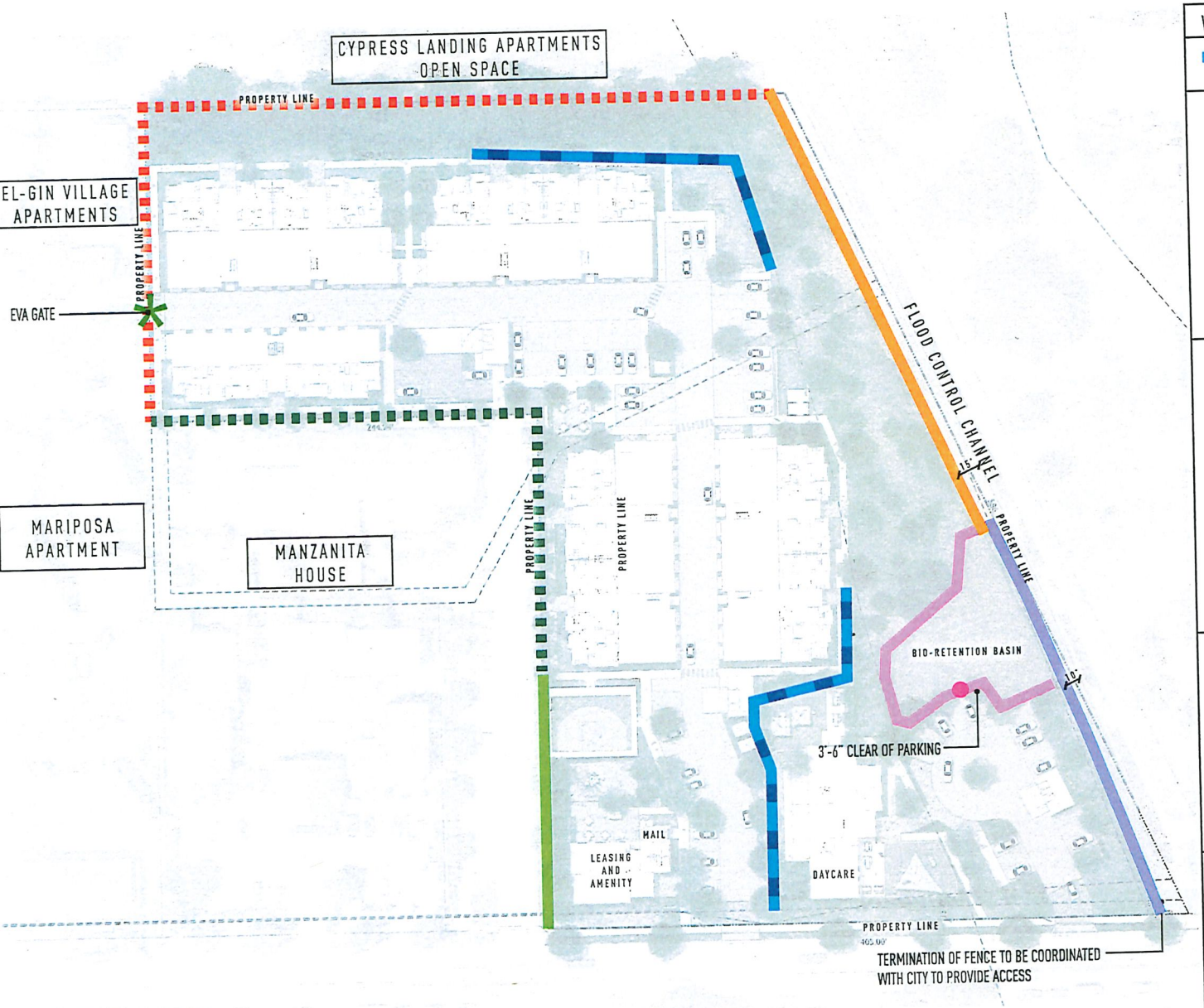
CASENTINI STREET FAMILY APARTENTS + DAYCARE
SALINAS, CA

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.

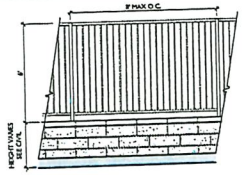
EXISTING 6' HT. WOOD FENCE, PROTECT IN PLACE, PAINT PROJECT SIDE, COLOR TO MATCH EXISTING

EXISTING CHAINLINK FENCE, PROTECT IN PLACE

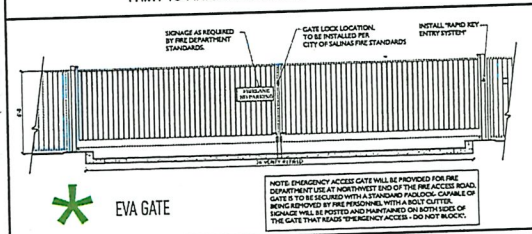
NEW 6' HT. CHAINLINK FENCE AT 15' SETBACK FROM TOP OF BANK

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

MJS LANDSCAPE ARCHITECTURE

MILESTONE HOUSING GROUP
MONTEREY COUNTY HOUSING AUTHORITY
DEVELOPMENT CORPORATION

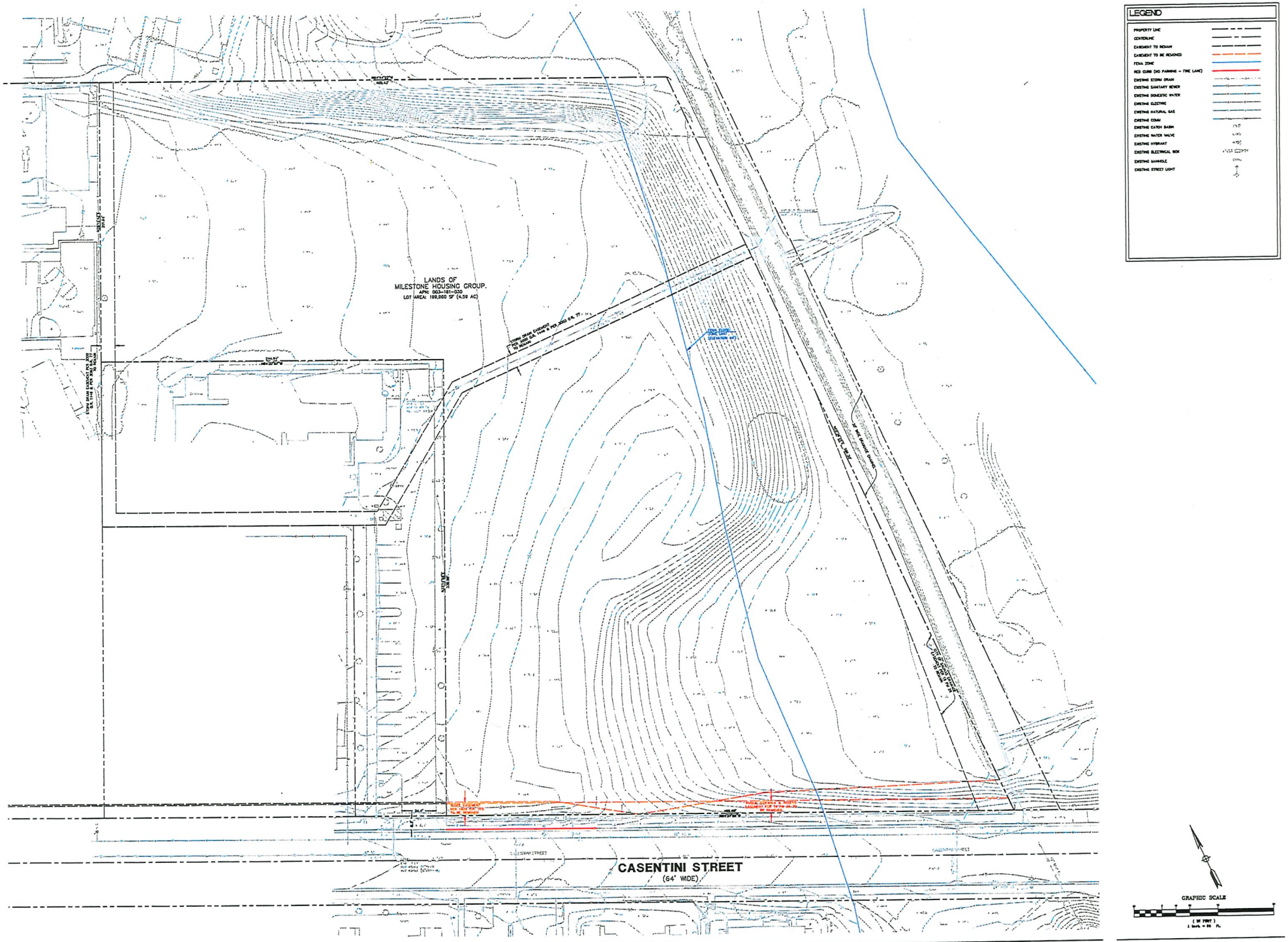
CASENTINI STREET FAMILY APARTENTS + DAYCARE
SALINAS, CA

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

L.5



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(408) 467-9100
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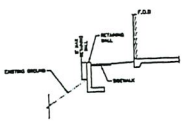
MILESTONE HOUSING GROUP

CASENTINI STREET FAMILY APARTMENTS
SALINAS, CA

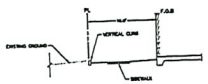
MILESTONE
02/13/2020

EXISTING CONDITIONS

C1.0



SECTION A
1"=10'



SECTION B
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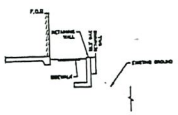
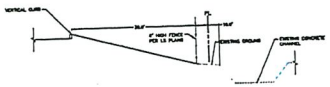
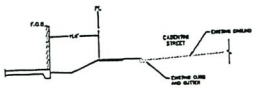


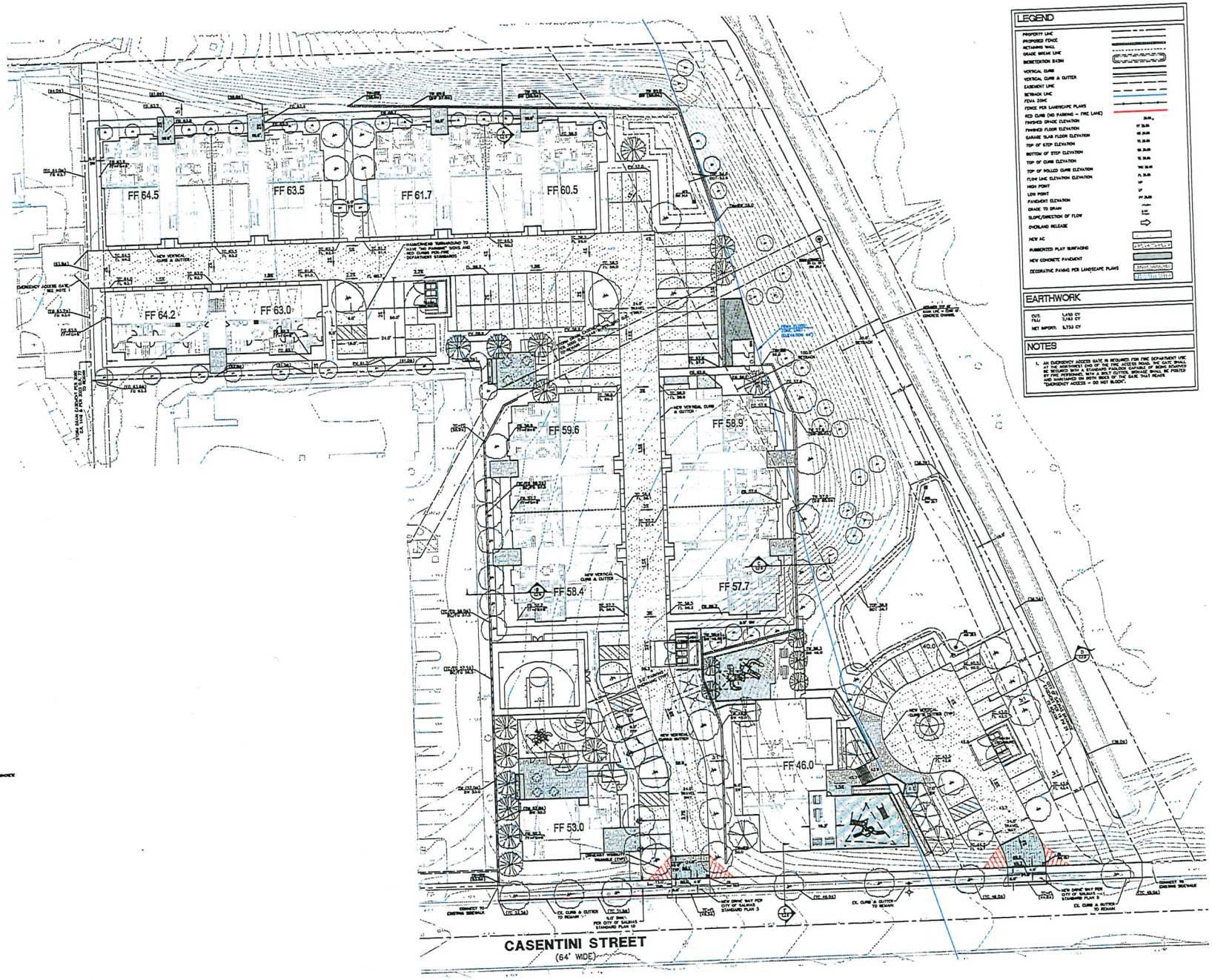
SECTION C
1"=10'

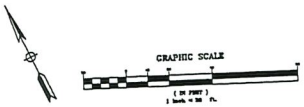


SECTION D
1"=10'



SECTION E
1"=10'





MILESTONE
02/13/2020

PRELIMINARY
SITE AND GRADING PLAN

C2.0

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MILESTONE HOUSING GROUP

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SALINAS, CA

MILESTONE
02/13/2020

PRELIMINARY UTILITY PLAN

C3.0

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MILESTONE HOUSING GROUP

CASENTINI STREET FAMILY APARTMENTS
SALINAS, CA

DRAINAGE AREA	IMPERVIOUS SURFACE	PERVIOUS SURFACE	STORMWATER CONTROL MEASURE	AREA REQUIRED (SF)	AREA PROVIDED
DMA 1	37,111	4,376	BIORETENTION BASIN	1,784	1,795
DMA 2	85,448	43,547	BIORETENTION BASIN	3,418	6,470

PERFORMANCE 2 SUMMARY TABLE

ANCE 3 CALCULATION:

VOLUME = C X (85th PERCENTILE, 24-HOUR RAINFALL DEPTH) X (RETENTION TRIBUTARY AREA)

$I = 0.78I^2 + 0.774I + 0.05$

I 1 C = 0.32

I 2 C = 0.44

ENTILE, 24-HOUR RAINFALL DEPTH = 1.1 IN

ION TRIBUTARY AREA

1 = 27,111 SF

2 = 85,448 SF

ENTION VOLUME = 1,401 FT³

ENTION VOLUME = 3,446 FT³

2-YEAR DETENTION CALCULATION DMA1

2-YEAR DETENTION CALCULATION DMA2

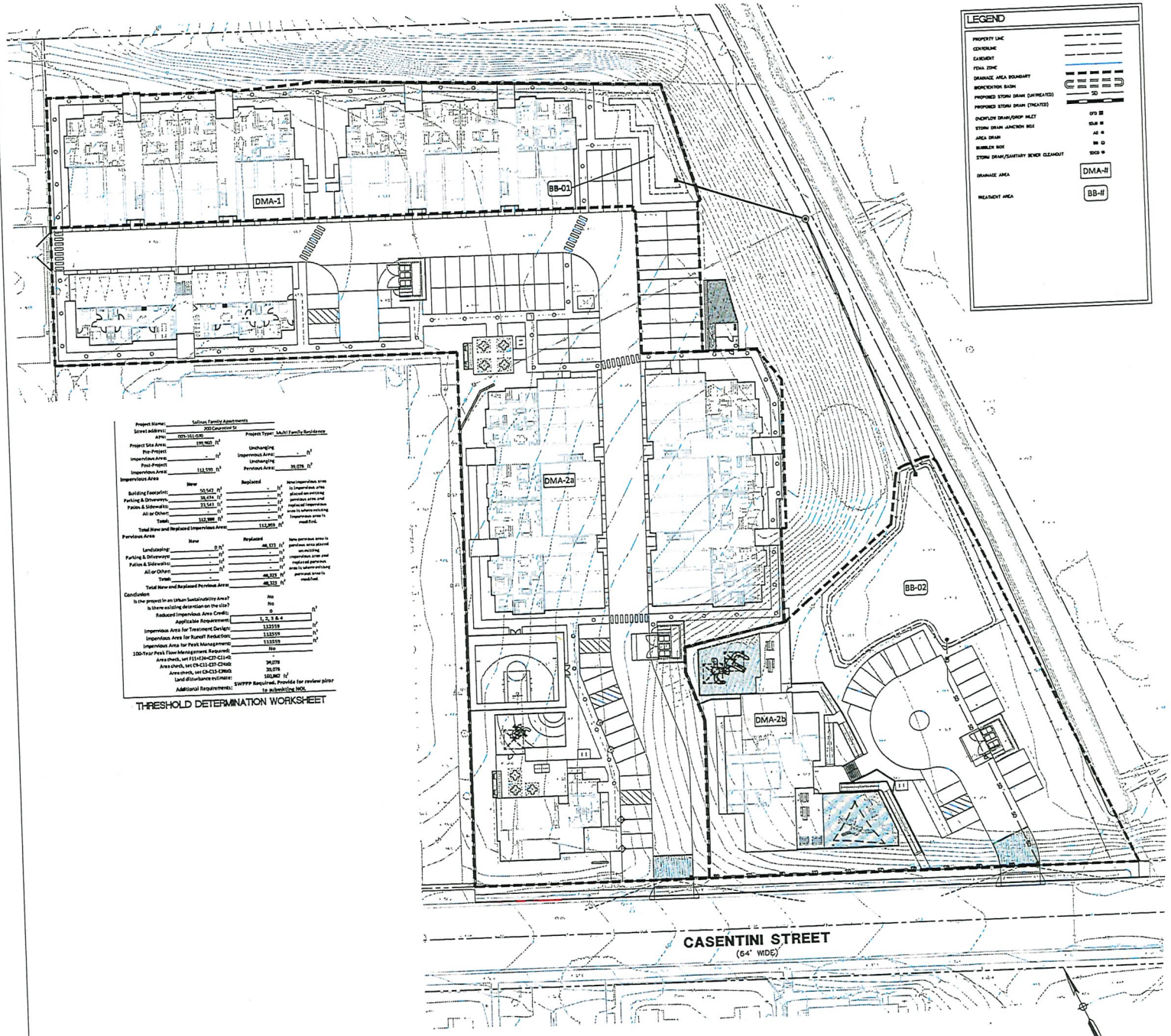
10-YEAR DETENTION CALCULATION DMA1

10-YEAR DETENTION CALCULATION DMA2

DRAINAGE AREA	REQUIRED RETENTION VOLUME (FT³)	REQUIRED DETENTION VOLUME (FT³)	TOTAL VOLUME REQUIRED (FT³)	PROVIDED VOLUME (SURFACE + ROCK SECTION) (FT³)	NOTE
DMA 1	1,401	326	1,727	1,982	12" Surface ponding + 24" rock section
DMA 2	3,446	271	3,717	7,298	12" Surface ponding + 12" rock section

VOLUME SUMMARY TABLE

PERFORMANCE 3 AND 4 SUMMARY TABLE



LEGEND

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

Project Name:	Salinas Family Apartments
Street address:	200 Casentini St
APNs:	003-161-030
Project Type:	Multi Family Residence
Project Site Area:	199,960 ft²
Pre-Project Impervious Area:	- ft²
Post-Project Impervious Area:	112,599 ft²
Unchanging Impervious Area:	- ft²
Unchanging Pervious Area:	35,078 ft²

Impervious Areas	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:	38,434 ft²	- ft²	
Patios & Sidewalks:	23,541 ft²	- ft²	
All or Other:	- ft²	- ft²	
Total:	112,599 ft²	- ft²	
Total New and Replaced Impervious Area:		112,599 ft²	

Pervious Area	New	Replaced	
Landscaping:	0 ft²	48,177 ft²	New pervious area is pervious area placed on existing impervious, prior 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:	-	48,177 ft²	
Total New and Replaced Pervious Area:		48,177 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 Requirements:	1, 2, 3 & 4
Impervious Area for Treatment Design:	112559 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+E24+C37-C11=0:	-
Area check, set C9-C11-C37-C7=0:	34,078
Area check, set C8-C13-C7=0:	35,078
Land disturbance estimate:	102,862 ft²
Additional Requirements:	SWPPP Required. Provide for review prior to submitting NOI.

THRESHOLD DETERMINATION WORKSHEET

MILESTONE
02/13/2020

PRELIMINARY STORMWATER CONTROL PLAN

C4.0

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

MILESTONE HOUSING GROUP

CASENTINI STREET FAMILY APARTMENTS
SALINAS, CA

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 C

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT
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(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
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 D

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. **Fire Apparatus Access Road** – 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
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):	$ -
TOTAL STREET TREE FEE DUE:			$ -

Not assessed if provided by applicant.

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	*Location:*
0	Trip Credits	Net Trips:	616	Existing City Streets
		Fee Per Trip:	$ 470.00	
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
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 F

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 G

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

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

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.

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

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

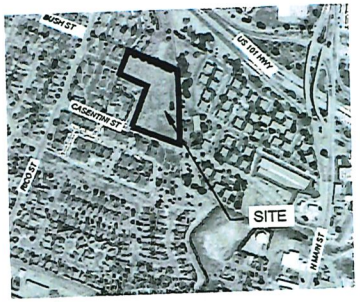
[Insert Site Plan / Floorplan diagram indicating where the Density Bonus units will be located]

Exhibit A – AMI Plan on following pages.

ope ID: DFA1F9D7-EA77-8A64-80CC-672FA70E5137

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

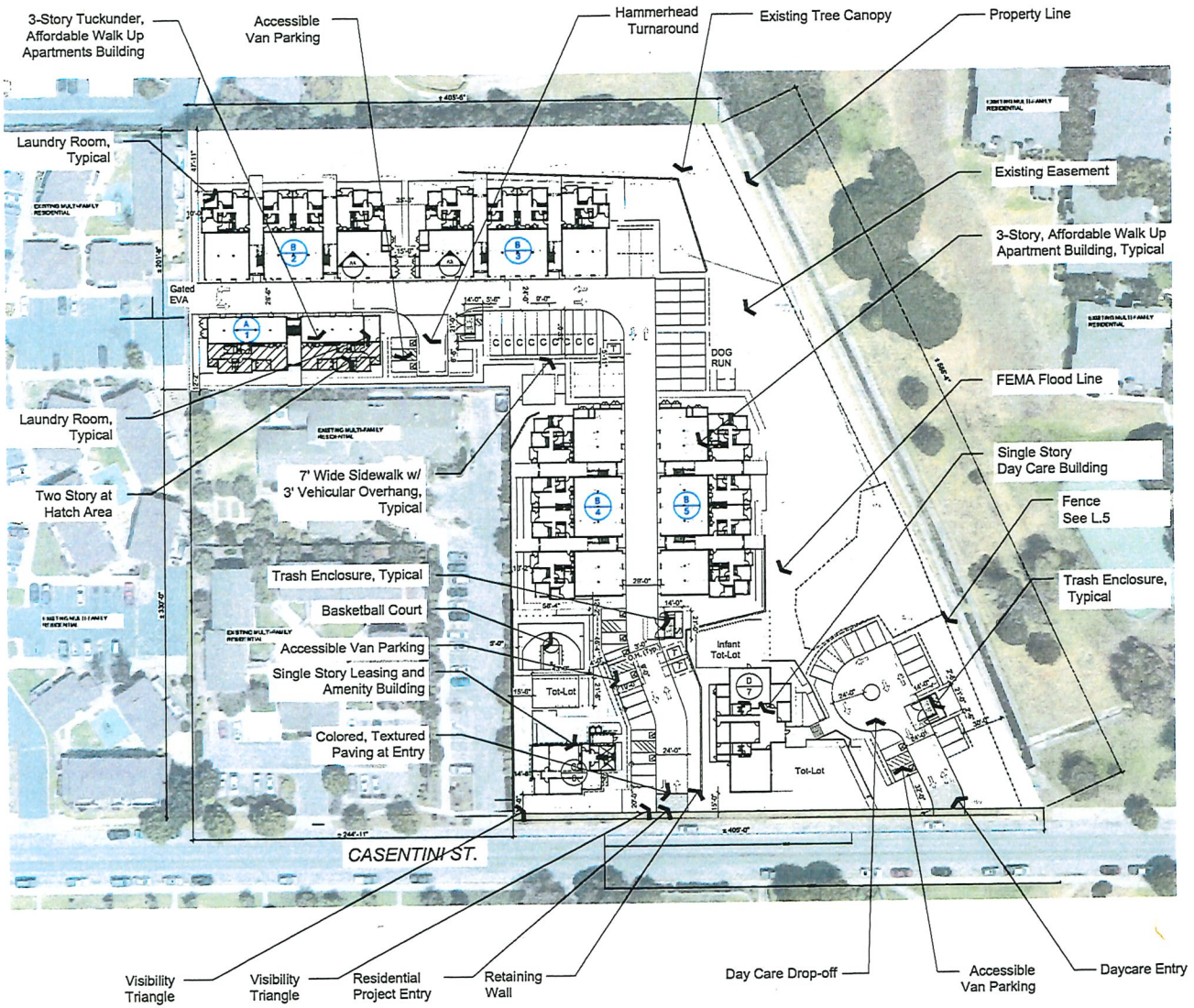
Civil

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

n Envelope ID: DFA1FF87-EA77-8A64-80CC-872FA70E3137



Site Summary		
Lot/ Site Area	4.59 AC	(199,960 SF)
Dwelling Units	88 DU	
Density	19.17 DU/AC	
Apartment 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	

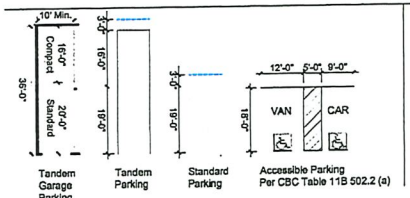
Notes
*State Desnity Bonus Parking Ratio
**Tandem pairs are assigned to the largest units first. For example, 40 tandem garage pairs go to the 40 three-bedroom units, and are always assigned to specific units, never shared.

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 Required****					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 Building Type
X Building Number



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

Bicycle parking provided: 12

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

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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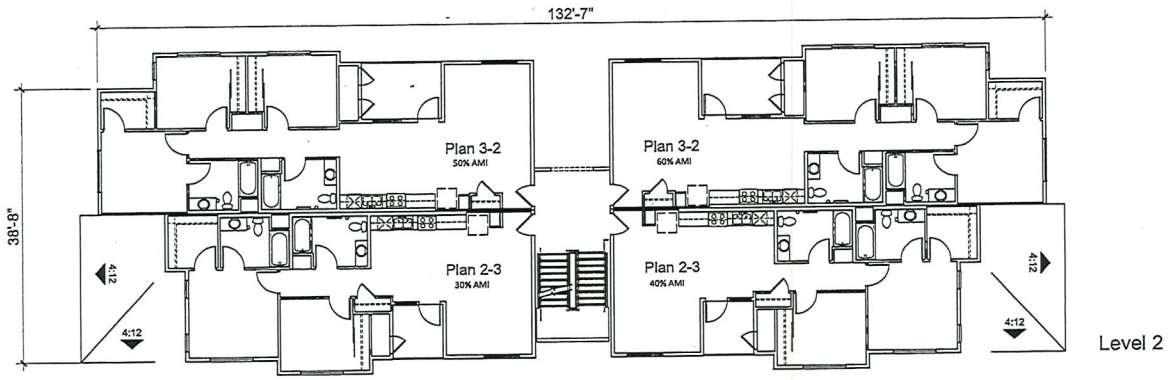
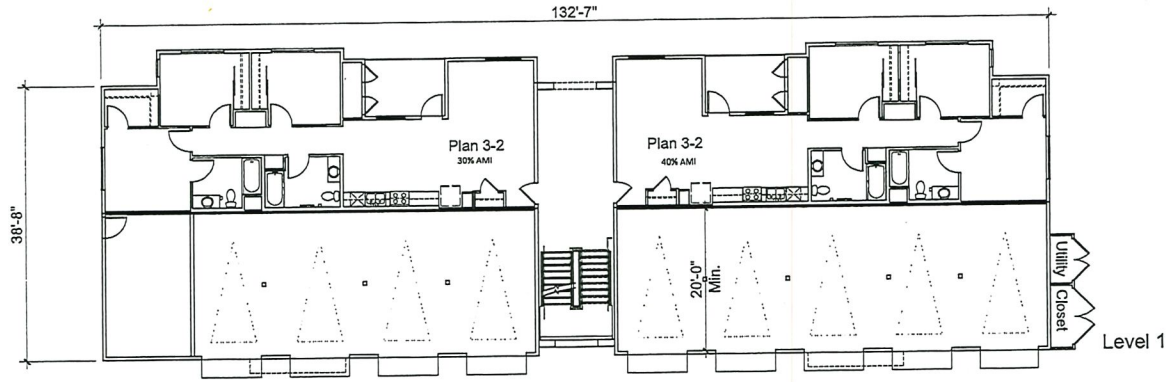


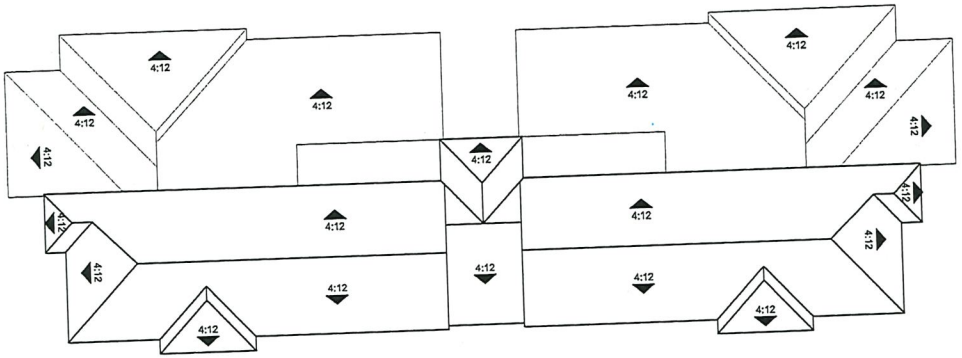
BLDG 1	AMI
LEVEL 1	
PLAN 3-2	30.00%
PLAN 3-2	40.00%
LEVEL 2	
PLAN 2-3	30.00%
PLAN 2-3	40.00%
PLAN 3-2	50.00%
PLAN 3-2	60.00%
LEVEL 3	
PLAN 2-3	50.00%
PLAN 2-3	60.00%



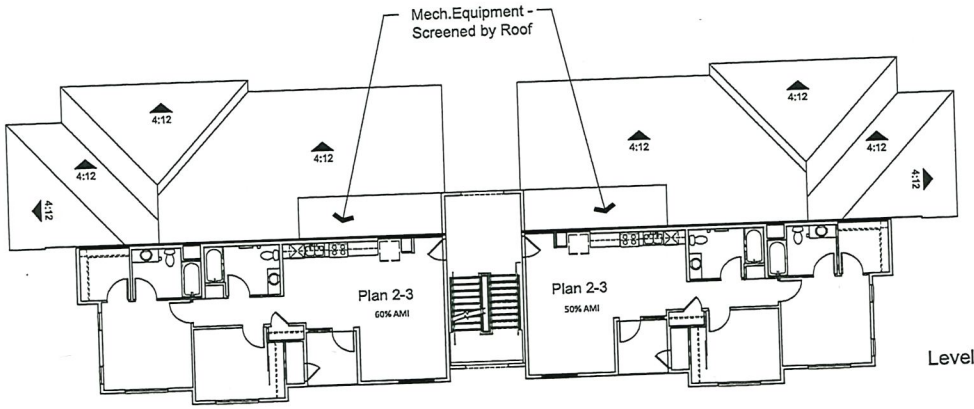
Building 'A' - Area	
Level 1	± 5,620 G.S.F.
Level 2	± 5,205 G.S.F.
Level 3	± 2,615 G.S.F.
Total	± 13,440 G.S.F.

BUILDING 1

e ID: DFA1FFB7-EA77-8A64-89CC-872FA7CE5137



Roof Plan

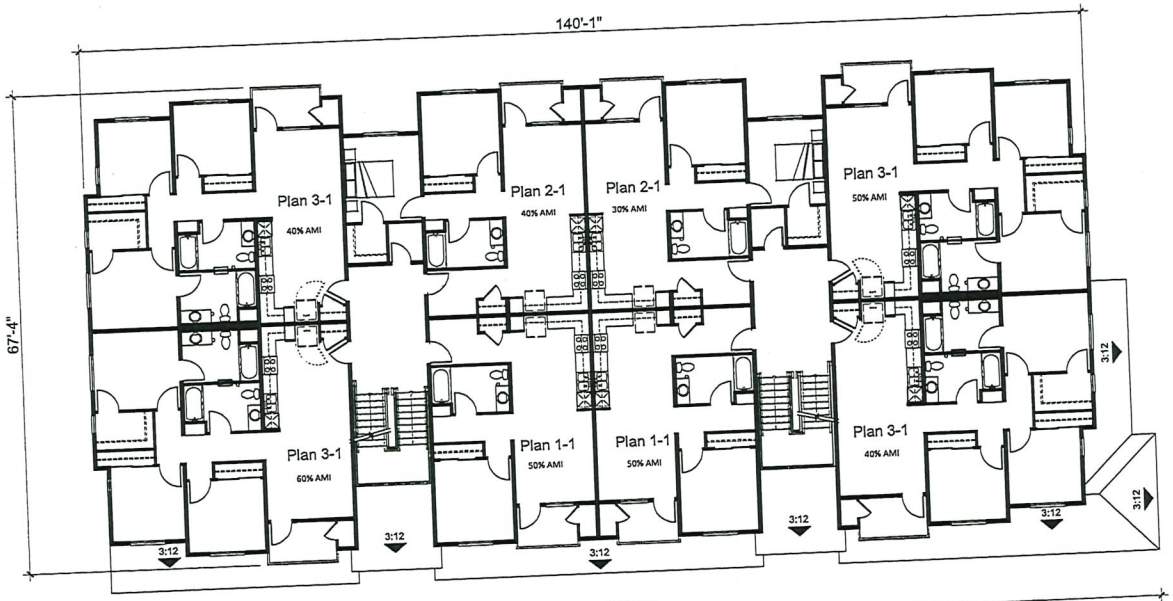


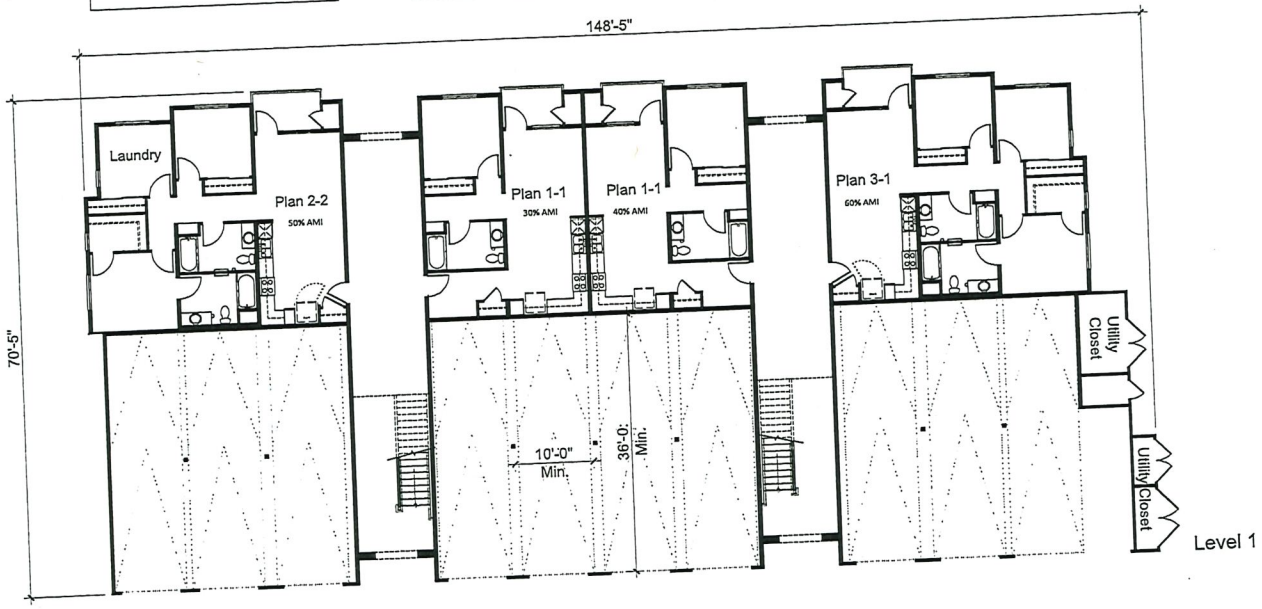
Level 3

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

ID: DFA1FFB7-EAF7-4A64-89CC-872FA70E5137





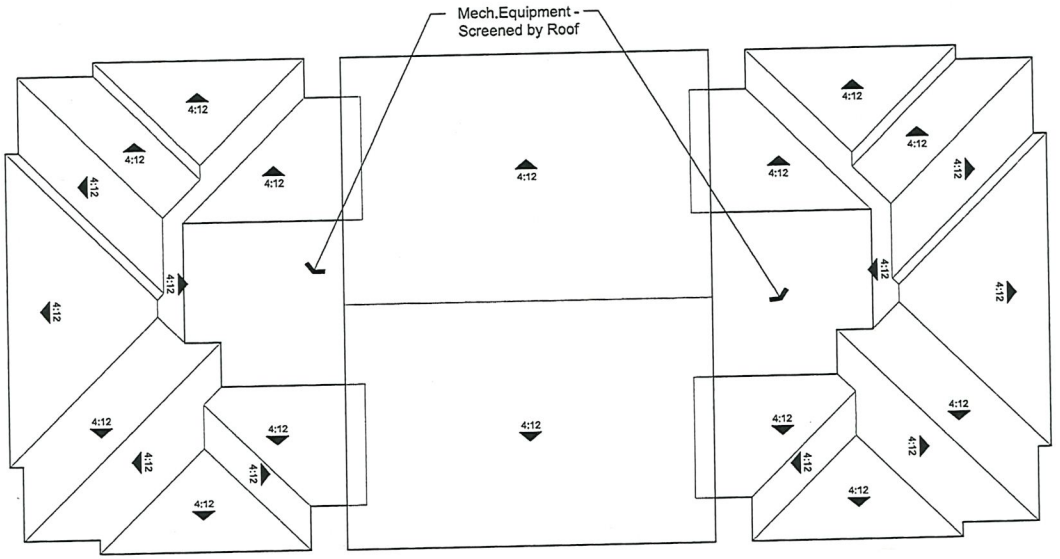
BLDG 2	AMI
LEVEL 1	
PLAN 1-1	30.00%
PLAN 1-1	40.00%
PLAN 2-2	50.00%
PLAN 3-1	60.00%
LEVEL 2	
PLAN 1-1	50.00%
PLAN 1-1	50.00%
PLAN 2-1	30.00%
PLAN 2-1	40.00%
PLAN 3-1	40.00%
PLAN 3-1	40.00%
PLAN 3-1	50.00%
PLAN 3-1	60.00%
LEVEL 3	
PLAN 1-1	50.00%
PLAN 1-1	60.00%
PLAN 2-1	50.00%
PLAN 2-1	60.00%
PLAN 3-1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

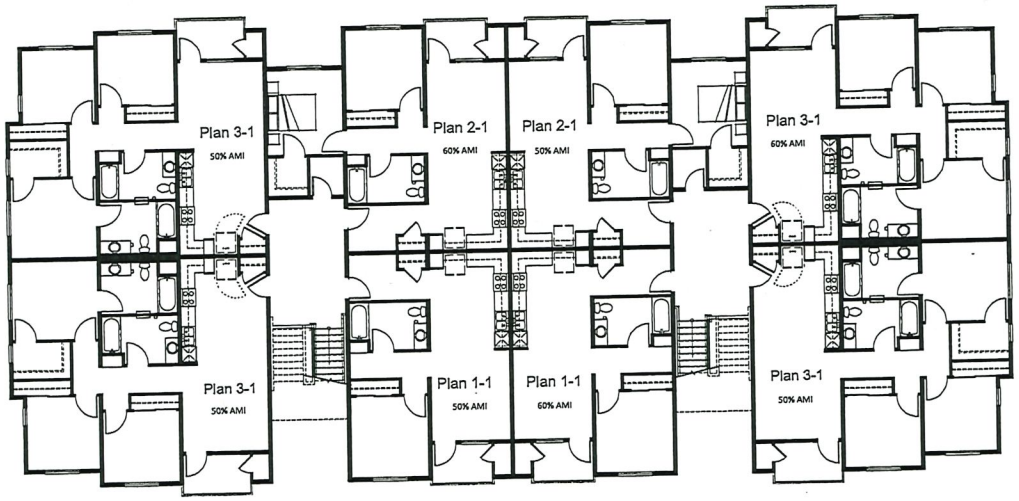
BUILDING 2

Envelope ID: DFA1FFB7-EA77-4A64-80CC-872FA7EE5137

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

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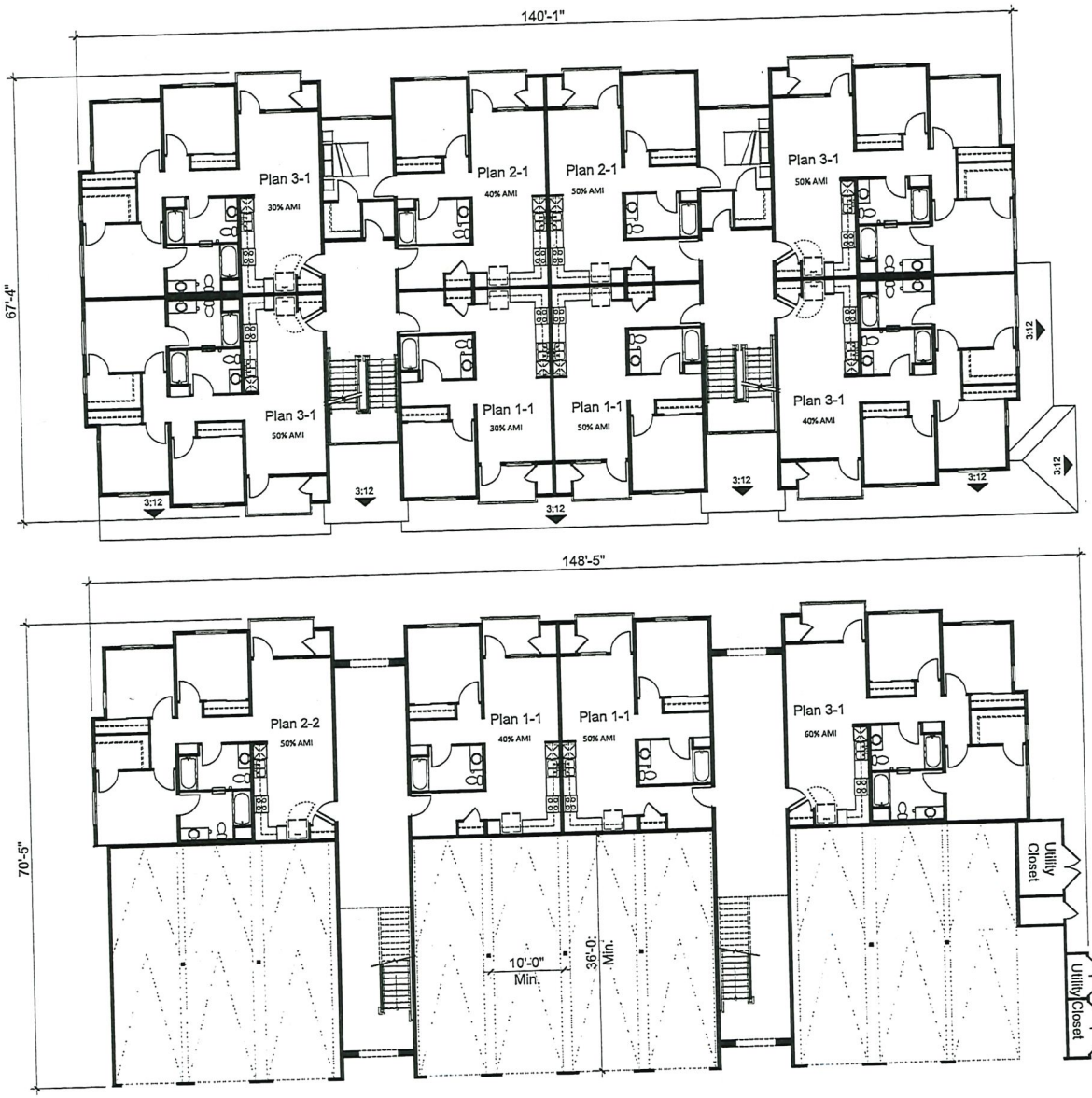

BLDG 3	AMI
LEVEL 1	
PLAN 1-1	50.00%
PLAN 1-1	40.00%
PLAN 2-2	50.00%
PLAN 3-1	60.00%
LEVEL 2	
PLAN 1-1	30.00%
PLAN 1-1	50.00%
PLAN 2-1	50.00%
PLAN 2-1	40.00%
PLAN 3-1	30.00%
PLAN 3-1	40.00%
PLAN 3-1	50.00%
PLAN 3-1	60.00%
LEVEL 3	
PLAN 1-1	50.00%
PLAN 1-1	60.00%
PLAN 2-1	50.00%
PLAN 2-1	60.00%
PLAN 3-1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

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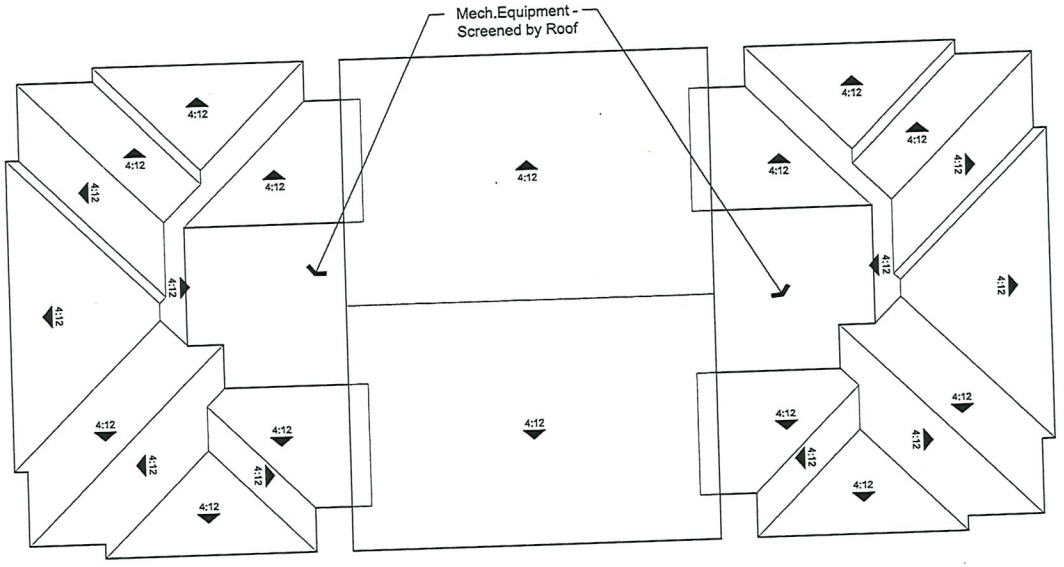
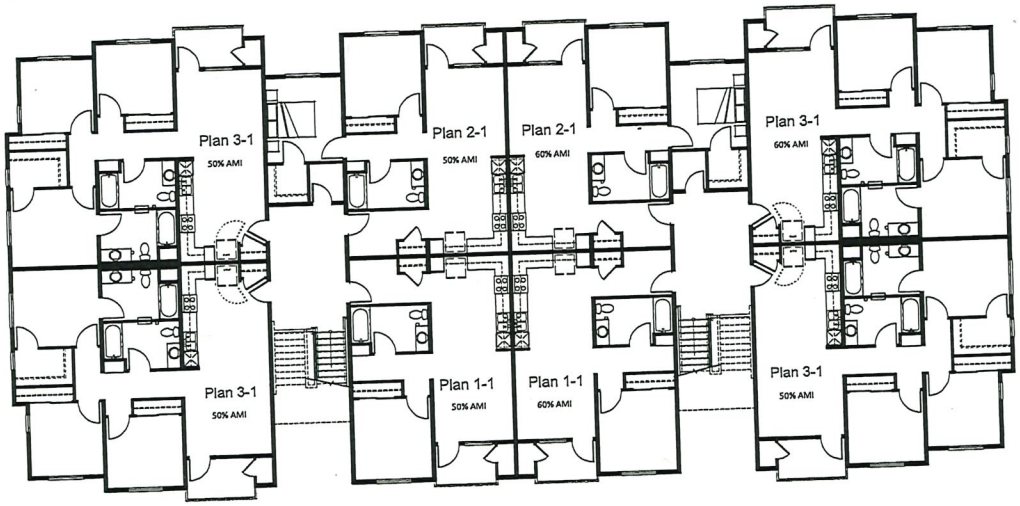


Roof

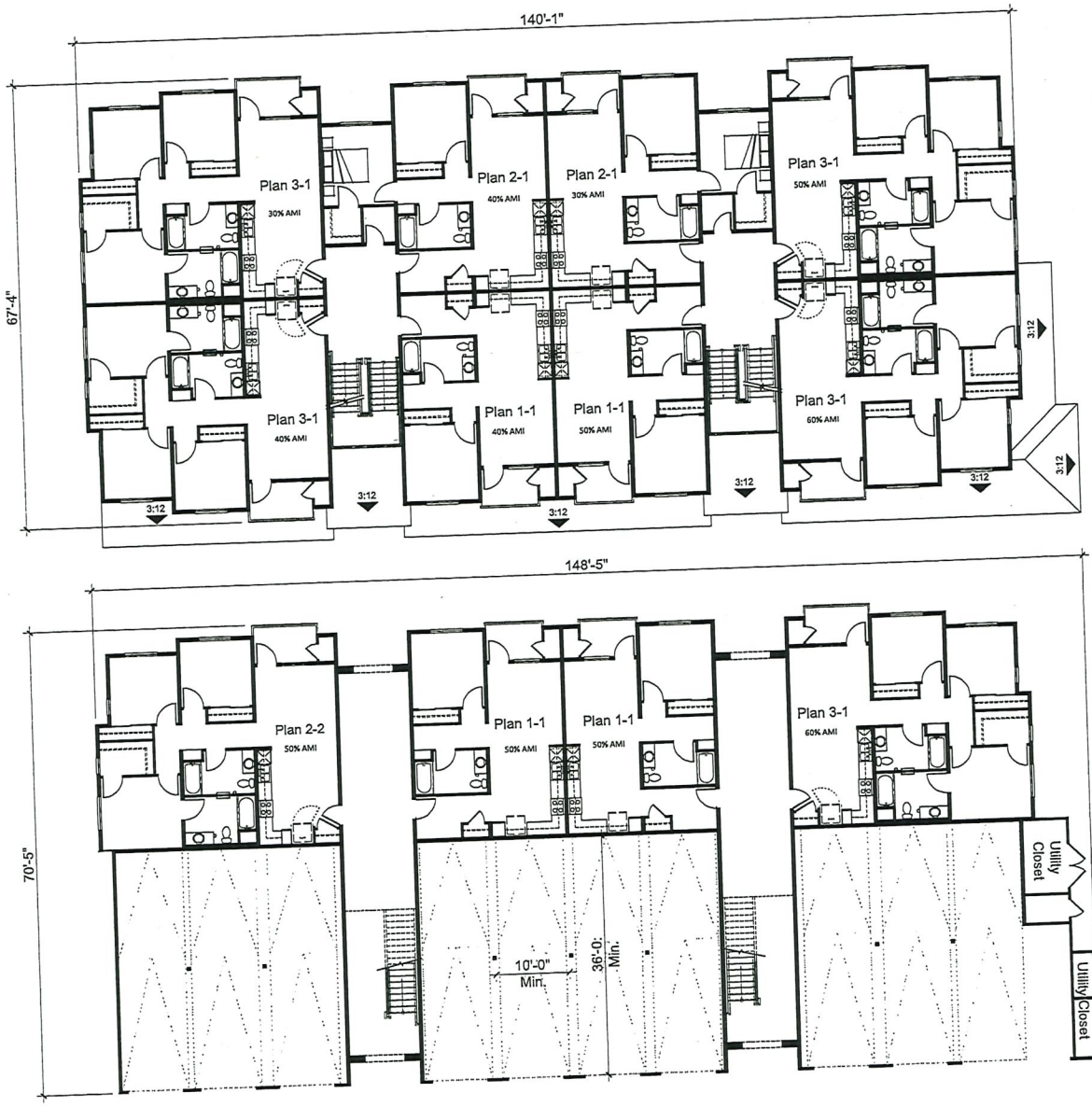


Level 3

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

pe ID: DFA1FFB7-EA77-8A64-89CC-4727FA70E5137

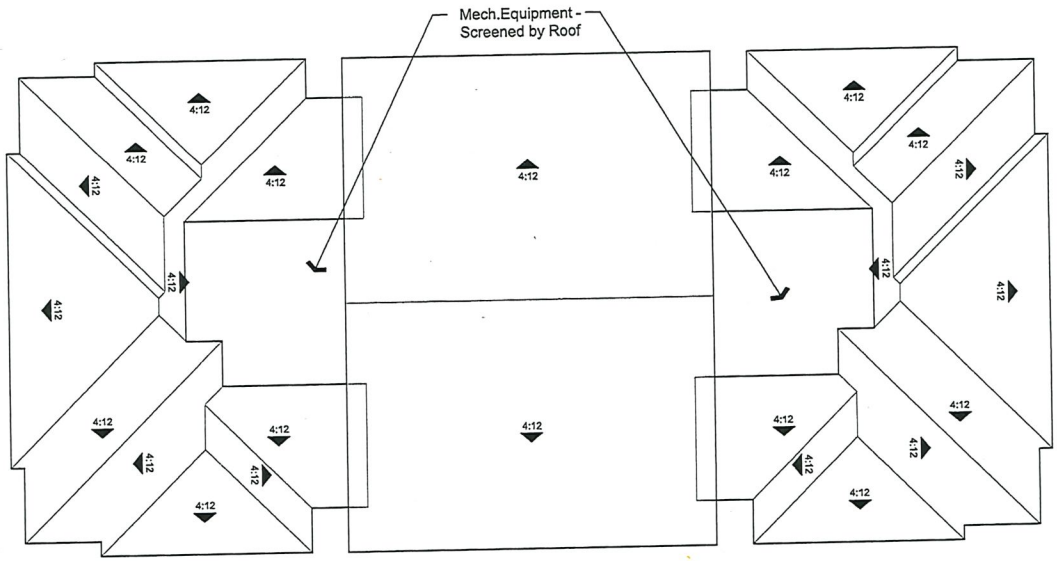


BLDG 4	AMI
LEVEL 1	
PLAN 1-1	50.00%
PLAN 1-1	50.00%
PLAN 2-2	50.00%
PLAN 3-1	60.00%
LEVEL 2	
PLAN 1-1	50.00%
PLAN 1-1	40.00%
PLAN 2-1	30.00%
PLAN 2-1	40.00%
PLAN 3-1	30.00%
PLAN 3-1	40.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
LEVEL 3	
PLAN 1-1	50.00%
PLAN 1-1	60.00%
PLAN 2-1	50.00%
PLAN 2-1	60.00%
PLAN 3-1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

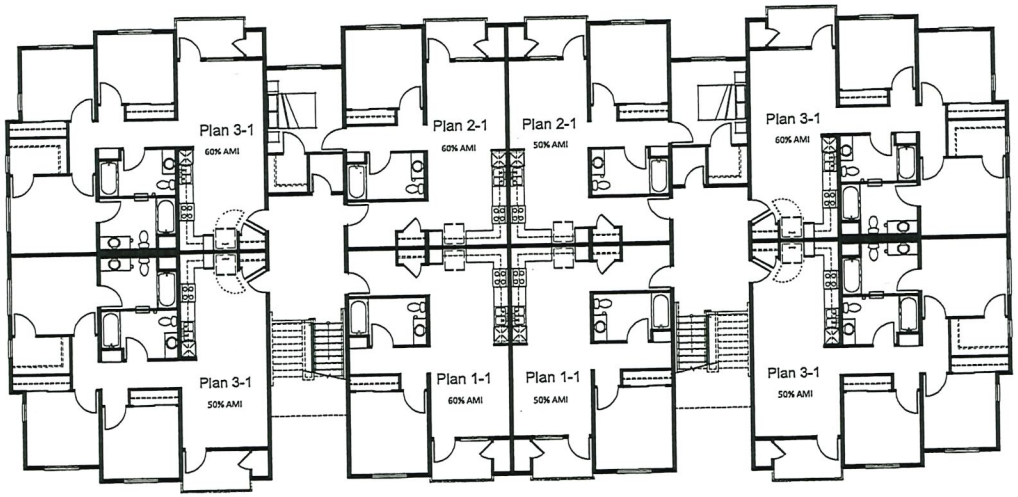
Building 'B' - Area	
Level 1	± 9,778 G.S.F.
Level 2	± 8,586 G.S.F.
Level 3	± 8,586 G.S.F.
Total	± 26,950 G.S.F.

BUILDING 4

gn Envelope ID: DFA1FFB7-EA77-6A64-85CC-872FA70E5137



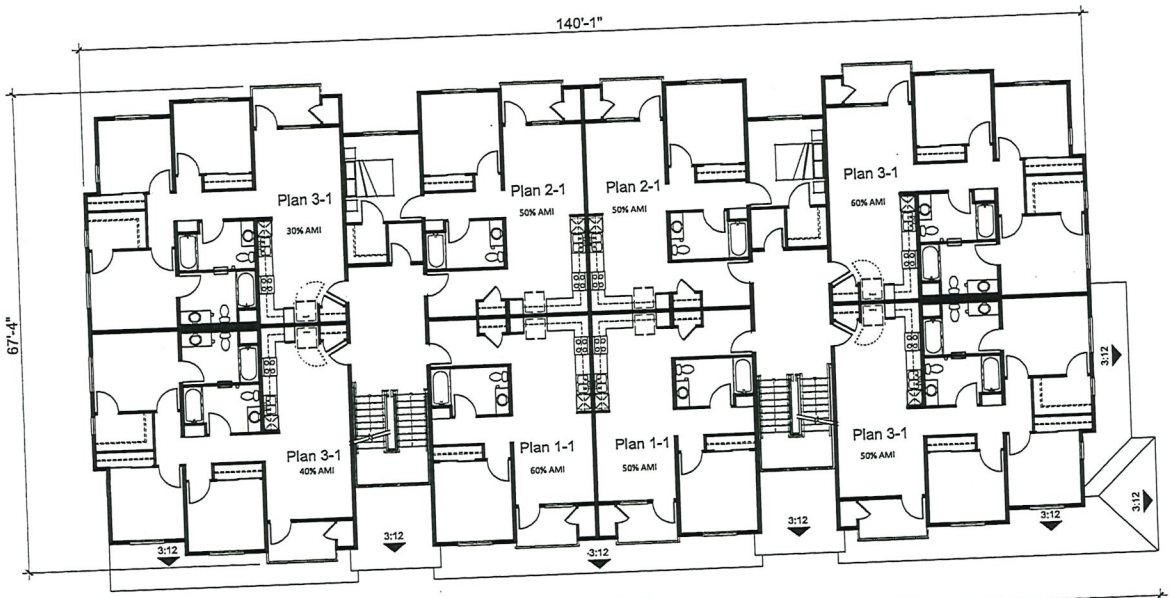
Roof



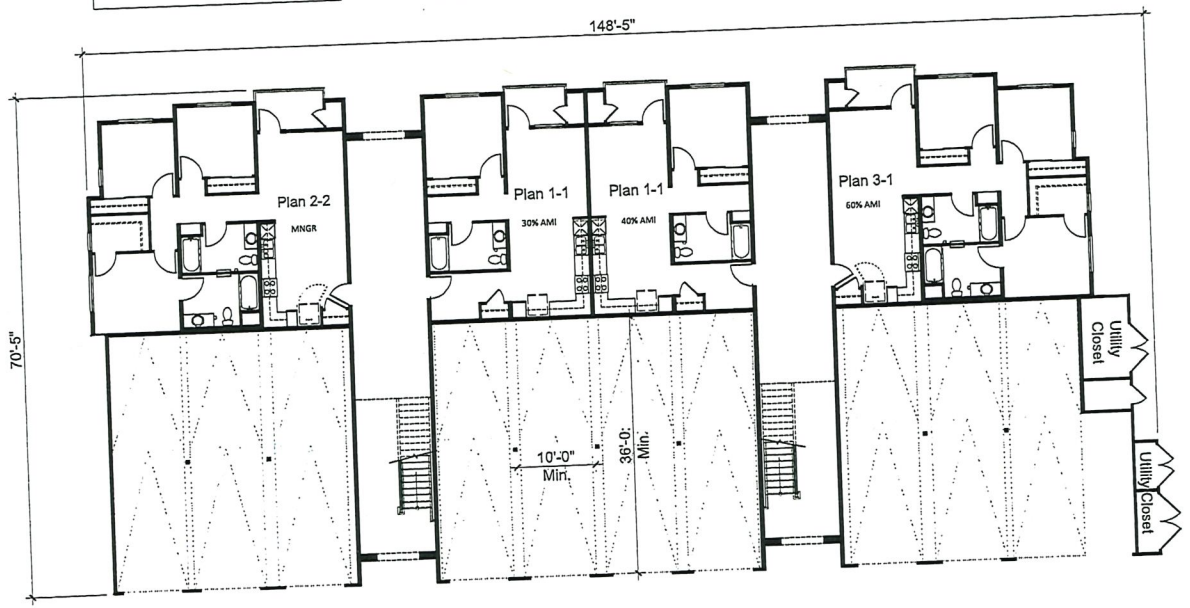
Level 3

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



Level 2



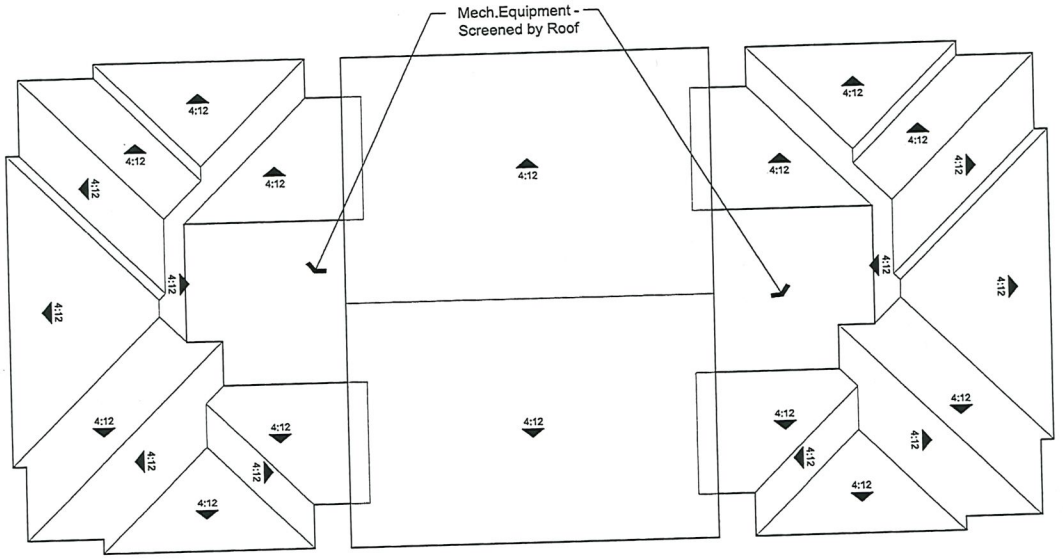
Level 1

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%

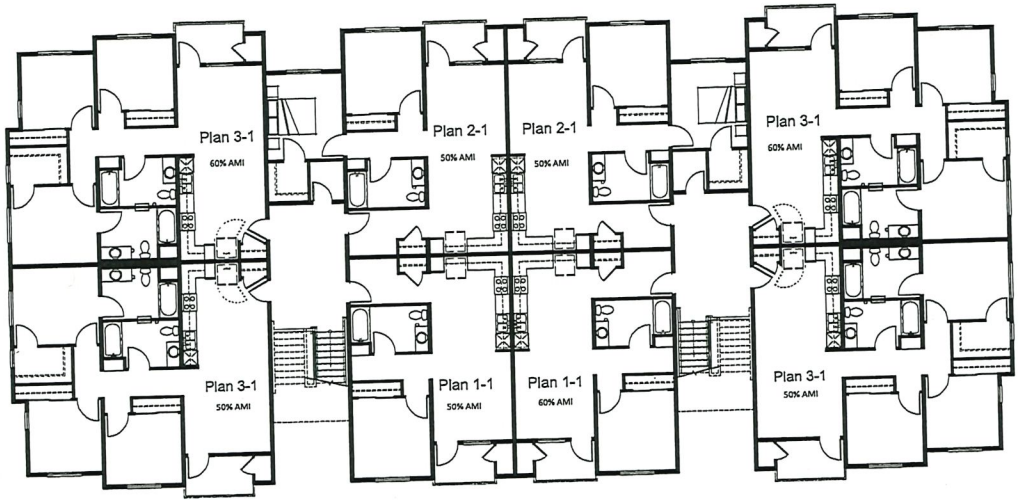
Building 'B' - Area	
Level 1	± 9,778 G.S.F.
Level 2	± 8,586 G.S.F.
Level 3	± 8,586 G.S.F.
Total	± 26,950 G.S.F.

BUILDING 5

Envelope ID: DFA1FFB7-EA77-6A64-89CC-872FA70E5137



Roof

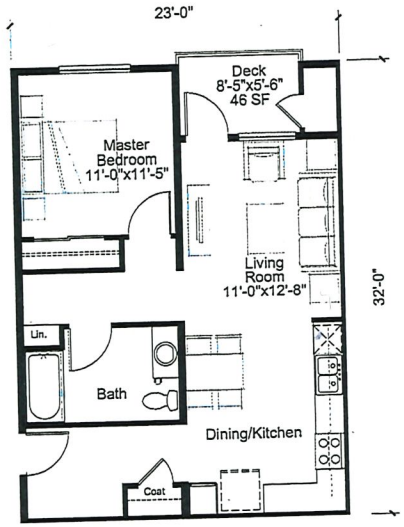


Level 3

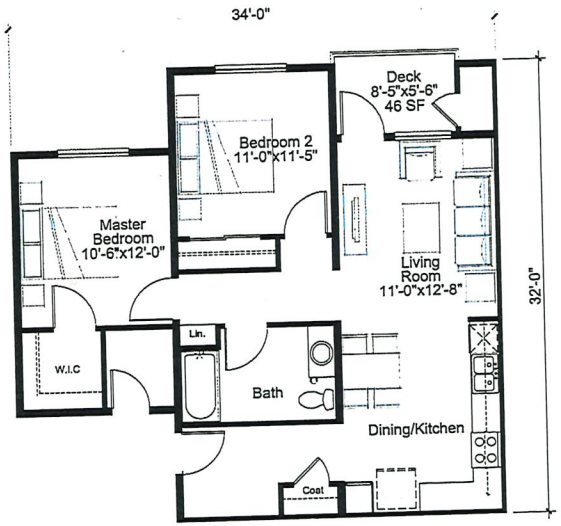
BLDG 5	AMI
LEVEL 1	
PLAN 1-1	30.00%
PLAN 1-1	40.00%
PLAN 2-2	MNGR
PLAN 3-1	60.00%
LEVEL 2	
PLAN 1-1	60.00%
PLAN 1-1	50.00%
PLAN 2-1	50.00%
PLAN 2-1	50.00%
PLAN 3-1	30.00%
PLAN 3-1	40.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
LEVEL 3	
PLAN 1-1	50.00%
PLAN 1-1	60.00%
PLAN 2-1	50.00%
PLAN 2-1	50.00%
PLAN 3-1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

BUILDING 5

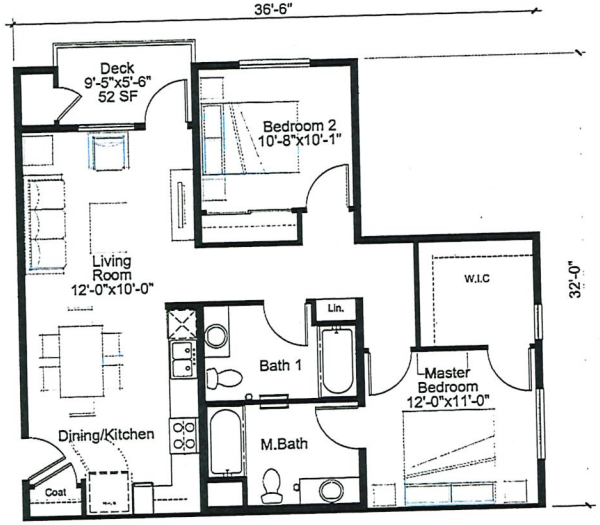
Envelope ID: DFA1FFB7-EA77-4A6A-80CC-8727A70E5137



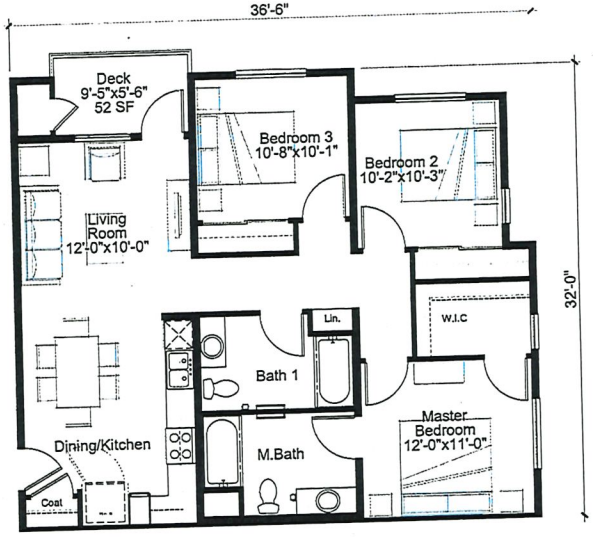
UNIT TYPE P1-1
1 BEDROOM / 1 BATHROOM
±641 NET SF
±743 GROSS SF



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

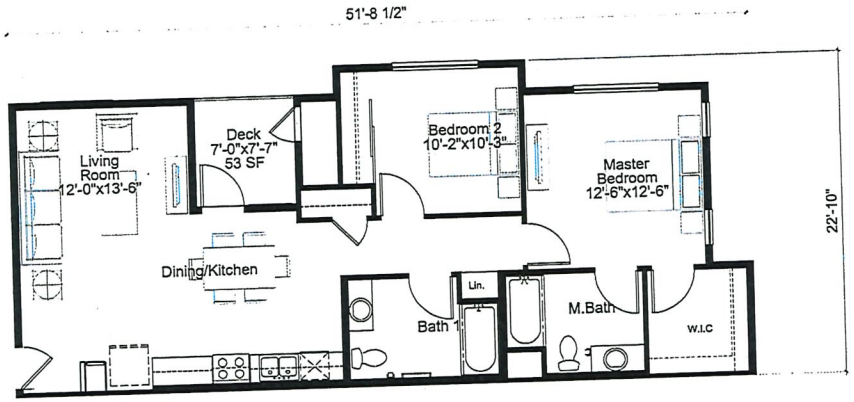


UNIT TYPE P2-2
2 BEDROOM / 2 BATHROOM
±899 NET SF
±1028 GROSS SF

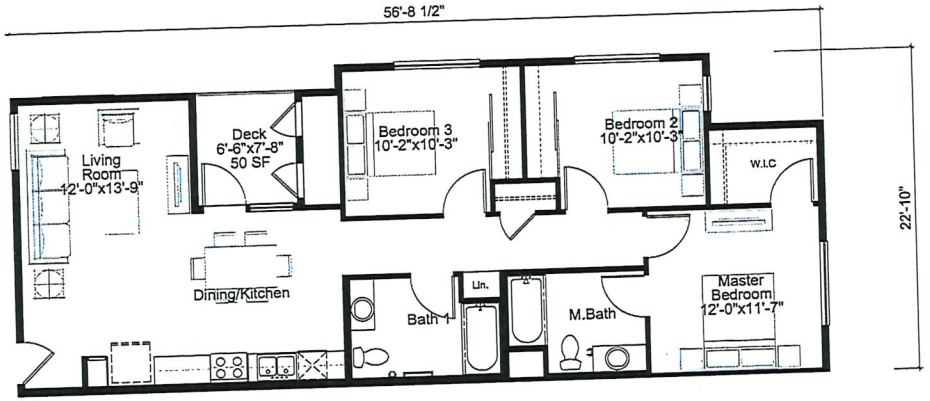


UNIT TYPE P3-1
3 BEDROOM / 2 BATHROOM
±1,008 NET SF
±1141 GROSS SF

ope ID: DFA1F937-EA77-4A64-80CC-4727A70E5137



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

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

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

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

***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.

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 H

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

References

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Attachment 1. Figures

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Source: ESRI, 2023.

Harris & Associates

N

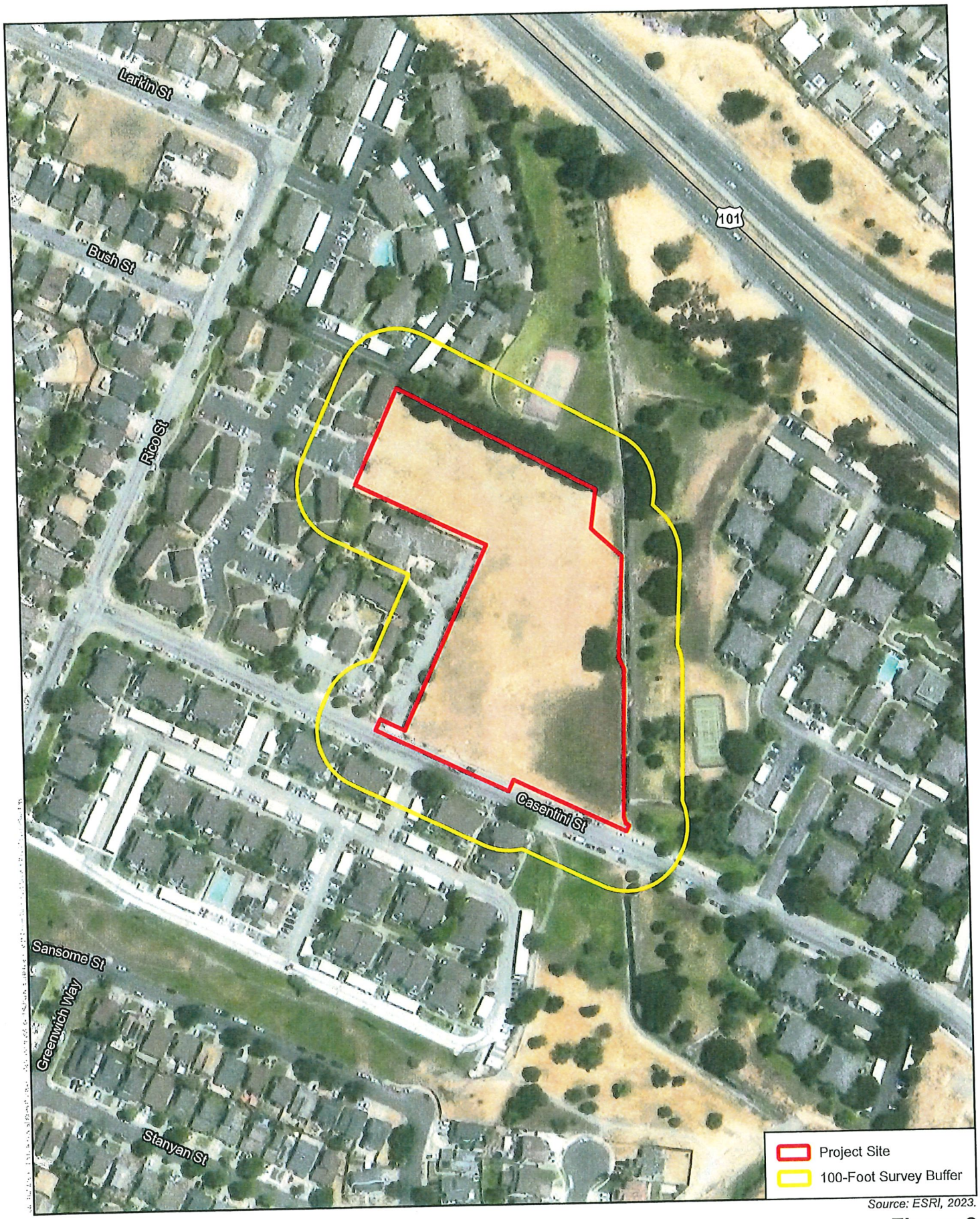
0 5 10

Miles

Figure 1

Regional Location

Casentini Street Family Apartments Project



Source: ESRI, 2023.

Harris & Associates

N

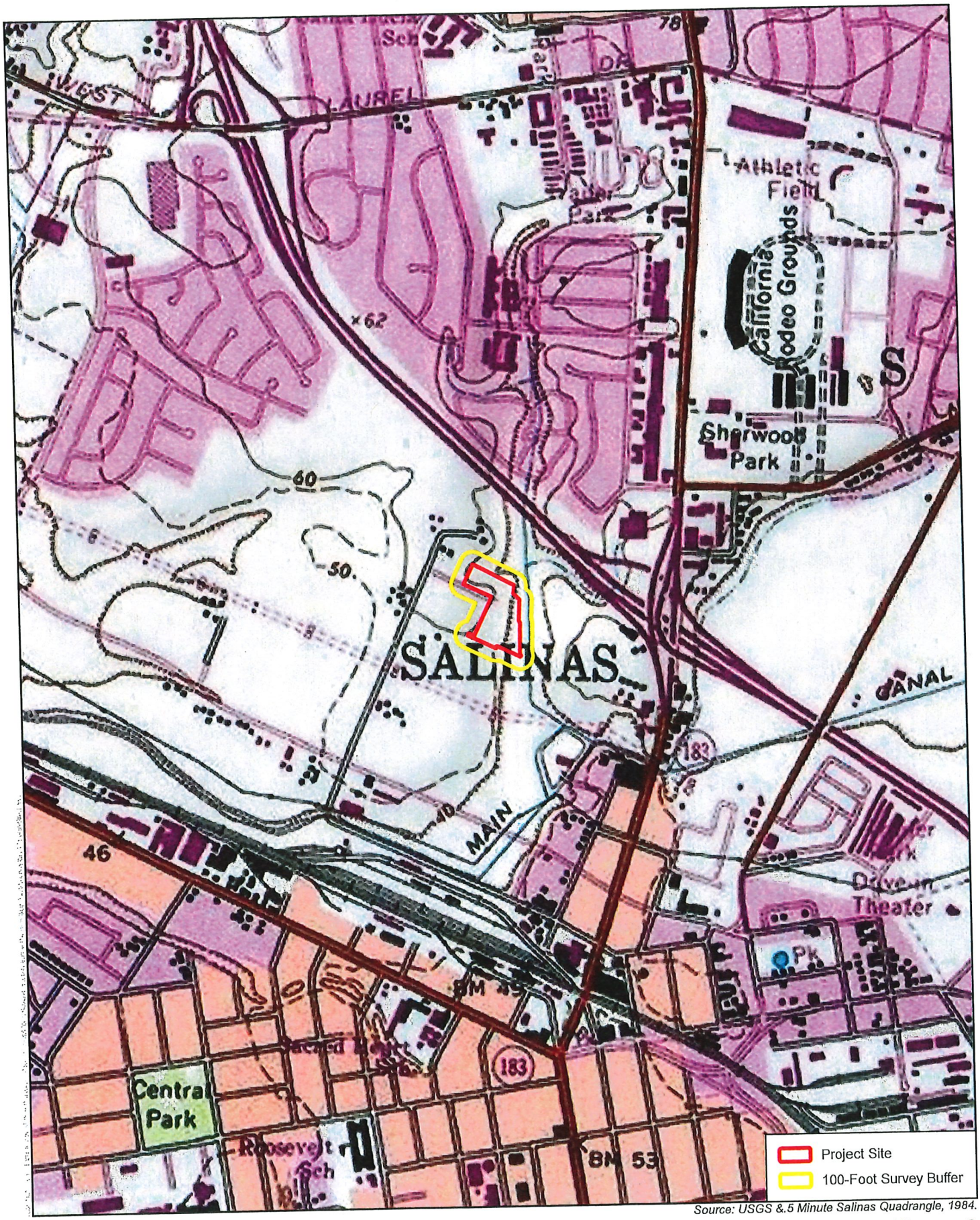
0 100 200

Feet

Figure 2

Project Location

Casentini Street Family Apartments Project

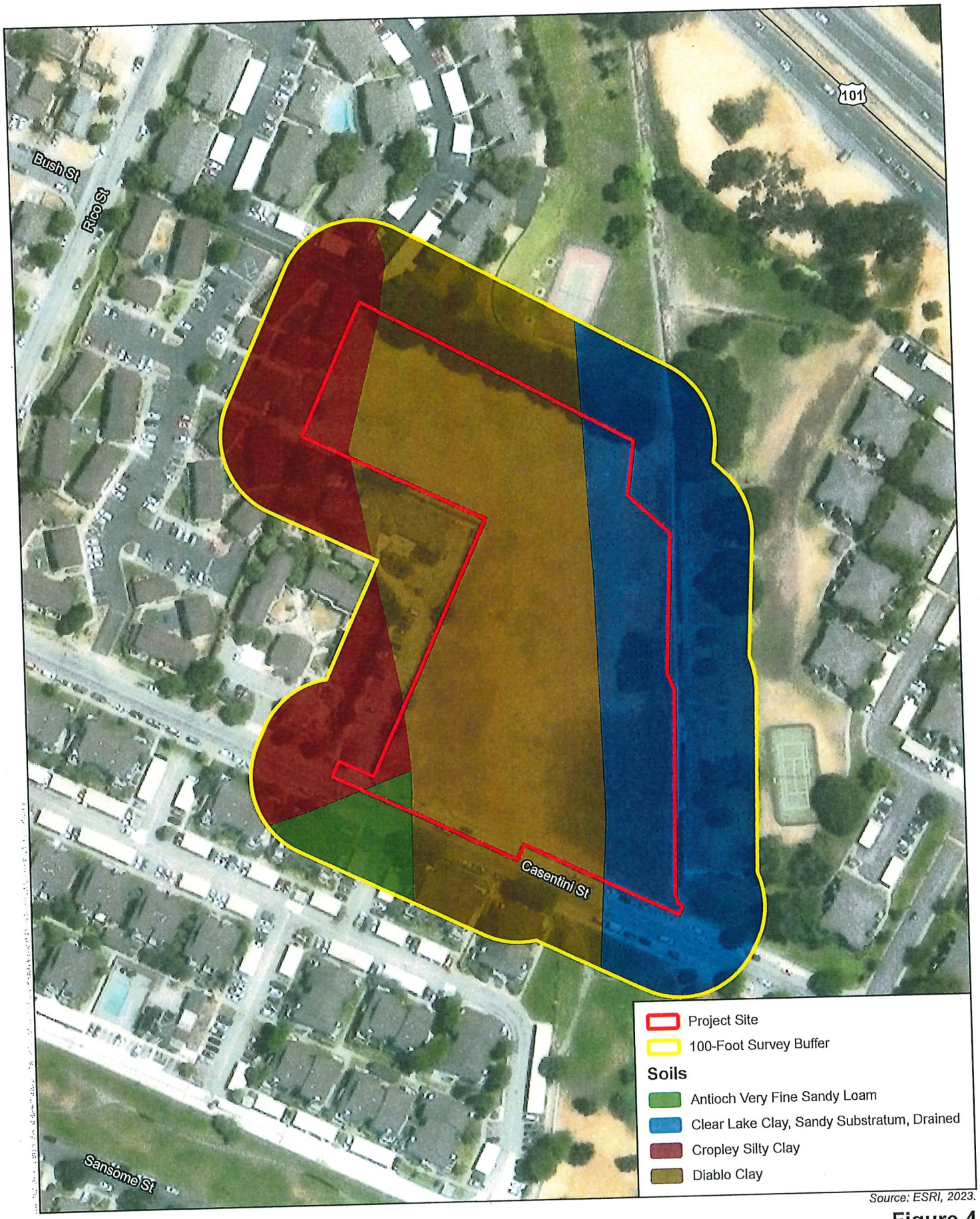


Source: USGS &.5 Minute Salinas Quadrangle, 1984.

Harris & Associates

N 0 500 1,000 Feet

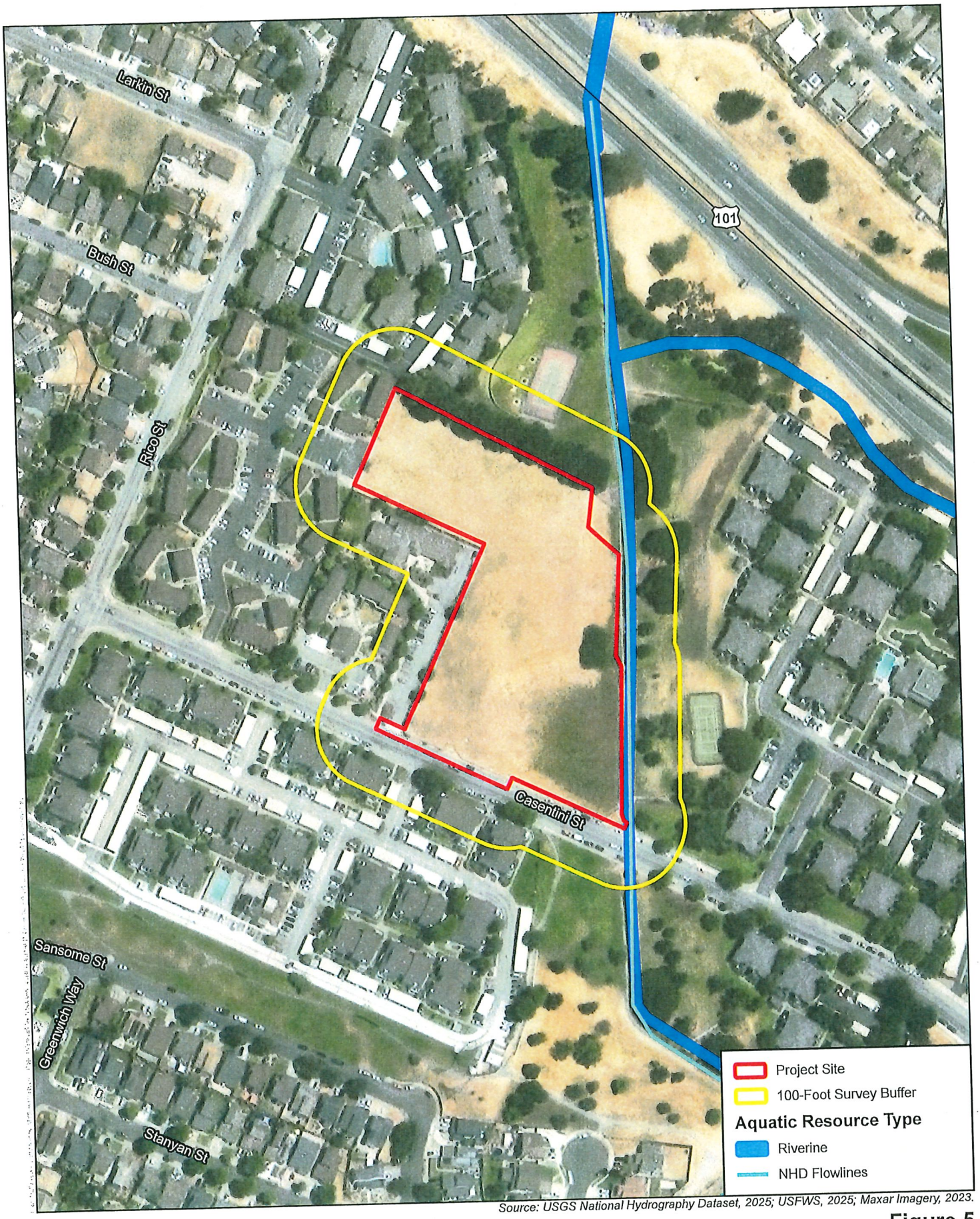
Figure 3
USGS Topographic Map
Casentini Street Family Apartments Project



Source: ESRI, 2023.

Harris & Associates

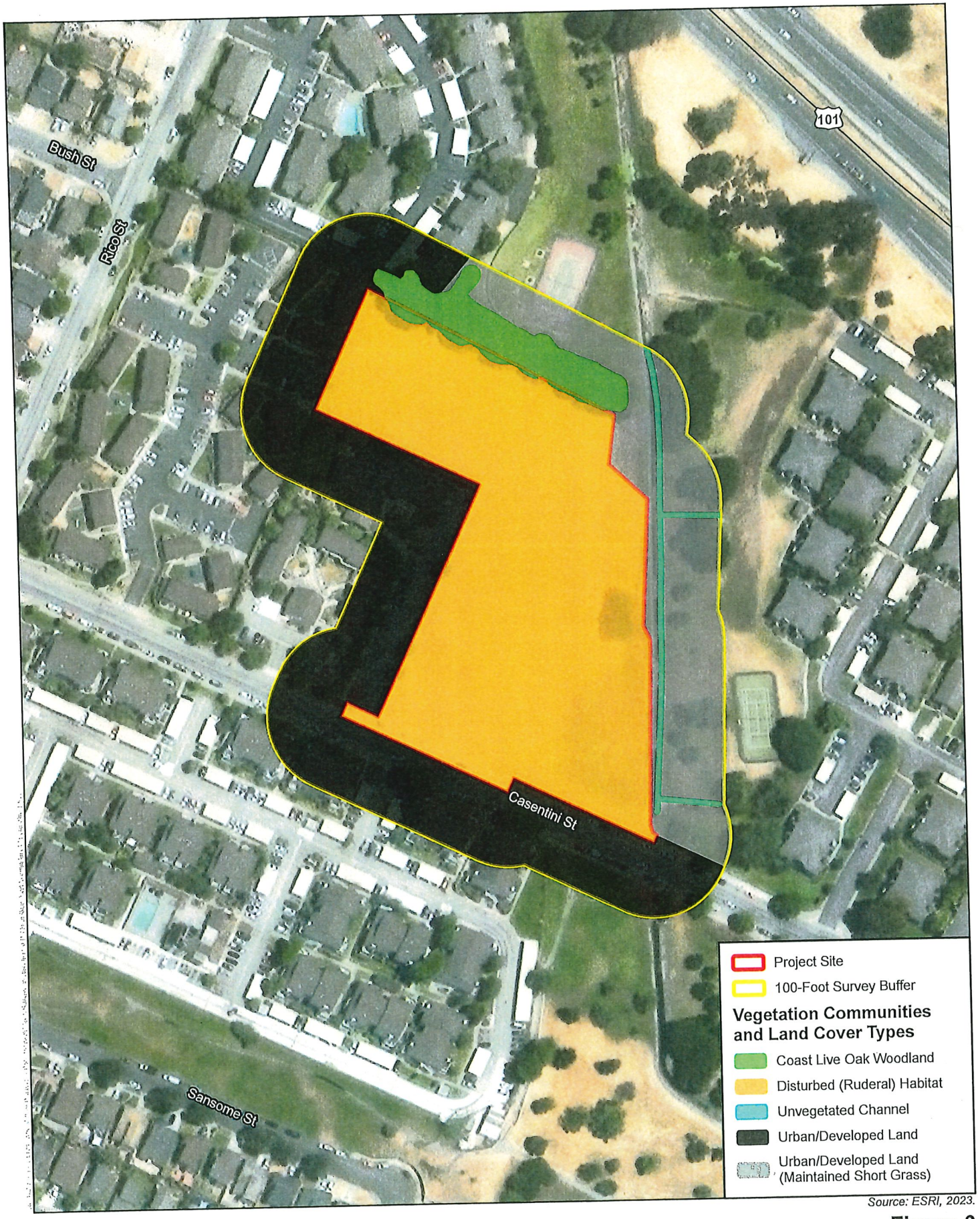
Figure 4
Soils
Casentini Street Family Apartments Project



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

Harris & Associates

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

N

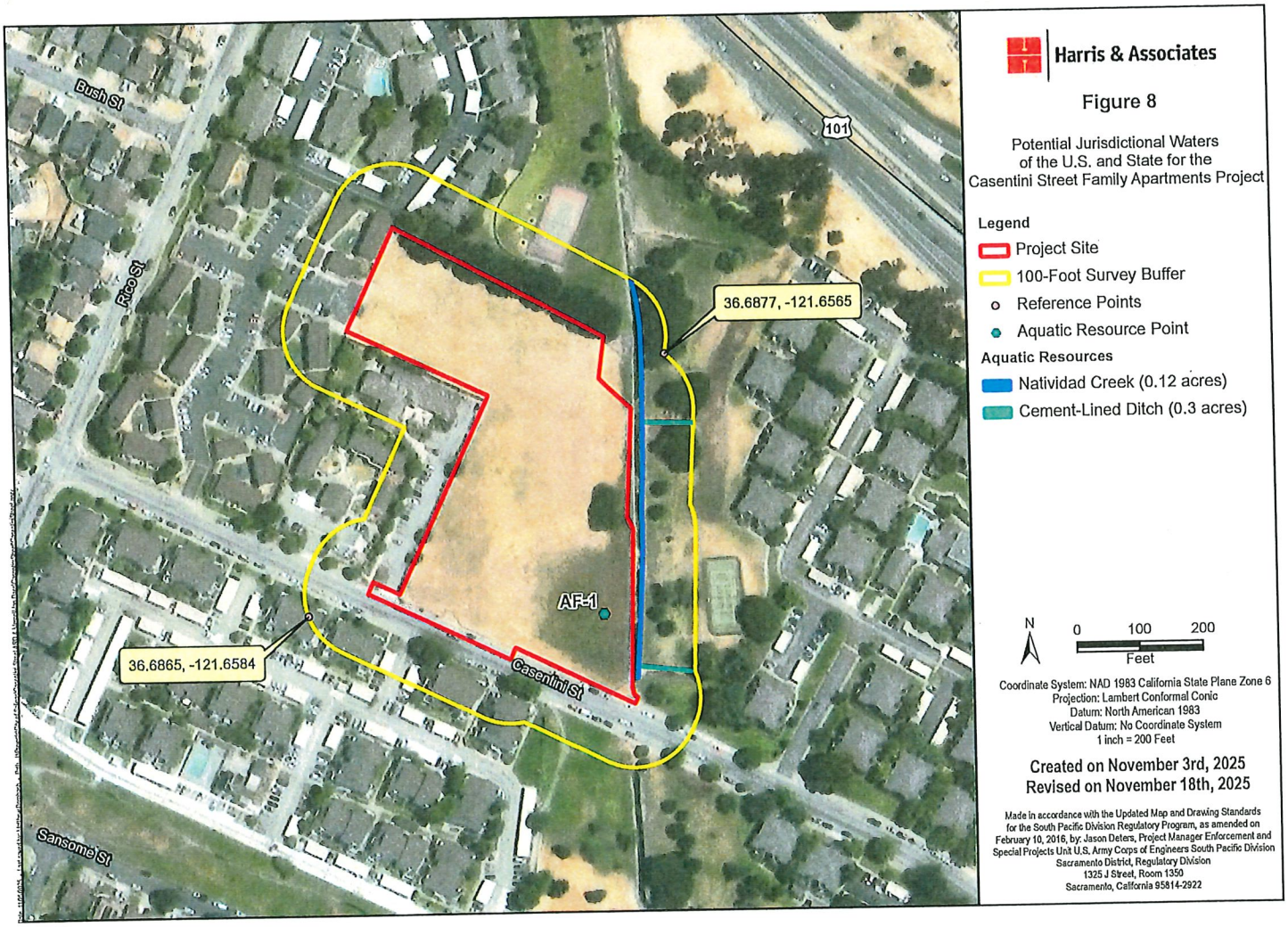
0 75 150

Feet

Figure 7

Aquatic Resources

Casentini Street Family Apartments Project


Bush St
Rico St
101
36.6877, -121.6565
AF-1
36.6865, -121.6584
Casentini St
Sansome St
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 Valley 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:

Sampling Point: AF-1

SOIL

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

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features 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.

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.

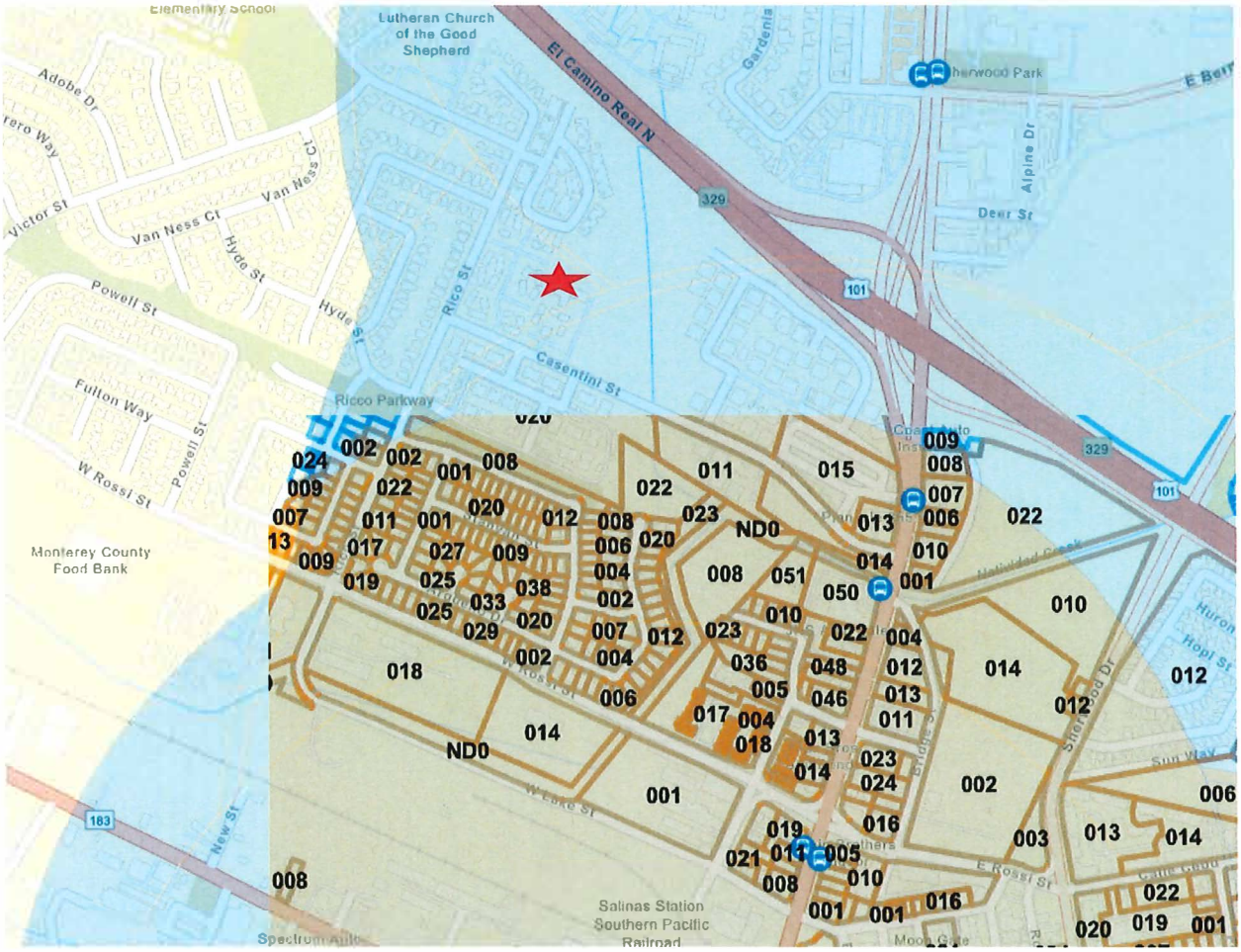
C 707 364-1620

E cnottenkamper@republicservices.com

Exhibit D

North

AB 2097 Vicinity Map



200 CASENTINI STREET

Exhibit "J"

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 K

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

13. Is there any existing landscaping or fencing? Is any proposed? There is current cyclone fencing around the property except on east boundary near storm culvert with gate entry along Casentini.

Proposed development will include fencing on all sides with request to include cyclone fence along storm culvert. Proposed landscaping includes 4,175 sf for tot lot, sport court, and BBQ Terrace; a 2,727 sf dog park; and 1,873 sf pocket park. Day Care tot lots total 4,662 sf.

14. Will existing buildings be used or will new buildings be constructed? Indicate which building(s) or portion(s) will be used, and describe the type or construction materials, height, color, etc. Provide floor plan and exterior elevations.

There are no buildings on the project site currently. Project proposes to add residential buildings (including parking), a main leasing/amenity building, and a day care center.

The buildings will range from 2-3 stories in height under construction type V-A. There is a mix of materials including stucco and stone veneer with earth tone colors. The architectural planning sheets attached reflect the color palette and materials used.

15. What are the surrounding land uses to the north, south, east and west? There is an apartment community to the west, a condominium community to the north,

an apartment community to the east across the storm culvert, and Mariners Village Apartment

16. Is this part of a larger project that was previously reviewed by the City? If so, identify previous permit number(s).

No. This is a vacant lot owned by the Monterey County Housing Authority.

17. What is the total floor area of the building(s) on site, (including additional stories)? Total Building Gross are is 127,975 sf. See architecture plans for full breakdown.

Building A is roughly 13,440sf. Building B (4 Buildings) totals 26,950sf per Building or a total of

18. (Residential projects only) – Identify type, size, and number of dwelling units. Project density. Range of sale prices or rents. The proposed project is a 100% affordable family project with rents based on an average AMI at 40%. Approximately 27% of the units are 1bedroom (24), 27% at 2-bedroom (24), and roughly 45% at 3-bedroom (40).

The average one bedroom unit size is 641 sf; 2-bedroom units average 900 sf; and 3-bedroom

■ **IF BOX IS CHECKED, COMPLETE REMAINING QUESTIONS (ENVIRONMENTAL REVIEW).**

19. Will the operation or equipment used generate noise greater than other parcels in the area?

No. This is a proposed housing community and is similar to all surrounding uses.

20. On a daily basis, estimate how much water will be used by the development?

Preliminary estimates of water consumption for the residential project (including landscape) is 14,900 gallons per day and the Day Care is estimated at 1,400 gallons per day.

21. On a daily basis, estimate how much wastewater will be generated?

Preliminary estimates reflect roughly 14,100 gallons per day of sewage for residential uses and 1,300 gallons per day for the day care.

22. On a weekly basis, estimate how much solid waste (garbage) will be generated, and how will it be disposed of?

Preliminary estimates for solid waste generated is approximately 66 cubic yards or 13,200 gallons of solid waste per week.

23. Will there be any grading on-site? Will it change existing drainage patterns?

Yes. There will be grading on site. It will not change existing drainage patterns.

24. Does the property contain any archaeological or historic sites?

Per our Phase I Environmental Assessment, the property does not contain archaeological or historical sites.

25. Show on the site plan all bodies of water on, through, or adjacent to the site.

Please see Planning Package for identification of adjacent bodies of water.

26. Will any hazardous materials or waste be involved in the operation? If so, how will it be disposed of?

No.

27. Will the operation require a substantial increase in public services (schools, police, fire protection)?

No. As a family project, there will be children living in our community that will attend area schools.

28. Will the project generate dust, ash, smoke, fumes, or other odors?

The construction project will generate typical construction dust, but our construction program will have mitigation measures in places to prevent dust from spreading in the air or on public streets.

29. How do you see this development impacting the surrounding area?

The project will be similar to all surrounding properties as a residential multi family community. There will be a benefit of bringing additional children to area schools and providing a day care to future and existing families.

30. Will the project create a substantial demand for energy?

No. The project will increase electricity demand with the new residential units and the day care, but demand is minimal.

EMERGENCY DISASTER PLAN FOR CHILD CARE CENTERS

INSTRUCTIONS:
Post a copy in a prominent location in facility, near telephone.
Licensee is responsible for updating information as required.
Return a copy to the licensing office.

NAME OF FACILITY	ADMINISTRATOR OF FACILITY			
MAOF Acosta Early Lernig Center	Dina Lozoya Director,Rozghar Aziz,Sandra Fletes ,			
FACILITY ADDRESS (NUMBER, STREET,	CITY,	STATE,	ZIP CODE)	TELEPHONE NUMBER
461 Cesar Chavez St	Soledad	CA		(831) 678-0742

I. ASSIGNMENTS DURING AN EMERGENCY (USE REVERSE SIDE IF ADDITIONAL SPACE IS REQUIRED)

NAME(S) OF STAFF	TITLE	ASSIGNMENT
1. Yolanda Delena	Site Supervisor	DIRECT EVACUATION AND PERSON COUNT
2. All teachers	Teachers	HANDLE FIRST AID
3. Lourdes Casillas,	Teacher/ Supportive Staff	TELEPHONE EMERGENCY NUMBERS
4. All Teachers / Home maker	TA, Home Maker	TRANSPORTATION
5. Site Supervisor and Custodian	Site Supervisor Custodian	OTHER (DESCRIBE) Remain whitn childrer
6.		untill parent arrive

II. EMERGENCY NAMES AND TELEPHONE NUMBERS (IN ADDITION TO 9-1-1)

POLICE OR SHERIFF 911 or (831)678-1332or 755-51111Fire departmen	OFFICE OF EMERGENCY SERVICES
RED CROSS (831) 424-4824	POISON CONTROL (800) 876-4766
HOSPITAL(S) (831) 385-6000	OTHER AGENCY/PERSON Dina Lozoya (Program Director 831-214-5129
CHILD PROTECTIVE SERVICES (831) 678-2682	Rozhgar Aziz (Program Manager) 831- 214-5731
Fire Department (831) 223-5100	MAOF Main Office (323) 890-9600 or (323) 890-1555

III. FACILITY EXIT LOCATIONS (USING A COPY OF THE FACILITY SKETCH [LIC 999] INDICATE EXITS BY NUMBER)

1. Main Estrance	2. Exit to Toddler outdoor play area
3. Exit to Preschool outdoor play area	4. Exit by kitchen

IV. TEMPORARY RELOCATION SITE(S) (IF AVAILABLE, SUBMIT LETTER OF PERMISSION FROM RENTER/LEASSOR/MANAGER/PROPERTY OWNER)

NAME	ADDRESS	TELEPHONE NUMBER
Housing HDC Development	425 Benito Street Soledad CA 93960	(831) 678-8852
NAME	ADDRESS	TELEPHONE NUMBER ( )

V. UTILITY SHUT—OFF LOCATIONS (INDICATE LOCATION(S) ON THE FACILITY SKETCH [LIC 999])

ELECTRICITY
Southwest side of structure near kitchen

WATER
Soutnwest side of structure near kitchen

GAS

VI. FIRST AID KIT (LOCATION)

VII. EQUIPMENT

SMOKE DETECTOR LOCATION (IF REQUIRED)
1 in each office , 2 in each classroom 1 Lounch Room, 2 Hallway

FIRE EXTINGUISHER LOCATION (IF REQUIRED)
1 Hallway ouside of women's restroom, 1 kitchen 1 each in classroom

TYPE OF FIRE ALARM SOUNDING DEVICE (IF REQUIRED)
Bell Sound

LOCATION OF DEVICE
Control Panel in office

VIII. AFFIRMATION STATEMENT

AS ADMINISTRATOR OF THIS FACILITY, I ASSUME RESPONSIBILITY FOR THIS PLAN FOR PROVIDING EMERGENCY SERVICES AS INDICATED BELOW. I SHALL INSTRUCT ALL CLIENTS/RESIDENTS, AGE AND ABILITIES PERMITTING, ANY STAFF AND/OR HOUSEHOLD MEMBERS AS NEEDED IN THEIR DUTIES AND RESPONSIBILITIES UNDER THIS PLAN.

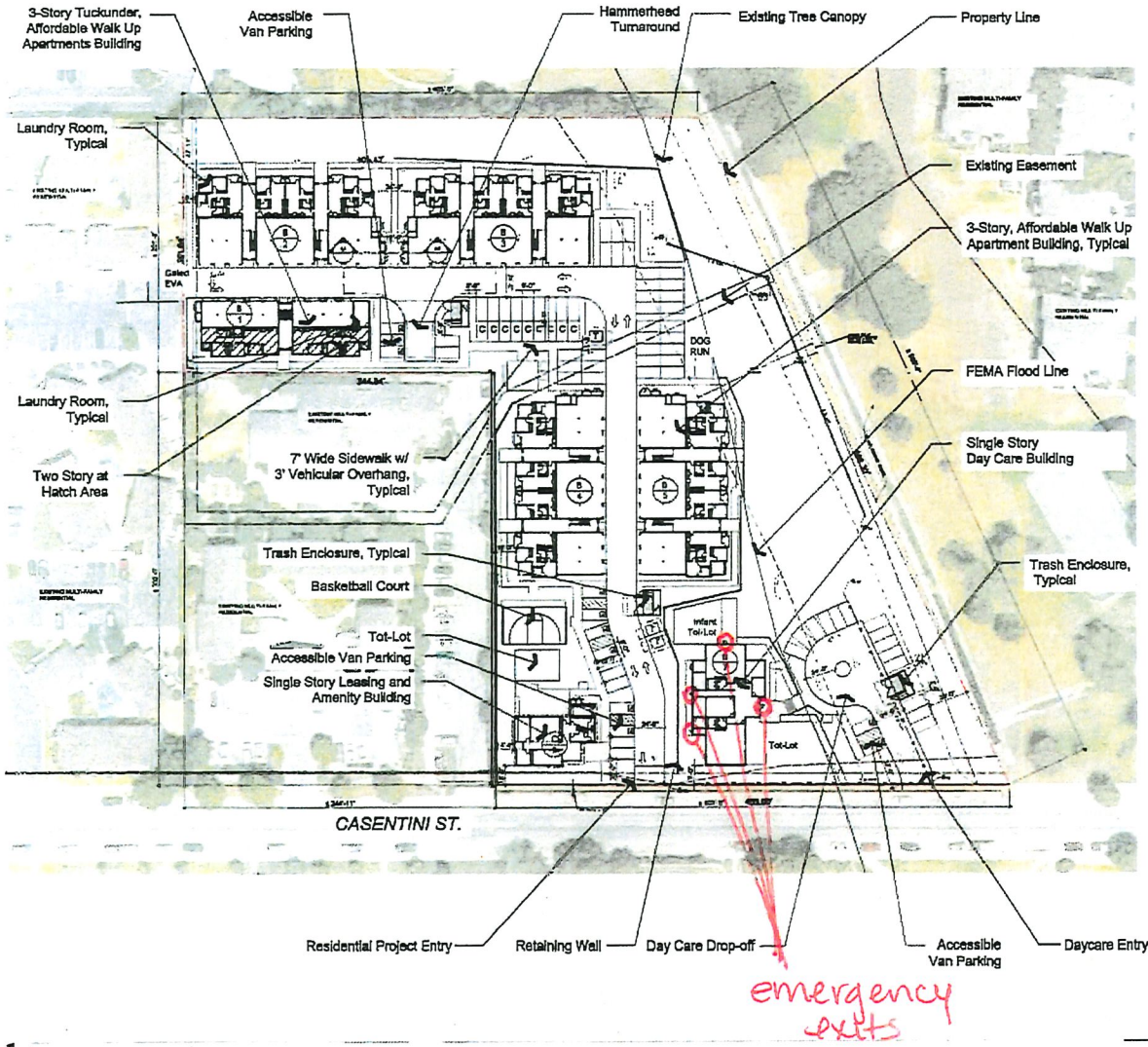
SIGNATURE	DATE
	12-20-24

Daily Schedule	Salinas Child Care	Infant 1
6:00-7:45	Arrival /Sign in/Health Check, Rest Time, Play Time Llegada / Registrarse / Chequeo de salud, Tiempo de descanso, Tiempo de juego en el interior	
7:45-8:00	Diapering/Handwashing/ Cambio de pañales/lavado de manos	
8:00-8:30	Breakfast / Desayuno	
8:30-9:30	Indoor Play Time/Read Aloud/Music Tiempo de juego en el interior /Lectura en voz alta/Música	
9:30-9:45	Diapering/Handwashing Cambio de pañales/lavado de manos	
9:45-10:45	Outdoor Play Time/ Tiempo de juego al aire libre	
10:45-11:00	Diapering/Handwashing/ Cambio de pañales/lavado de manos	
11:00-11:30	Lunch Time/ Hora del almuerzo	
11:30-11:45	Diapering/Handwashing/ Cambio de pañales/lavado de manos	
11:45-1:45	Nap Time/ Hora de la siesta	
1:45-2:00	Diapering/Handwashing/ Cambio de pañales/lavado de manos	
2:00-2:30	Snack/ Bocadillo	
2:30-2:45	Diapering/Handwashing/ Cambio de pañales/lavado de manos	
2:45-3:45	Outdoor Play Time/ Tiempo de juego al aire libre	
3:45-4:00	Diapering/Handwashing/ Cambio de pañales/lavado de manos	
4:00- 5:30	Indoor Play Time /Read Aloud/ Departure Tiempo de juego en el interior / Salida	

*This schedule subject to be modified due to weather condition

Daily Schedule Salinas Child Care Preschool 1 & 2

6:00-8:00	Arrival, Sign-In, Health Checklist, Rest time, Restroom, Handwashing
8:00-8:30	Breakfast
8:30-8:45	Group Meeting (Large Group)
8:45- 9:05	Small Group
9:05-10:05	Choice Time
10:05-10:15	Read Aloud (AM)
10:15-11:15	Outdoor Choice Time
11:15-11:30	Clean-up, Restroom/Handwashing
11:30-12:00	Lunch Time
12:00-2:00	Rest Time/Restroom/Handwashing
2:00-2:30	Nap
2:30-2:45	Read Aloud (PM)
2:45-3:45	Outdoor Choice Time
3:45-4:30	Choice Time/Departure



Site Summary		
Lot/Site Area	4.59 AC	(199,960 SF)
Dwelling Units	88 DU	
Gross Site Area	19.17 AC	
Apartment 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	963	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 Children	16	0
Grand Total				127	168	

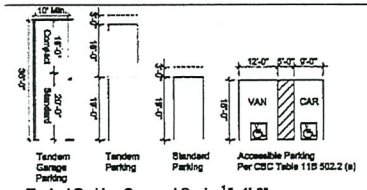
Notes
*State Density Bonus Parking Ratio
**Tandem pairs are assigned to the largest units first. For example, 40 tandem garage pairs go to the 40 three-bedroom units, and are always assigned to specific units, never shared.

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 Required****					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"

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 - EMERGENCY EVACUATION PLAN

SITE PLAN REVIEW

City of Salinas – Community Development Department – 65 West Alisal Street - Salinas, CA 93901
(831) 758-7206

SITE PLAN REVIEW NO. 2025-014

ON PROPERTY LOCATED AT: 200 Casentini Street

APN(s): 003-161-031-000

ISSUED TO: Milestone Housing Authority

ZONING DISTRICT: Residential High Density – Flood Overlay (R-H-2.1 - F)

This Site Plan Review authorizes: Construction of 88 multifamily units (87 affordable/one manager unit), consisting of five (5) three-story residential buildings, a 2,400-square-foot leasing and amenity building for a total of six (6) buildings on a 4.59-acre site on the above described property in accordance with the following exhibits:

Exhibit "A"	Standard Conditions
Exhibit "B"	Vicinity Map
Exhibit "C"	Project Plans (Sheets A0.0-C4.0)
Exhibit "D"	Plan Check Services Comments, dated September 25, 2025
Exhibit "E"	Engineer's Report and Development Impact Fee Estimates, dated March 18, 2026
Exhibit "F"	Fire Department Comments, dated March 10, 2026
Exhibit "G"	Housing Comments, dated August 20, 2025
Exhibit "H"	Affordable Housing Plan
Exhibit "I"	Republic Services Letter of Service, dated February 20, 2025
Exhibit "J"	Biological Resources Study, dated November 24, 2025
Exhibit "K"	AB 2097 Vicinity Map
Exhibit "L"	Density Bonus Waiver Requests

All checked boxes apply to this Site Plan Review:

☐ Site Plan Review No. ____ is void upon execution of this approval.

☒ Comments:

1. This Site Plan Review shall expire one year after its date of approval unless one of the following occurs:

    1.1 A building permit has been issued and construction diligently pursued;
    1.2 A Certificate of Occupancy has been issued;
    1.3 The use is established in conformance with the provisions of the Zoning Code;
    1.4 The City Planner determines that substantial action has commenced to carry out the terms and intent of the Site Plan Review; or

1.5 The project is one hundred percent very-low or low income or otherwise qualifying pursuant to Civil Code Section 51.3.

2. This Site Plan Review approval shall not be affected by changes in ownership.

3. This Site Plan Review approval shall lapse if the exercise of rights granted by it is discontinued for one continuous year.

4. Any activity that is exercised in violation of this Site Plan Review Approval, or, of any provision of the Salinas Municipal Code, may result in enforcement action by any appropriate means, including but not limited to, civil or criminal action.

5. DEVELOPMENT REGULATION COMPLIANCE TABLE FOR THE R-H-2.1-F DISTRICT.

Development Regulation	Standard	Existing	Proposed	Remarks
Use Classification	Must comply with Residential High Density (R-H-2.1) Zone Use Classifications	Vacant Lot	Multifamily Residential Use	Compliant
Lot Area Per Dwelling Unit – Minimum (s.f.)	2,100	Vacant Lot	88 units	Compliant. 199,940 s.f. lot, 199,940/88 units = 2,272 s.f./lot area per dwelling unit
Density	15-20 units/acre	Vacant Lot	88 units	Compliant. 88 units/4.59 acres = 19.2 dwelling units per acre
Lot Yard – Minimum (ft.)	15’	Vacant Lot	15’ for Amenity Building, other structures exceed 15’	Compliant
Interior Side Yard – Minimum (ft.)	10’	Vacant Lot	10’	Compliant
Rear Yard – Minimum (ft.)	10’	Vacant Lot	47’-11”	Compliant
Height – Maximum (ft.)	45’	Vacant Lot	42’ for multifamily dwellings, 20’ for Amenity Building	Compliant

Development Regulation	Standard	Existing	Proposed	Remarks
Distance Between Structures – Minimum (ft.)	20’ between two buildings, two stories or more in height	Vacant Lot	26’-6”	Compliant
Landscaping Requirements	Provide landscaping plans per Sections 37-50.690 & 37-30.180 (l)	Vacant Lot	Provided in all yards and abutting the creek per the Biological Resources Study, dated November 24, 2025	Compliant
Landscaping – Minimum (Percent of Parking Lot Area)	5%	Vacant Lot	18%	Compliant
Usable Open Space per Dwelling Unit – Minimum	500 s.f. per dwelling unit, 44,000 s.f. for 88 units plus a 900 square-foot children’s play area	Vacant Lot	27,305.93 of Usable Open Space with a 928.8 s.f. .children’s play area (tot lot)	Compliant, the project is 100% affordable. Pursuant to Section 37-50.060(m), a waiver has been granted to reduce usable open space in order to achieve desired density
Bedroom Mix Requirements	20% of units are required to be 3 or more bedrooms and 10% 4 or more	Vacant Lot	Proposal includes 1-, 2- and 3-bedroom units	Compliant, the project is 100% affordable. Pursuant to Section 37-50.060(m), a Density Bonus waiver provides 15 units of 1-3 bedroom mix
Driveway Length – Minimum (ft.)	20’	Vacant Lot	20’	Compliant.
Driveway Width – Minimum (ft.)	24’	Vacant Lot	24’ to 26’-6”	Compliant.

Development Regulation	Standard	Existing	Proposed	Remarks
Off-Street Parking -Minimum (spaces)	AB2097 (no minimum required)	Vacant Lot	152 parking stalls provided, including 64 tandem stalls (tandem stalls subject to Density Bonus Waiver)	Site is located within ½ mile of bus stop pursuant to AB2097. Therefore, provided parking is considered optional but must comply with Zoning Code Standards. See Exhibit "K"
Tandem Parking	Allowed per Density Bonus Section of the Zoning Code (Sec. 37-50.060(j)(6)(D))	Vacant Lot	152 parking stalls provided, including 64 tandem stalls	Compliant, the Applicant requested a waiver as part of the Density Bonus
Recycling and Solid Waste Enclosure	Required to comply with City Standard Plan and Sec. 37-50.200	Vacant Lot	Two recycling and solid waste enclosures provided on site, including pedestrian entrance	Compliant. Republic Services Letter provided as Exhibit "I"

6. ENGINEERING REQUIREMENTS. Prior to Final Occupancy, the conditions stated in the attached Engineer's Report, dated March 18, 2026 (Exhibit "E") need to be addressed. Any new development within the Flood Overlay District shall comply with the requirements and development regulations of *Chapter 9*, *Article VI: Flood Damage Prevention* in conjunction with the current California Building Standards Code.

7. FIRE DEPARTMENT COMMENTS. Prior to Final Occupancy, the comments stated in the attached Fire Department Memorandum, dated March 10, 2026 (Exhibit "F") need to be addressed.

8. PLAN CHECK COMMENTS. Prior to Final Occupancy, the comments stated in the attached Plan Check Services Memorandum dated March 18, 2026 (Exhibit "D") need to be addressed.

9. DENSITY BONUS WAIVERS. The Applicant has requested the following Density Bonus waivers pursuant to Zoning Code Section 37-60.980(a):

   Waiver No. 1: Article V; Division 2; Section 37-50.360; Table 37-50.100, parking spaces per unit type. The project provides a total of 88 units (including one manager unit) with 24 One-Bedroom Units, 24 Two-Bedroom Units, and 40 Three Bedroom Units. Per Table 37-50.100 of the SMC Section 37-50.360, based on the unit mix, the required number of

parking spaces is 164 spaces. The applicant is providing 152 parking spaces, reflecting a twelve (12) stall deficit in the total number of required parking spaces. Pursuant to California Assembly Bill 2097 (AB 2097), public agencies or cities are prohibited from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop. The closest bus stops within a half-mile radius of the subject property are along N. Main Street.

Waiver No. 2: Zoning Code Section 37-50.060 reducing the Open Space requirements. The Zoning Code requires 500 square-feet of Usable Open Space, along with a 900 square-foot children's play area, for developments with more than twenty dwelling units in the R-H-2.1 Zoning District. The proposal includes 88 units, which would require 44,000 square-feet of Usable Open Space. The Applicant is proposing 27,908 square feet of Usable Open Space, with the reduction of 16,092 square feet, the site gained 15 residential dwelling units.

Waiver No. 3: Zoning Section 37-50.060 waiving the four-bedroom dwelling unit mix requirement. Per Zoning Code Section 37-30.170, Table 37-30.80 requires 10% of units in a residential project with over 10 units containing four (4) or more bedrooms, which would require nine (9) four-bedroom units (10% of 88 units). The provision of the four-bedroom units would require an adjustment to building design. The waiver would allow fifteen (15) units of one-bedroom to three-bedroom mix.

Waiver No. 4: Allowing tandem parking to satisfy on-site parking requirements. Per Zoning Code Section 37-50.060(j)(6)(D), tandem parking may be provided on site for projects utilizing Density Bonus. This Site Plan Review authorizes a waiver to allow 64 tandem parking stalls at this development.

10. DENSITY BONUS HOUSING AGREEMENT. Per Section 37-50.070(n), prior to the approval of any building permit for a residential development subject to a density bonus and this section, a density bonus housing agreement shall be executed by the city and the applicant and the density bonus housing agreement shall be recorded against the entire residential development property to ensure that the agreement will be enforceable upon any successor in interest. The density bonus housing agreement shall run with the land and bind future owners and successors in interest as required to ensure compliance with the provisions of this section. The execution of said covenant needs to be coordinated through the Housing Division of the Community Development Department (65 West Alisal Street, 831-758-7334).

11. DRIVEWAY ENTRANCES. Colored, textured pavement shall be provided at a minimum depth of ten feet at all primary vehicular driveway entrances and exits (immediately behind the street right-of-way line) to the development.

12. BUILDING MATERIALS AND COLORS. Prior to issuance of a building permit, all exterior building materials and colors shall be identified on the building plans. Building materials and colors shall be substantially compatible with the building materials and colors shown on Exhibit "C," Sheets A2.0-A2.4, subject to review and approval by the

Community Development Department.

13. SCREENING OF EQUIPMENT. Prior to issuance of a building permit, per Section 37-50.240, ground mounted and roof top equipment must be screened from view, subject to verification on building plans and final inspection. All ground-mounted equipment, including transformers, backflow prevention devices, and fire check valves, shall be screened with five-gallon or larger shrubs and shall be painted dark green.

14. OUTDOOR STORAGE AND DISPLAY. No outdoor repairs, servicing, storage, display, or sale of merchandise of any kind shall be permitted.

15. PHOTOMETRIC LIGHTING PLAN. Prior to issuance of a Building Permit, illuminated parking areas require a photometric lighting plan per Section 37-50.480 to be submitted by the Project Applicant for review and approval by the City Planner. Light standards shall not exceed 25 feet in height and 2.4 foot-candles maximum average at ground level with no more than 0.5 foot-candles at a residential property line.

16. BIOTIC RESOURCES STUDY. The project site is adjacent to Natividad Creek. Pursuant to General Plan Implementation Program COS-17 and Zoning Code Section 37-50.180(h), development within 100 feet of any stream (including Reclamation Ditch No. 1665) shall not occur except for passive recreational uses unless a biotic resources study prepared by the City Planner or his/her designee demonstrates that the implementation of alternative mitigation measures will result in a comparable or better level of mitigation than the provision of the 100-foot setback or that no riparian or wetland resources are identified outside the area of the improved ditch. Furthermore, pursuant to BMP 4.6 of the City's Stormwater Management Plan, a minimum of 30 feet of undisturbed soil and riparian vegetation from the Reclamation Ditch shall be required to provide a filter strip to minimize erosion and sedimentation in the Reclamation Ditch. A Biological Survey Report was prepared on November 24, 2025, by Harris & Associates on behalf of the City Planner, contained in Exhibit "J". The Biological Survey Report indicates 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 site, and no direct or indirect impacts are anticipated because of project development.

17. FINAL LANDSCAPE PLANS. Prior to the issuance of a Building Permit, the applicant shall submit detailed final landscape and irrigation plans for review and approval by the Community Development Department. Landscaping shall comply with the requirements of the State of California "Model Water Efficient Landscape Ordinance" (AB 1881) and *Article V, Division 4* of the Salinas Zoning Code. Final landscape and irrigation plans shall include the following:

    a. Per Zoning Code Section 37-20(b)(4), landscape areas shall incorporate plantings using a three-tier system: 1) grasses and groundcovers, 2) shrubs, and 3) trees.

    b. Landscape plans shall show the location, type, size, and names of all

plantings: ground covers (1-gallon minimum), shrubs (5-gallon minimum), and trees (15-gallon minimum).

c. Irrigation plans shall show size and location of irrigation pipe, heads, bibs, and backflow devices.

d. Planters located along street frontages shall include a landscaped berm and/or hedge with a minimum height of 32 inches and maximum height of 42 inches for screening of off-street parking areas. Plant material visible along the street frontage shall be compatible with the existing landscaping installed adjacent to the site.

e. Plants shall be maintained and trimmed to three feet in height within the Areas of Unrestricted Visibility triangles at the driveways (15 feet) and street corners (25 feet).

f. All landscape islands within the parking area shall include a minimum of one 15-gallon tree.

g. Planters adjacent to the buildings shall be landscaped with shrubs of a minimum of 5-gallon size, 1-gallon containers for mass planting, and groundcover.

h. Exposed soil shall be landscaped with drought resistant groundcover that will propagate and take root quickly. A minimum two-inch layer of mulch shall be applied except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

i. Turf shall be limited to 25% of the total landscaping area. No turf shall be permitted in areas with a dimension of less than eight (8) feet, or on slopes exceeding ten-percent.

j. Per Zoning Code Section 37-50.400(d)(4), plant material shall conform to the following spacing standards:

    i. A minimum of thirty feet from the property corner at a street intersection to the center of the first tree or large shrub;
    ii. A minimum of fifteen feet between center of trees and ten feet between large shrubs to light standards;
    iii. A minimum of ten feet between center of trees or large shrubs and fire hydrants;
    iv. A minimum of fifteen feet from the intersection of a driveway (for commercial, mixed use, or public/semipublic and industrial uses) with a street right-of-way to the center of any tree having a diameter larger than eighteen inches at maturity or large shrub

and a minimum of ten feet for residential uses.

18. OFF-STREET PARKING. Assembly Bill 2097 (AB 2097) prohibits a public agency from imposing any minimum automobile parking requirement on any residential, commercial, or other development project that is located within ½ mile of a major transit stop. See Exhibit "K", which identifies a major transit stop within ½ mile of the subject site. Therefore, if provided, the off street parking for this project is considered optional, but if provided, must meet the development standards including, but not limited to, minimum dimensions, landscaping requirements, and lighting. Note that tandem parking stalls are authorized by this Site Plan Review per Waiver No. 4.

19. SIGNS. Signs are subject to review and approval of a separate Sign Permit.

20. COMPLETION OF IMPROVEMENTS. Prior to final inspection by the Project Planner, all improvements shown on the approved project plans, and/or required with this Site Plan Review approval, shall be installed by the Applicant or their designee. A Planning Inspection Fee (per inspection) must be received prior to final inspection. The initial Planning Inspection Fee is due at time of Building Permit Issuance.

21. COMPLIANCE WITH PLANNED UNIT DEVELOPMENT 1992-006 (PUD 1992-006). This Site Plan Review shall not be effective until the effective date of the related Planned Unit Development (PUD 2025-003), which amends PUD 1992-006.

22. DAYCARE CENTER. A related 4,335 square-foot daycare center is proposed on the southeastern portion of the site, adjacent to Casentini Street. The daycare center is subject to approval of a Conditional Use Permit in the R-H-2.1 District per Code Section 37-50.160, Table 37-30.70. The daycare center is subject to Conditional Use Permit 2025-025 (CUP 2025-025).

23. Pursuant to Zoning Code Section 37-60.310, this Site Plan Review shall be null and void and all terms and requirements shall have no force or effect unless this Site Plan Review is signed by the Permittee(s) and returned to City of Salinas Community Development Department within 90 days of approval. ***It is the applicant's responsibility to track the 90-day expiration date. No notice will be sent.***

This Site Plan Review is approved and executed as authorized by the City in accordance with *Article VI, Division 5: Site Plan Review*, of the Salinas Zoning Code, and all exhibits attached hereto.

Effective Date: June 16, 2026

By: _____
Son Pham Gallardo
Senior Planner

ACCEPTANCE BY APPLICANT/PROPERTY OWNER
(Please sign and return the original to the Community Development Department)

_____	_____
Milestone Housing Group Applicant	Date
_____	_____
Housing Authority of the County of Monterey Property Owner	Date

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

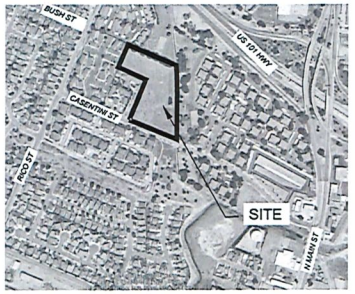
A3.0 BLDG. A FLOOR PLANS
A3.1 BLDG. A FLOOR PLANS
A3.2 BLDG. B FLOOR PLANS
A3.3 BLDG. B FLOOR PLANS
A3.4 AMENITY BLDG FLOOR PLAN
A3.5 DAYCARE BLDG FLOOR PLAN

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

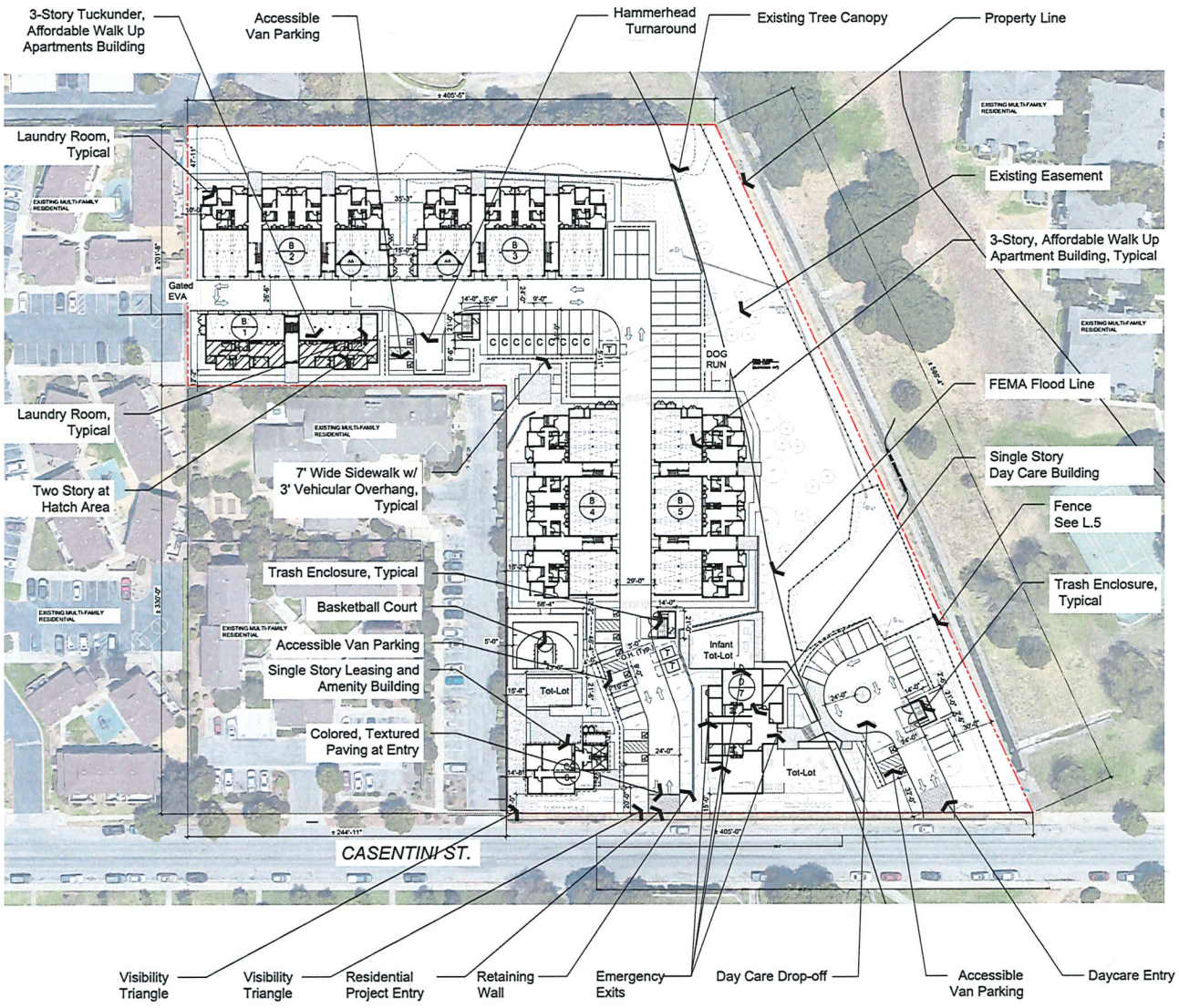
KTGY Group, Inc.
17911 Von Karman Ave, Ste 200
Irvine, CA 92614
Contact: Keith Labus

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.**

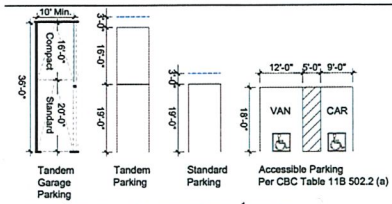
Multi-Family Affordable Accessible Parking Calculations					
% Required***	1 Bedroom	2 Bedroom	3 Bedroom		Total
5% Required	2	2	2		6
Total Required (1:6 -Van Inclusive of Total)					6 (1 Van)
% Required***	Remaining Parking Spaces				
2% Required	64				2
Total Required (Van Inclusive of Total)					2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

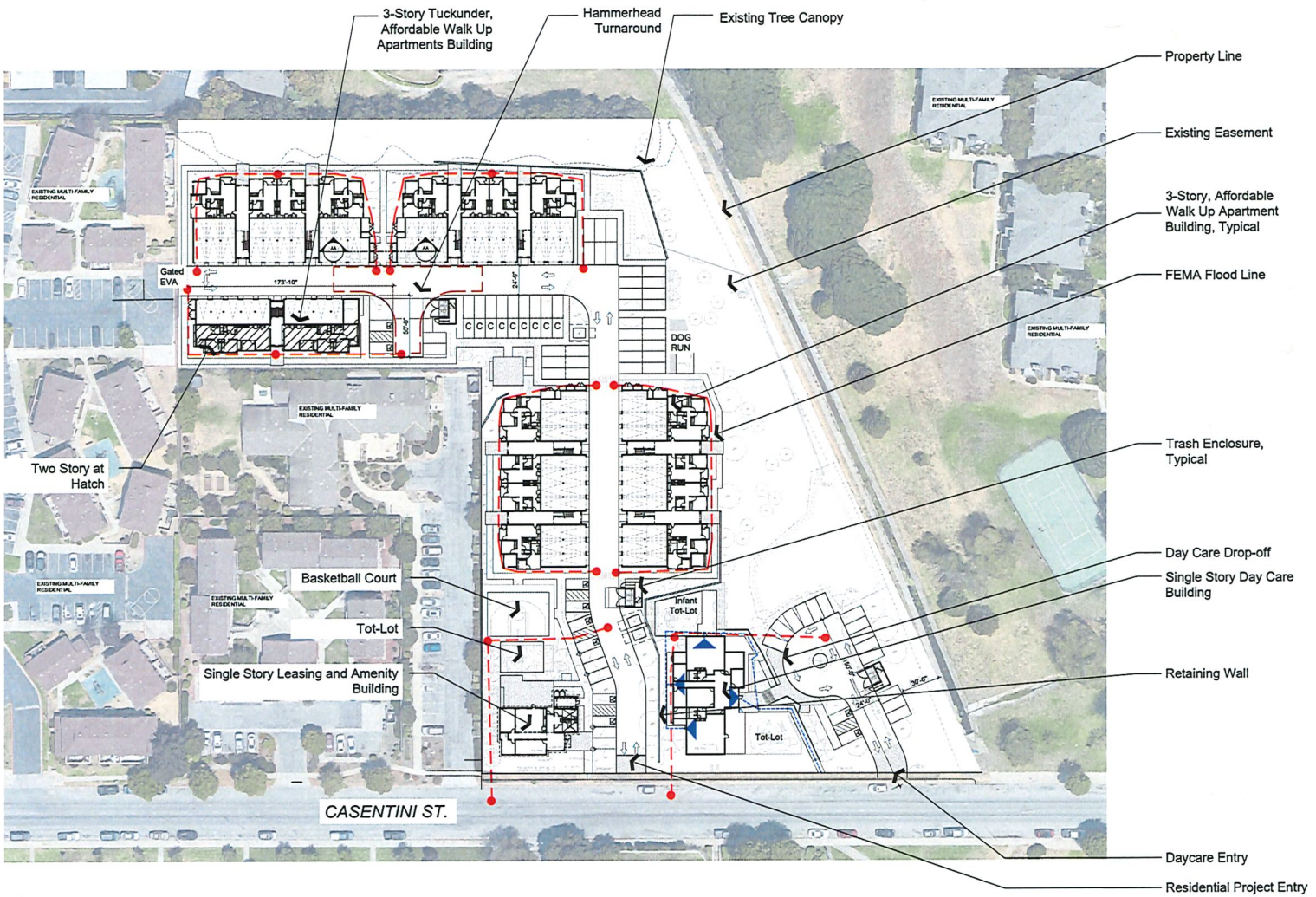
C Compact parking
T Transformer
⇨ Direction of Vehicle Travel

X Building Type
X Building Number



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

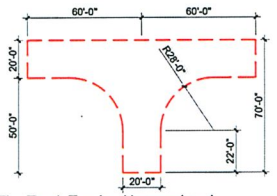
Bicycle parking provided: 12



LEGEND

Day Care Egress

Hose Pull 150' Max



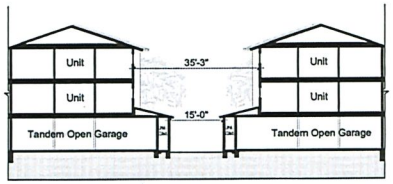
Fire Truck Turning Hammerhead
1" : 30'-0" Scale

Building Area Summary

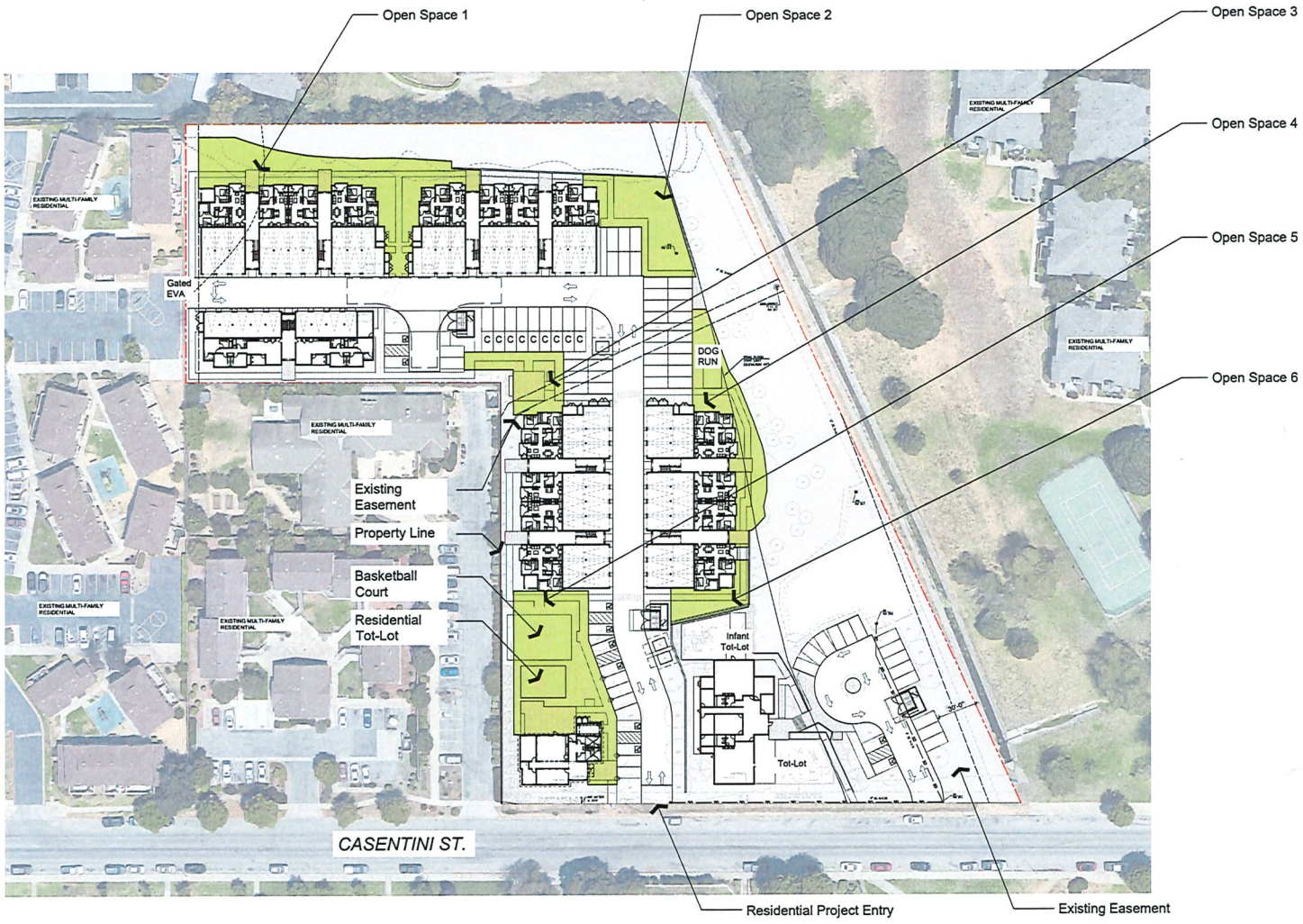
Building Type	Occurs	Gross Area	Total
Building A	1	13,440 SF*	13,440 SF
Building B	4	26,950 SF*	107,800 SF
Leasing/ Amenity	1	2,400 SF	2,400 SF
Daycare	1	4,335 SF	4,335 SF
Total			127,975 SF

Notes:

*Refer to building plans for area breakdown by level.



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



LEGEND

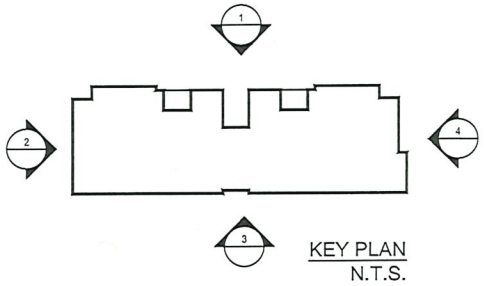
COMMON OPEN SPACE:

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

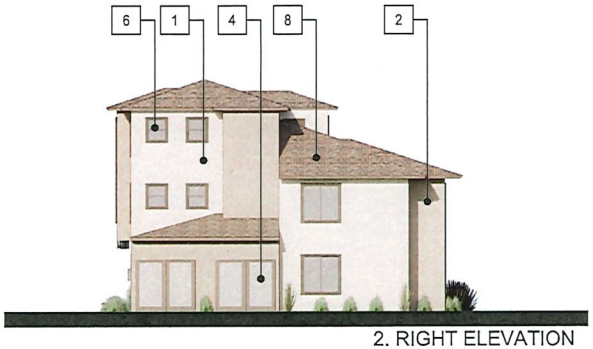
PROVIDED:

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

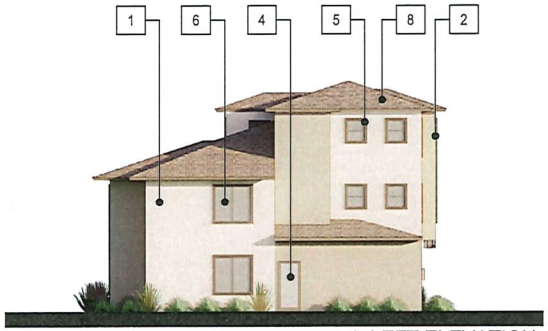
1. FRONT ELEVATION



KEY PLAN
N.T.S.



2. RIGHT ELEVATION



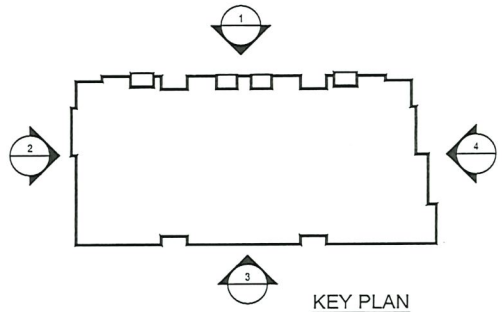
4. LEFT ELEVATION

3. REAR ELEVATION

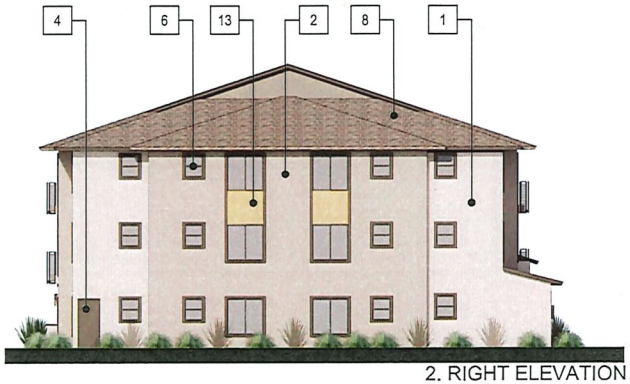
MATERIAL LEGEND

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

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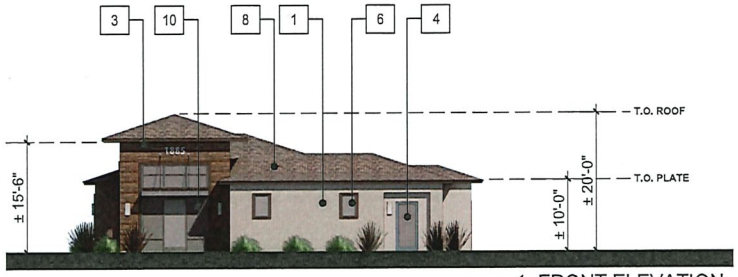
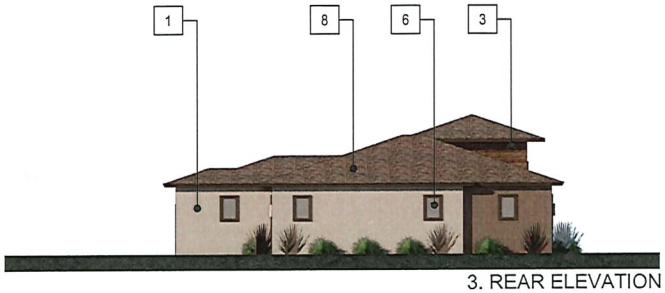


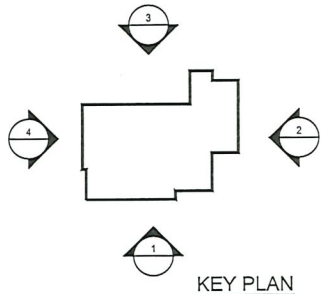
1. FRONT ELEVATION

2. RIGHT ELEVATION

4. LEFT ELEVATION



3. REAR ELEVATION



KEY PLAN
N.T.S.

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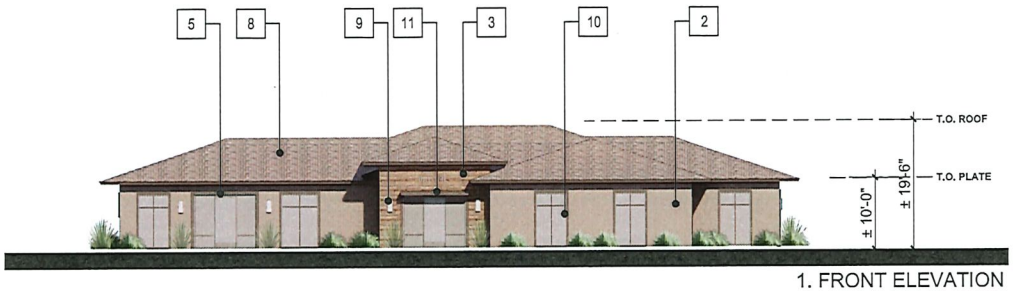
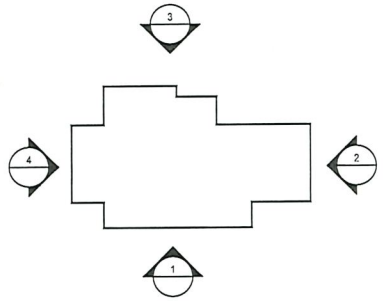
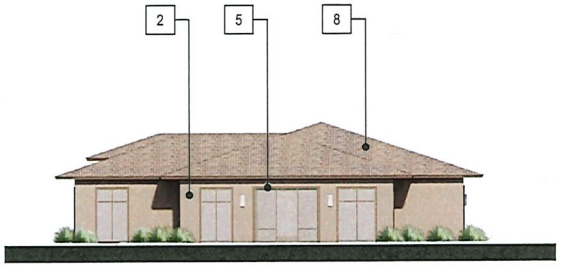
12. GARAGE OPENING - N/A
13. STUCCO (ACCENT) - SW 6664 Marigold



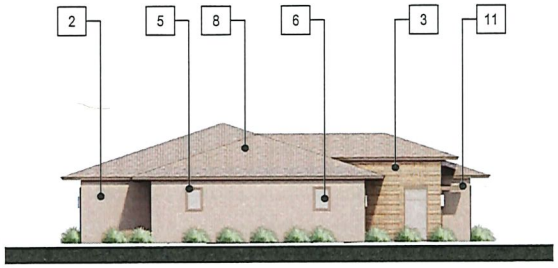
1. FRONT ELEVATION



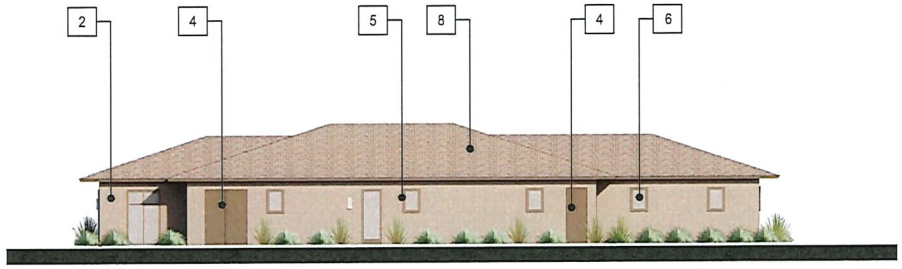
KEY PLAN
N.T.S.



2. RIGHT ELEVATION



4. LEFT ELEVATION



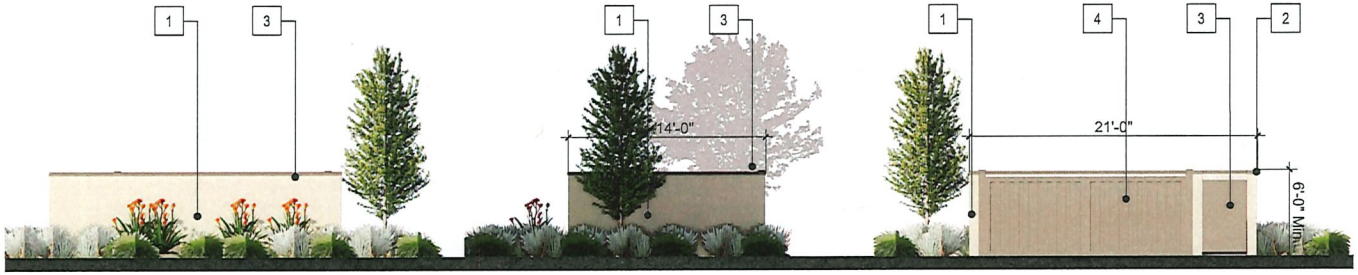
3. REAR ELEVATION

MATERIAL LEGEND

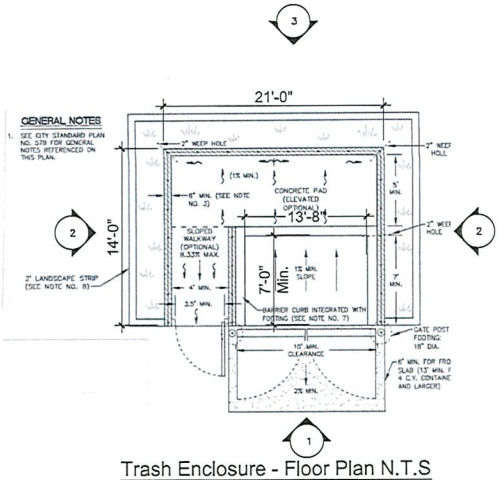
1. STUCCO 1 - SW 6148 Wool Skin or Similar
2. STUCCO 2 - SW 7038 Tony Taupe or Similar
3. STONE VENEER - Coronado, Rough Cut Wood, Rustic Cedar or Similar
4. DOOR - SW 6145 Thatch Brown or Similar
5. TRIM - SW 6145 Thatch Brown or Similar
6. WINDOW - VPI, Adobe or Similar
7. METAL RAILING - SW 6145 Thatch 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

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



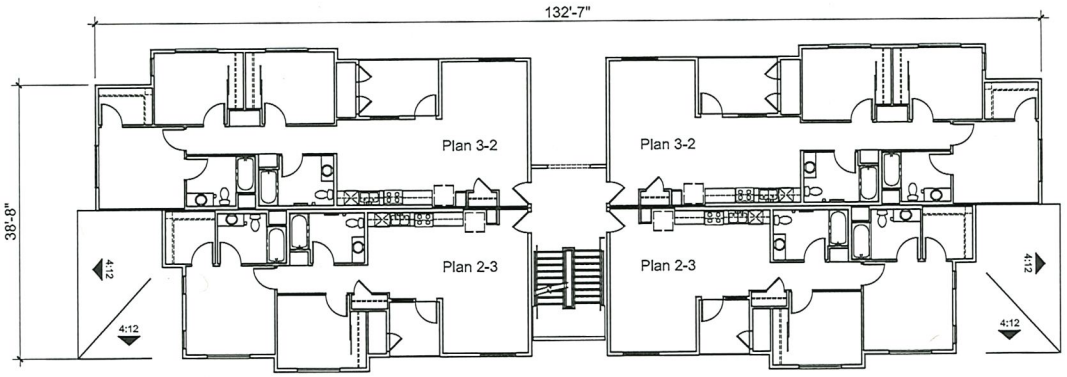
Trash Enclosure - Floor Plan N.T.S
To Be Used for This Project per
City Trash Standard No. 57A

Site Trash Summary

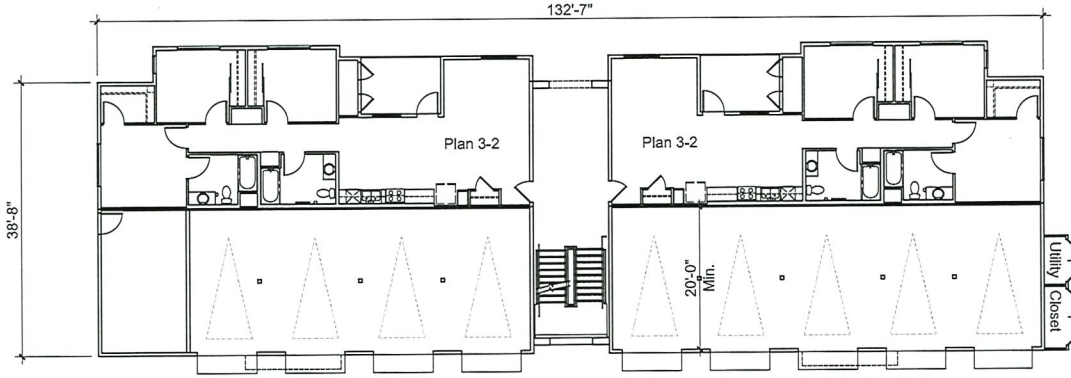
Residential Apartments: 2 trash enclosures*
Daycare Building: 1 trash enclsosure*

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.

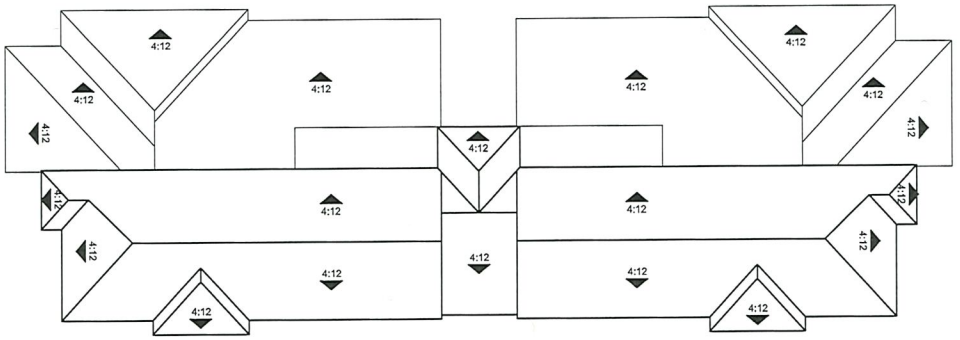


Level 2

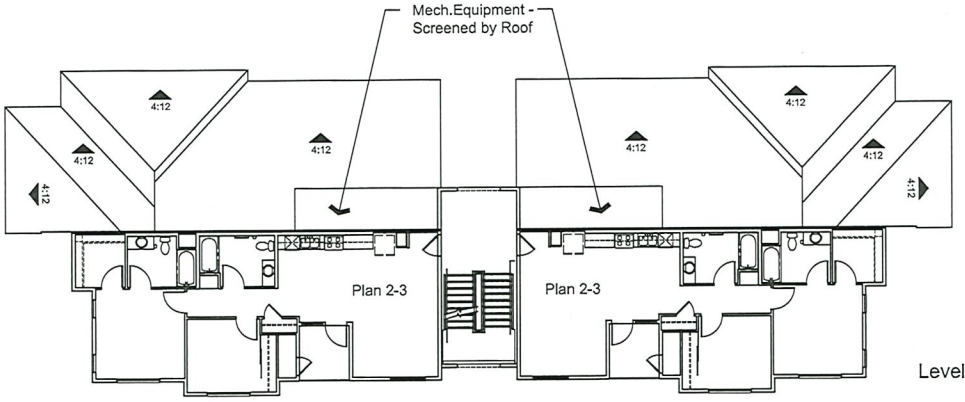


Level 1

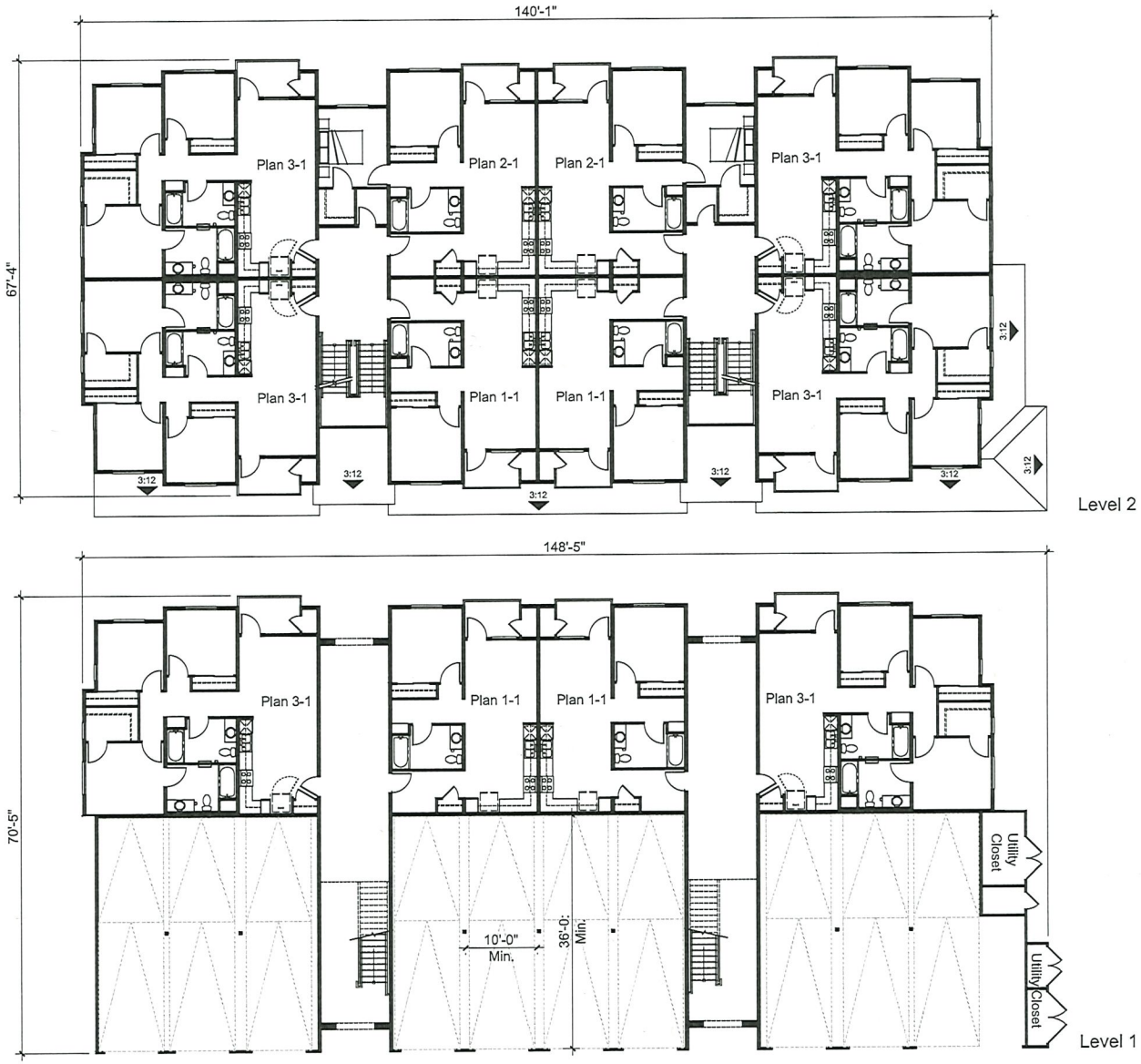
Building 'A' - Area	
Level 1	± 5,620 G.S.F.
Level 2	± 5,205 G.S.F.
Level 3	± 2,615 G.S.F.
Total	± 13,440 G.S.F.



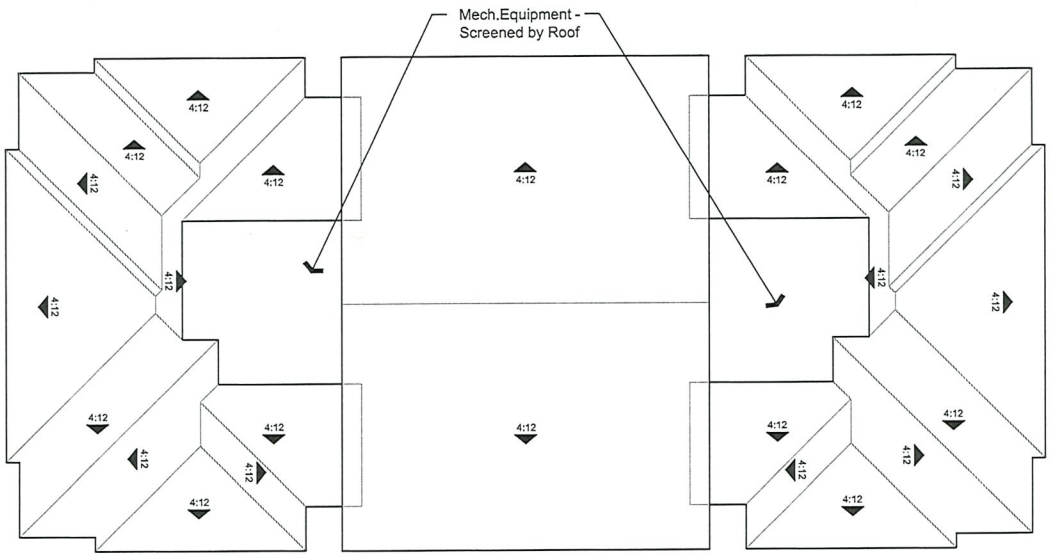
Roof Plan



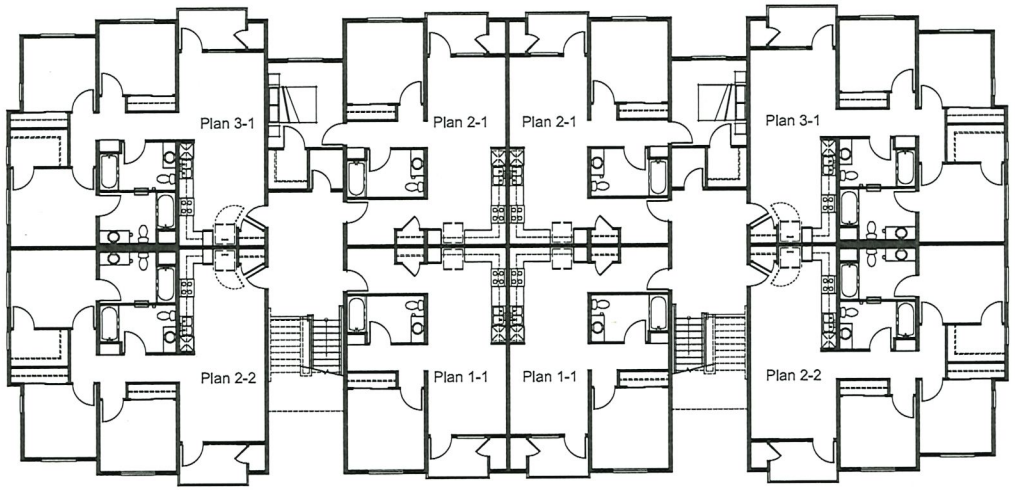
Level 3



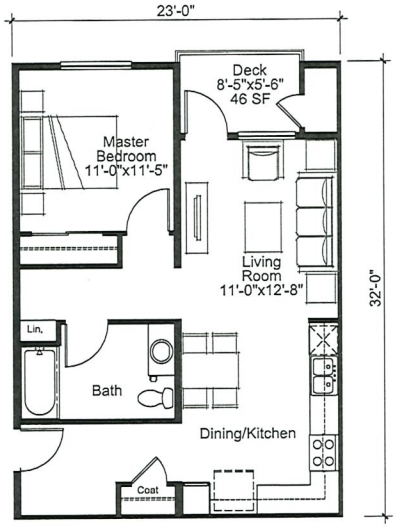
Building 'B' - Area	
Level 1	± 9,778 G.S.F.
Level 2	± 8,586 G.S.F.
Level 3	± 8,586 G.S.F.
Total	± 26,950 G.S.F.


Mech.Equipment -
Screened by Roof
4:12

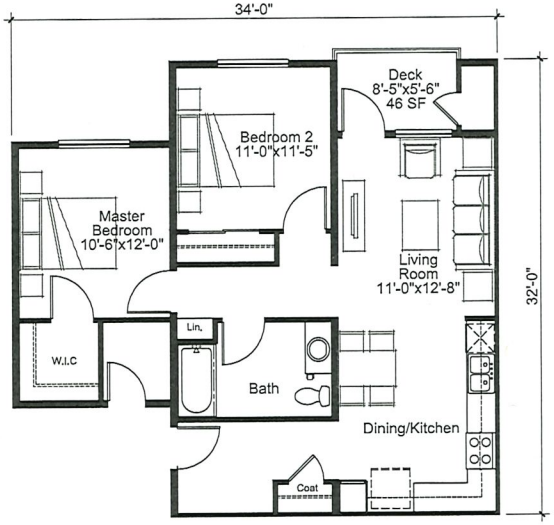
Roof


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

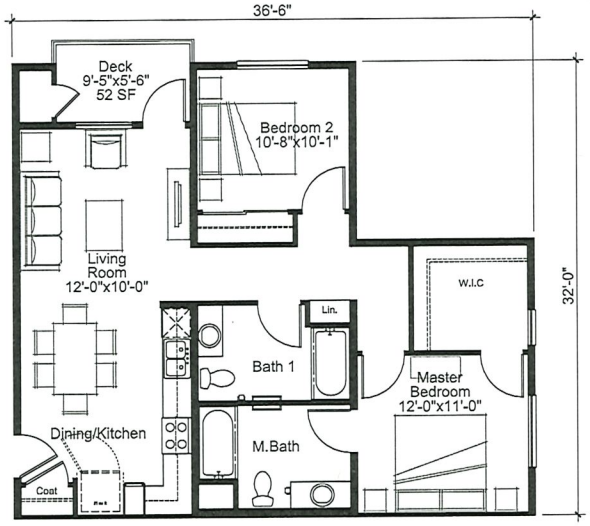
Level 3



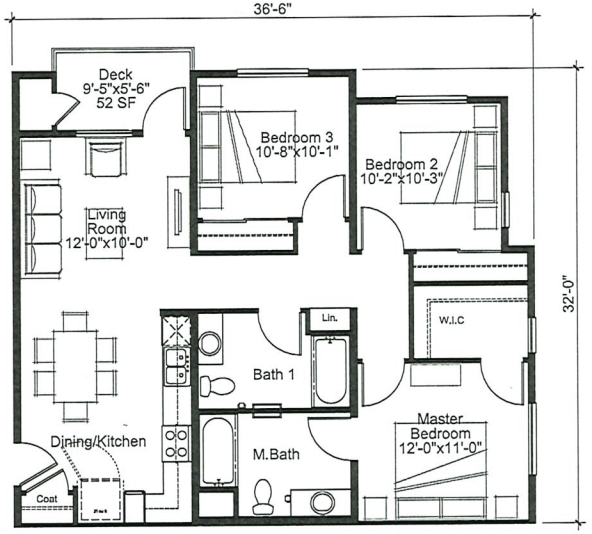
UNIT TYPE P1-1
1 BEDROOM / 1 BATHROOM
±641 NET SF
±743 GROSS SF



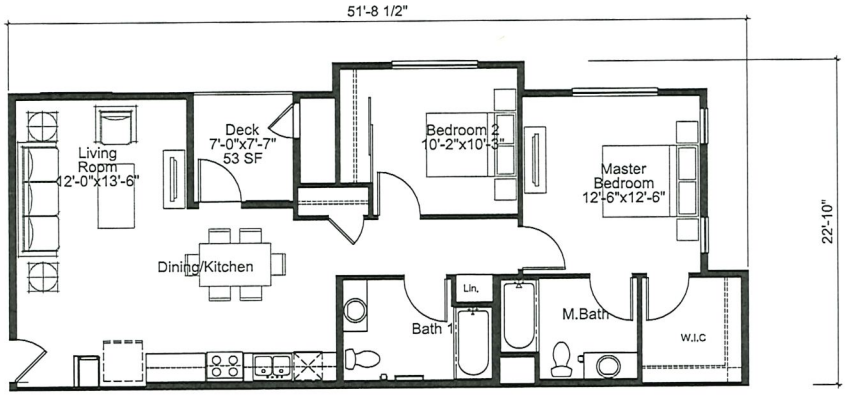
UNIT TYPE P2-1
2 BEDROOM / 2 BATHROOM
±838 NET SF
±950 GROSS SF



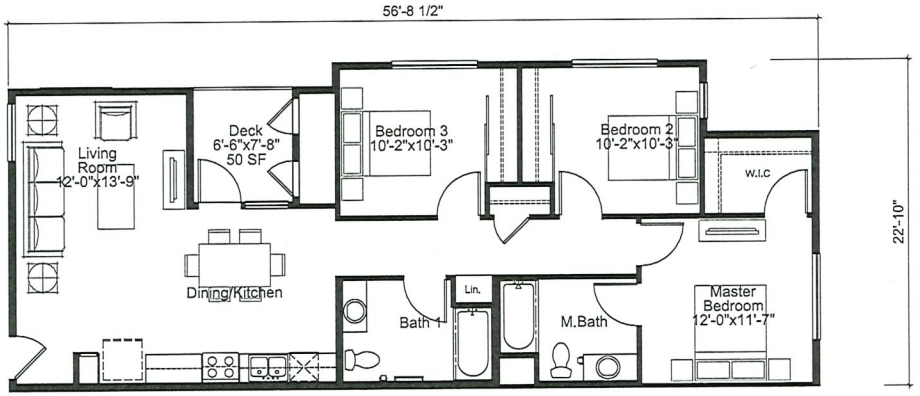
UNIT TYPE P2-2
3 BEDROOM / 2 BATHROOM
±899 NET SF
±1028 GROSS SF



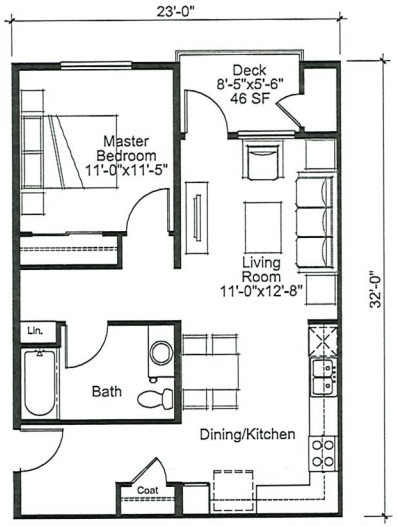
UNIT TYPE P3-1
3 BEDROOM / 2 BATHROOM
±1,008 NET SF
±1141 GROSS SF



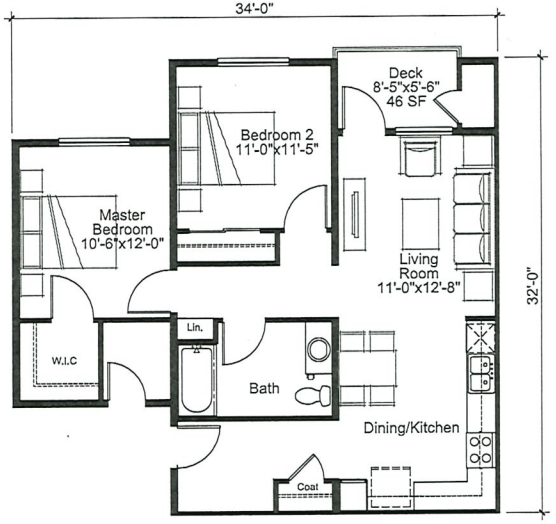
UNIT TYPE P2-3
2 BEDROOM / 2 BATHROOM
±990 NET SF
±1072 GROSS SF



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



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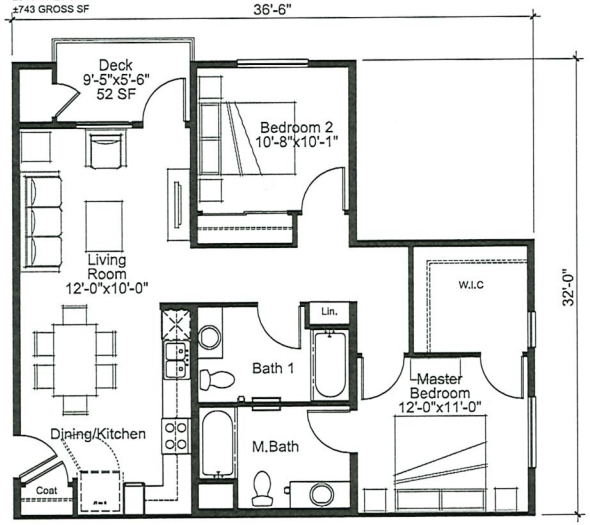
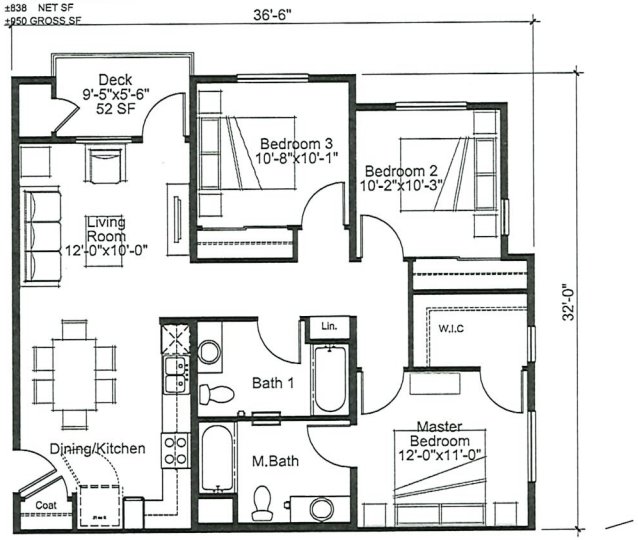
±950 GROSS SF

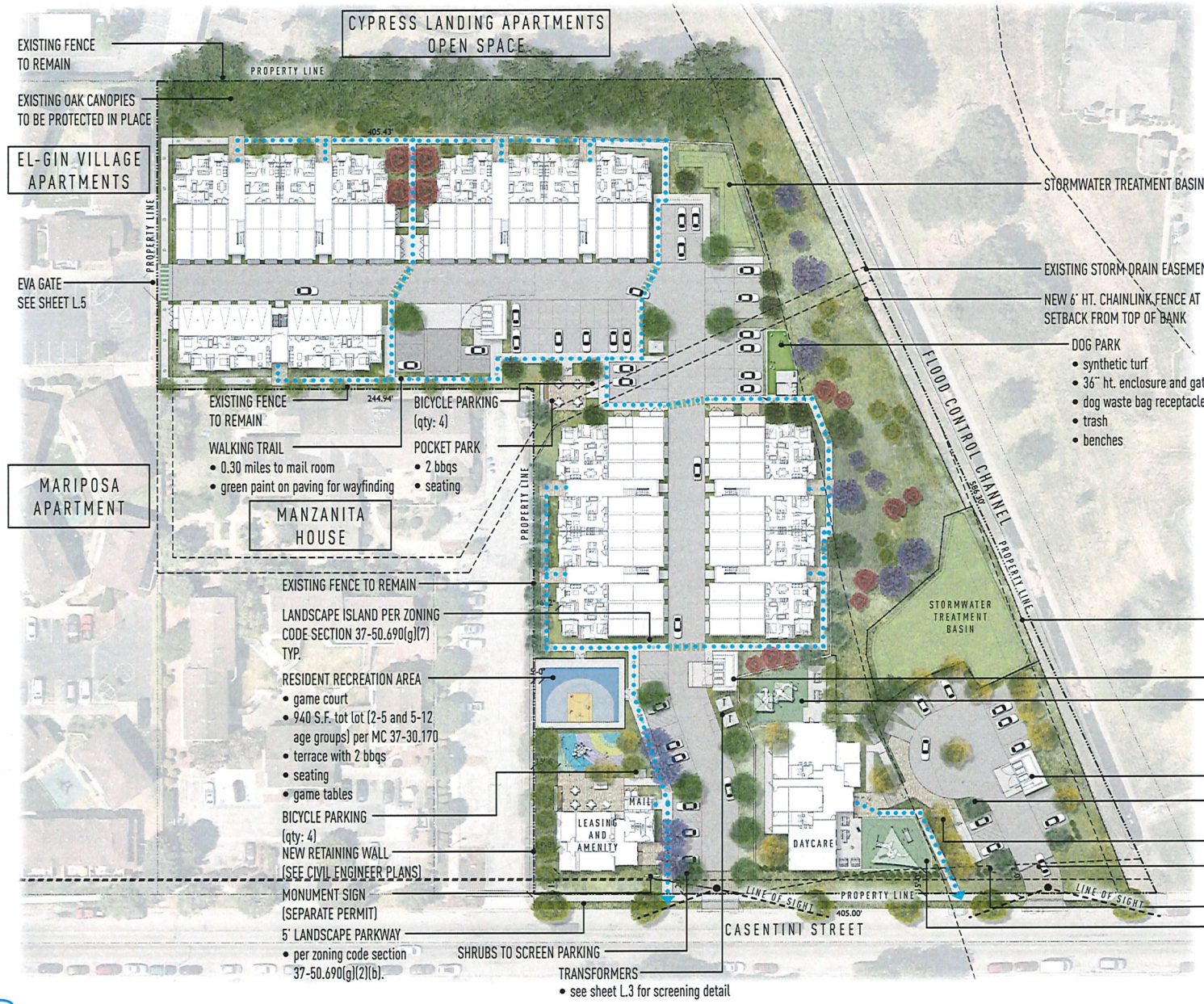


UNIT TYPE P2-2
3 BEDROOM / 2 BATHROOM
±899 NET SF
±1028 GROSS SF



UNIT TYPE P3-1
3 BEDROOM / 2 BATHROOM
±1,008 NET SF
±1,141 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



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
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

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.

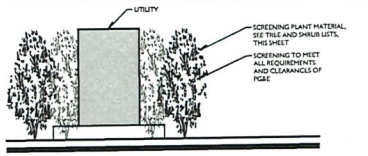
BOTANICAL NAME:	COMMON NAME:	SIZE:	CA NATIVE:	WUCOL
COPROSMA KIRKII	TRAKINS COPROSMA	1 GAL		Low
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	*	Low
MYOPORUM PARVIFOLIUM	DWARF MYOPORUM	1 GAL		Low
ROSMARINUS OFFICINALIS	DWARF ROSEMARY	1 GAL		Low

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:

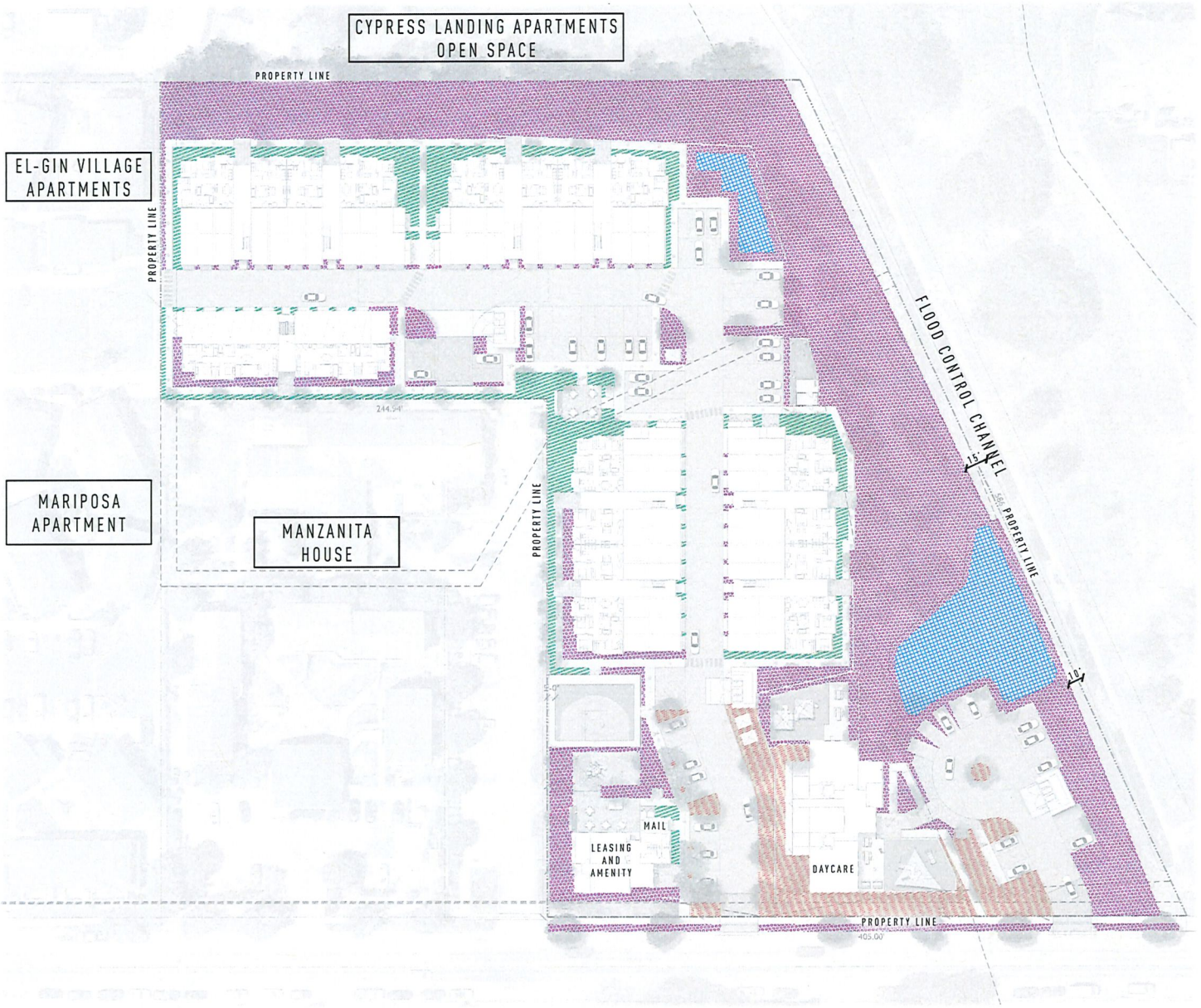


A UTILITY SCREENING

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

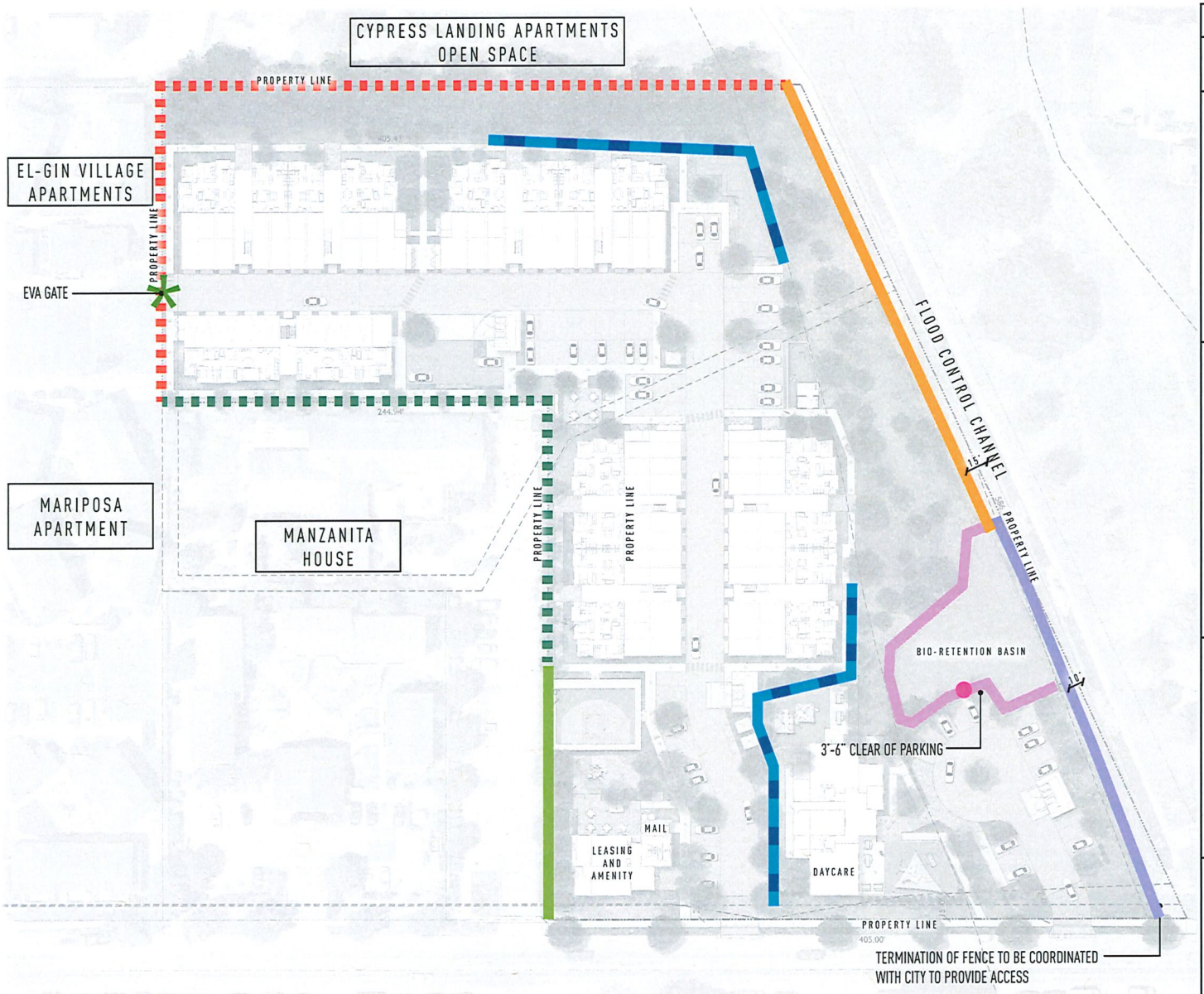
MILESTONE HOUSING GROUP
MONTEREY COUNTY HOUSING AUTHORITY
DEVELOPMENT CORPORATION

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.

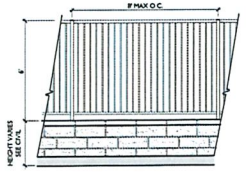
EXISTING 6' HT. WOOD FENCE, PROTECT IN PLACE, PAINT PROJECT SIDE, COLOR TO MATCH EXISTING

EXISTING CHAINLINK FENCE, PROTECT IN PLACE

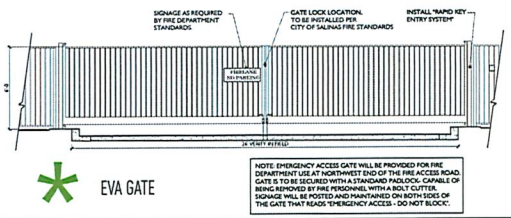
NEW 6' HT. CHAINLINK FENCE AT 15' SETBACK FROM TOP OF BANK

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

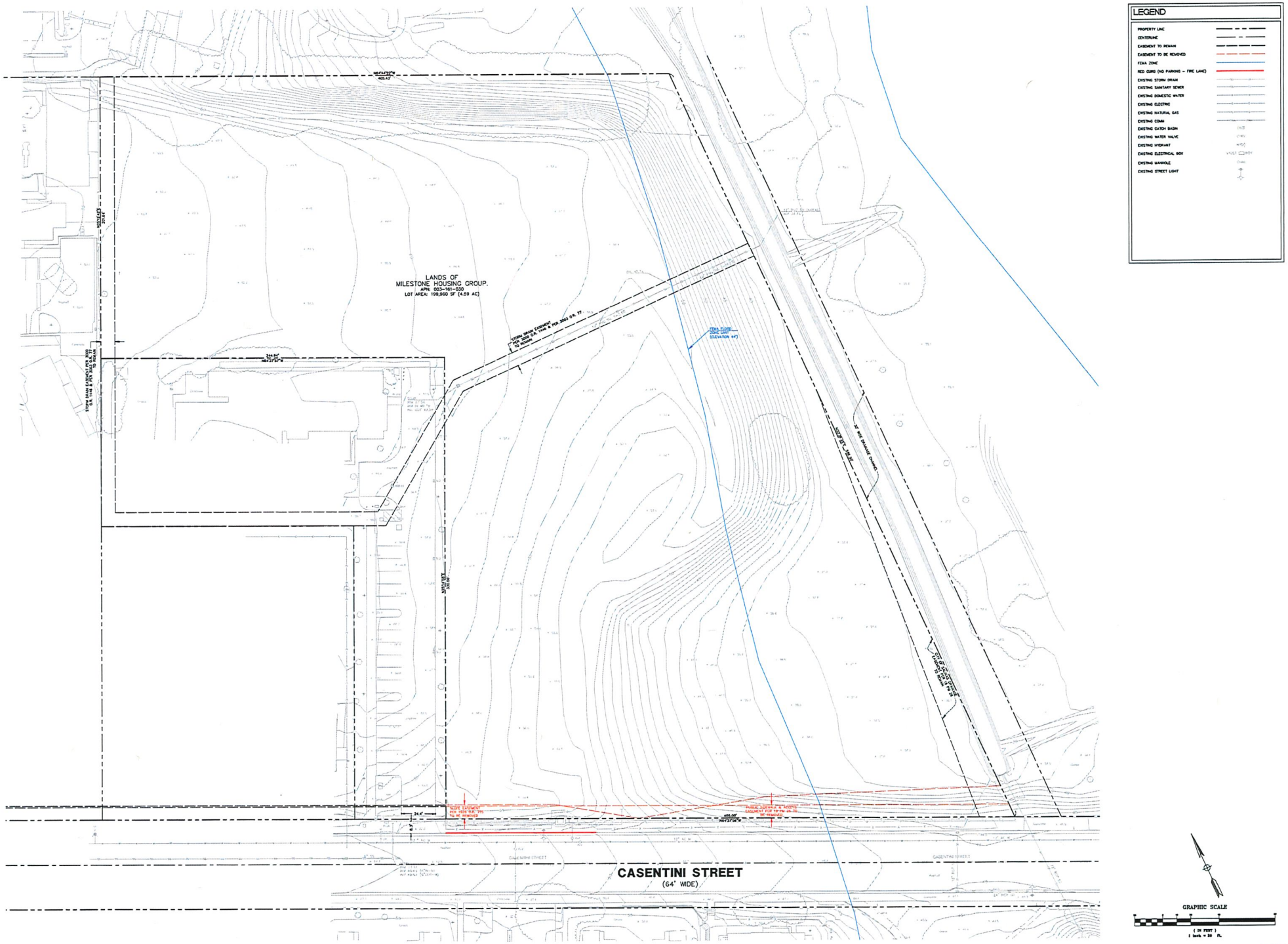
CASENTINI STREET FAMILY APARTENTS + DAYCARE
SALINAS, CA

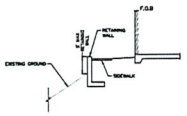
0 15' 30' 60'

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

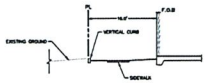
WALL & FENCE PLAN

L.5

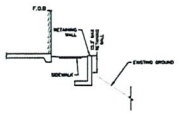

LEGEND
PROPERTY LINE
CENTERLINE
EASEMENT TO REMAIN
EASEMENT TO BE REMOVED
FEMA ZONE
RED CURB (NO PARKING – FIRE LANE)
EXISTING STORM DRAIN
EXISTING SANITARY SEWER
EXISTING DOMESTIC WATER
EXISTING ELECTRIC
EXISTING NATURAL GAS
EXISTING COMM
EXISTING CATCH BASIN
EXISTING WATER VALVE
EXISTING HYDRANT
EXISTING ELECTRICAL BOX
EXISTING MANHOLE
EXISTING STREET LIGHT
LANDS OF
MILESTONE HOUSING GROUP.
APN: 003-161-030
LOT AREA: 199,960 SF (4.59 AC)
CASENTINI STREET
(64' WIDE)
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



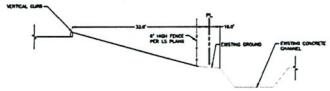
SECTION A
1"=10'



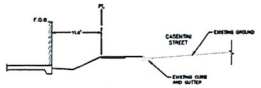
SECTION B
1"=10'



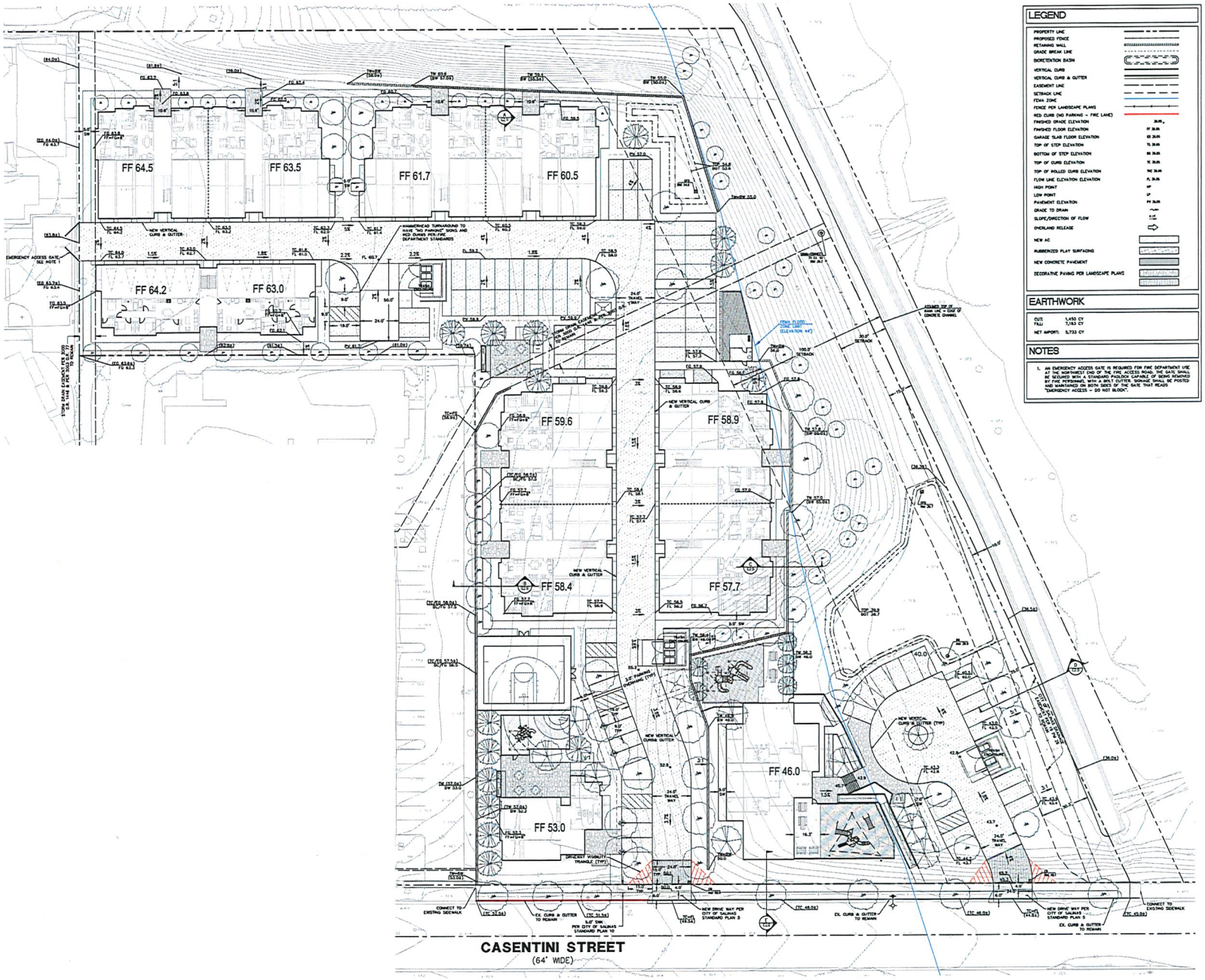
SECTION C
1"=10'



SECTION D
1"=10'



SECTION E
1"=10'



LEGEND

PROPERTY LINE
PROPOSED FENCE
RETAINING WALL
GRADE BREAK LINE
DETENTION 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.

BKF 3230 N. FIRST STREET SUITE 600 SAN JOSE, CA 95112 (408) 467-9100 www.bkf.com

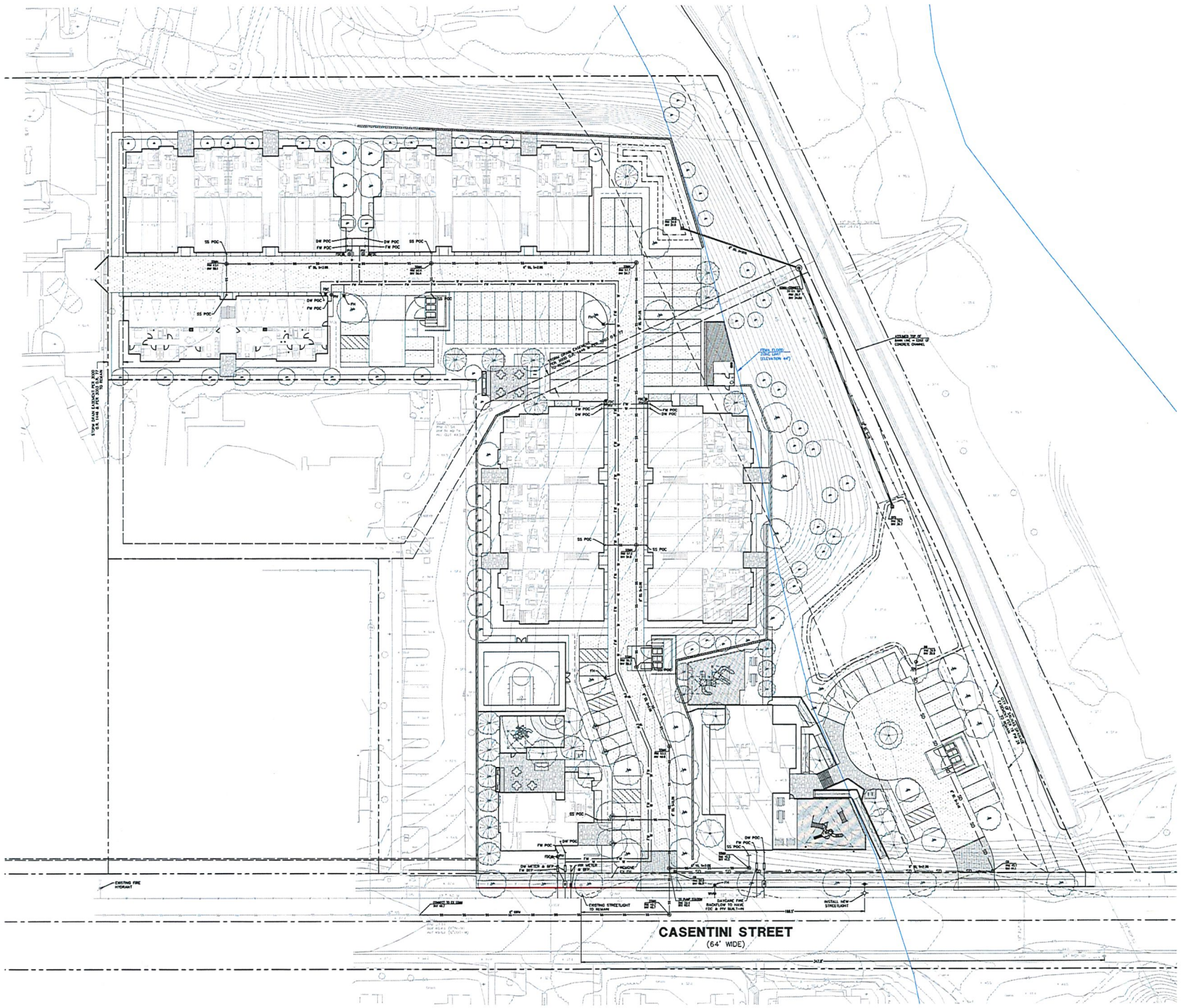
MILESTONE HOUSING GROUP

CASENTINI STREET FAMILY APARTMENTS
SALINAS, CA

MILESTONE
02/13/2026

PRELIMINARY
SITE AND GRADING PLAN

C2.0



LEGEND

- PROPERTY LINE
- CENTERLINE
- EASEMENT
- FEMA ZONE
- PERFORATED PIPE
- BIORETENTION BASIN
- PROPOSED STORM DRAIN (UNTREATED)
- PROPOSED STORM DRAIN (TREATED)
- PROPOSED SANITARY SEWER
- PROPOSED DOMESTIC WATER
- PROPOSED IRRIGATION
- PROPOSED FIRE WATER
- PROPOSED JOINT TRENCH
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- OVERFLOW DRAIN/DROP INLET
- STORM DRAIN JUNCTION BOX
- CATCH BASIN
- AREA DRAIN
- BUBBLER BOX
- STORM DRAIN/SANITARY SEWER CLEANOUT
- INVERT ELEVATION
- RIM ELEVATION
- WATER VALVE
- FIRE HYDRANT/FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- WATER METER
- BACKFLOW PREVENTION
- REDUCED PRESSURE PRINCIPLE ASSEMBLY
- REDUCED PRESSURE DETECTION ASSEMBLY
- PROPOSED STREET LIGHT

NOTES

1. 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 24,000 SQUARE FEET AND TYPE V-A CONSTRUCTION AS LISTED IN TABLE B105.1 OF THE CALIFORNIA FIRE CODE, WITH REDUCTION GRANTED FOR FOOTNOTES A AND B.

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

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	6,470

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
ii. DMA 2 C = 0.66

i. 95TH PERCENTILE, 24-HOUR RAINFALL DEPTH = 1.1 in
RETENTION TRIBUTARY AREA
DMA 1 = 27,111 SF
ii. 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: 190,900 ft²

Pre-Project		Unchanging	
Impervious Area:	- ft²	Impervious Area:	- ft²
Post-Project		Unchanging	
Impervious Area:	112,555 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:	112,558 ft²	- ft²	
Total New and Replaced Impervious Area:		112,558 ft²	

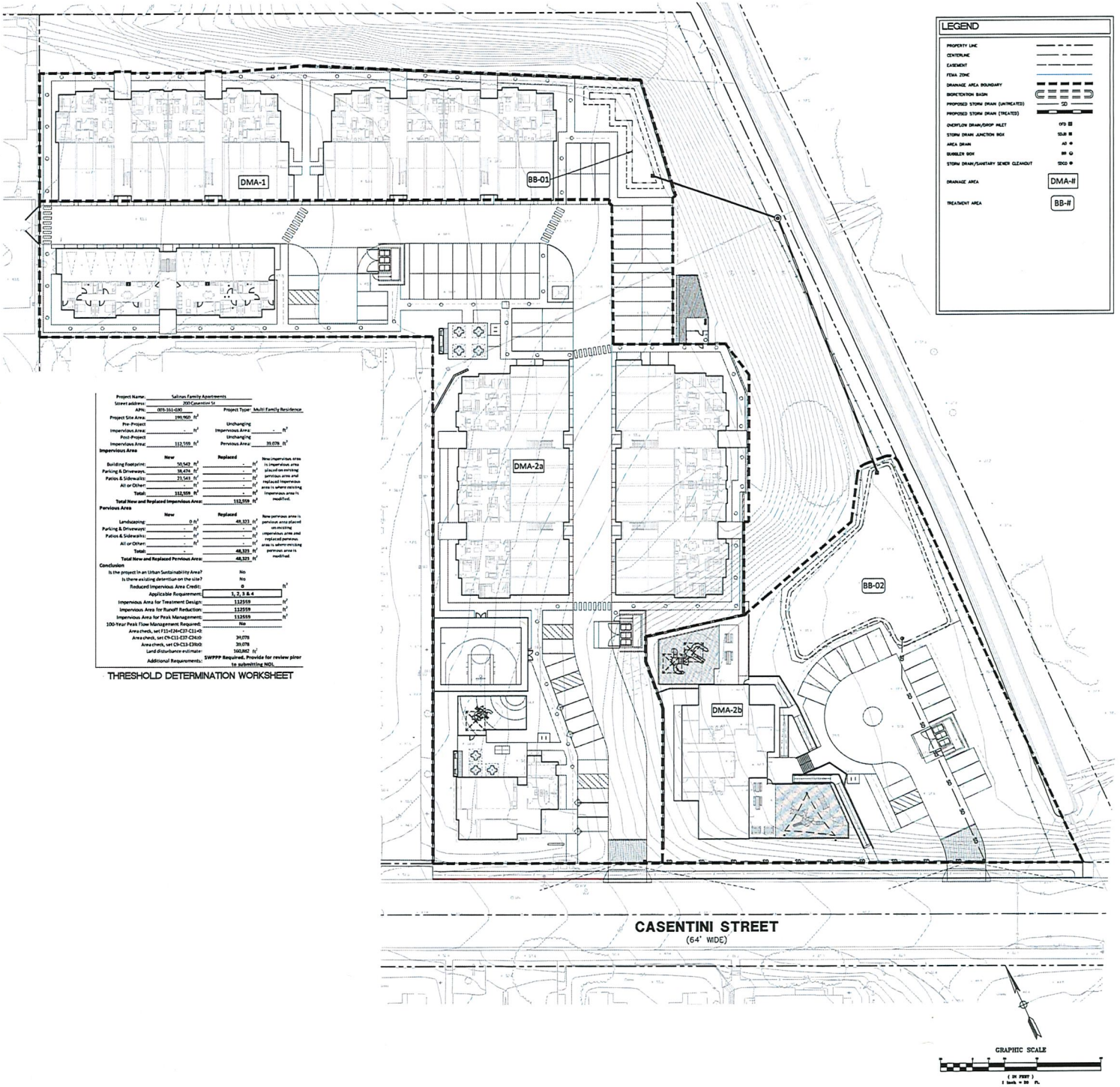
Pervious Area

	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:	112559	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+C17-C11+0:		
Area check, set C9=(C17-E17-C9+0:	39,078	
Area check, set C9-C13-C39)=0:	39,078	
Land disturbance estimate:	160,967 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-#

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

PRELIMINARY STORMWATER CONTROL PLAN

C4.0

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
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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. <u>Address Posting</u>

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. <u>Building Identification</u> - 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. <u>Emergency Access Gate</u> – 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.

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City of Salinas
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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

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

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.

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...

4/29/2026 | 4:54 PM PDT

Marcus Griffin
Authorized Owner/Project Representative

Date

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

4/29/2026 | 5:44 PM PDT

Orlando Reyes-Rodas, Assistant Director
Community Development Department

Date

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							

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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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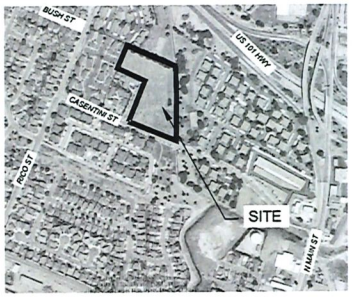
EXHIBIT A

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

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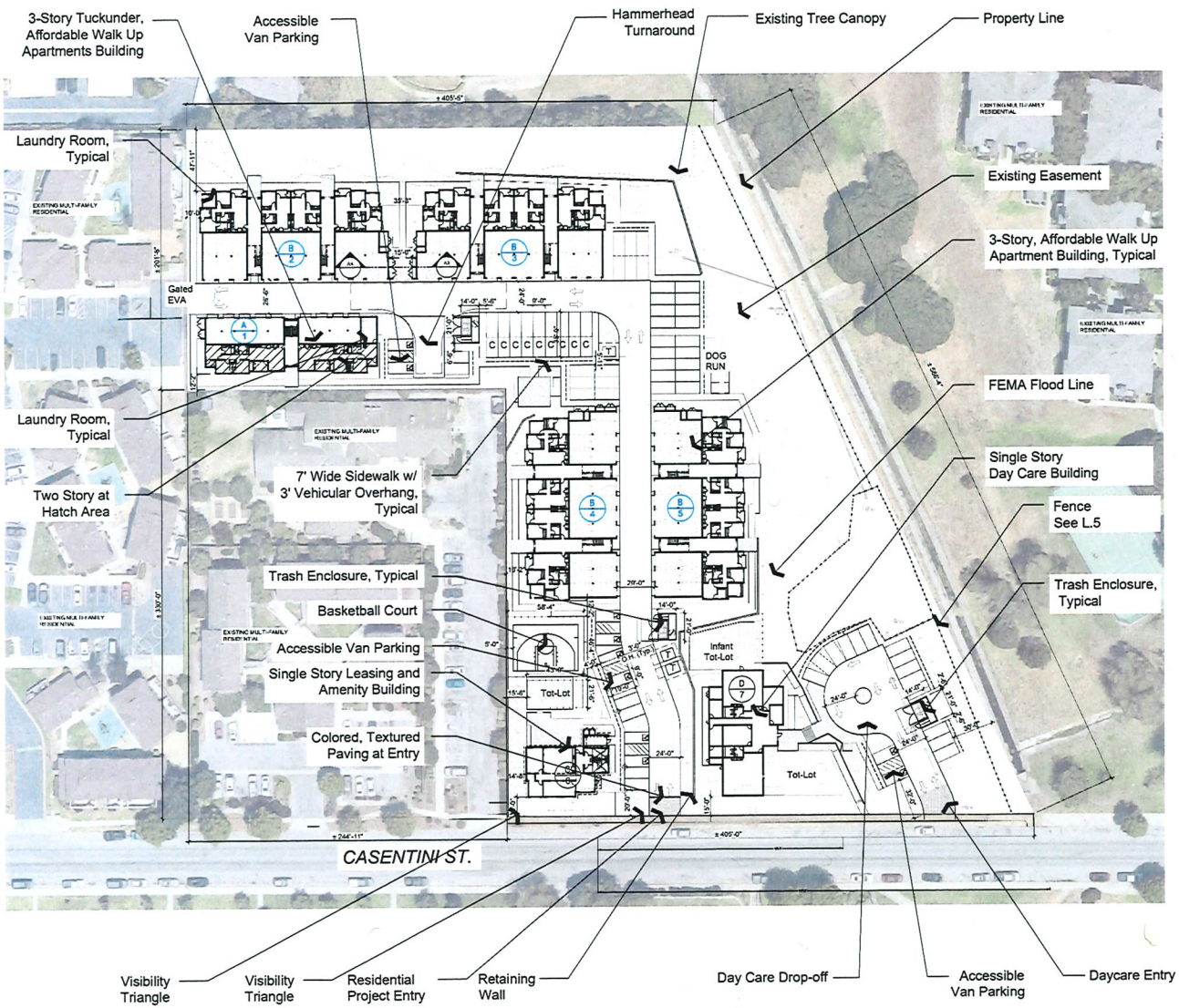


Site Summary		
Lot/ Site Area	4.59 AC	(199,960 SF)
Dwelling Units	88 DU	
Density	19.17 DU/AC	
Aparment Buildings 1-5	121,240 SF	
Amenity Building 6	2,400 SF	
Daycare Building 7	4,335 SF	
F.A.R.	0.64	

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.**

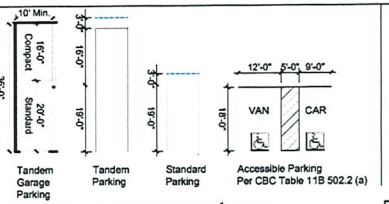
Multi-Family Affordable Accessible Parking Calculations					
% Required***	1 Bedroom	2 Bedroom	3 Bedroom		Total
5% Required	2	2	2		6
Total Required (1:6 -Van Inclusive of Total)					6 (1 Van)
% Required***	Remaining Parking Spaces				
2% Required	64				2
Total Required (Van Inclusive of Total)					2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

X/X 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%
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PLAN 3-1	50.00%

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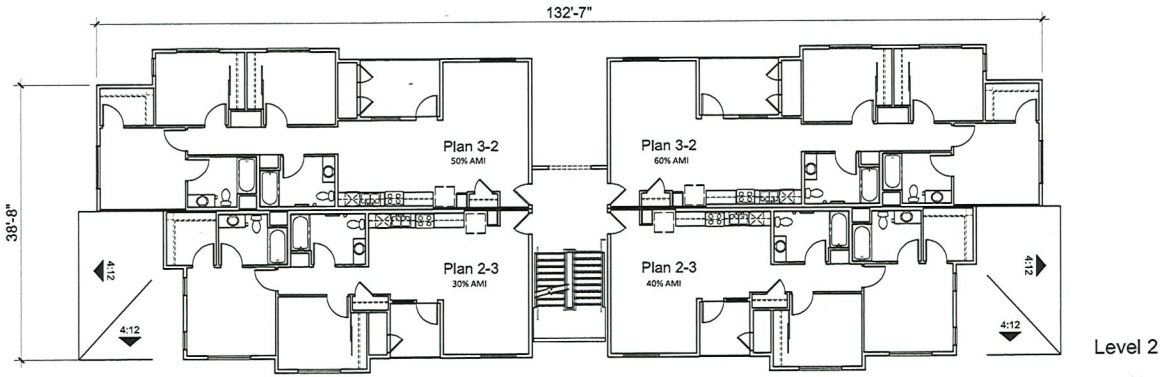
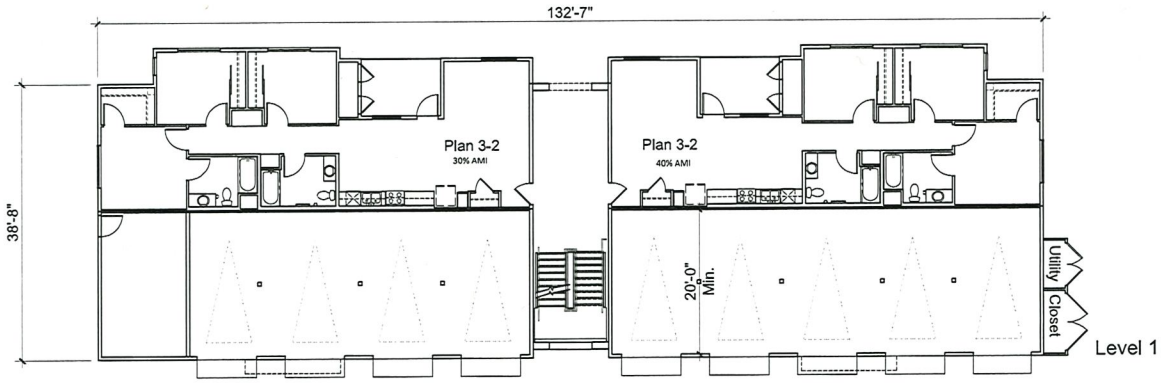


Level 2



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

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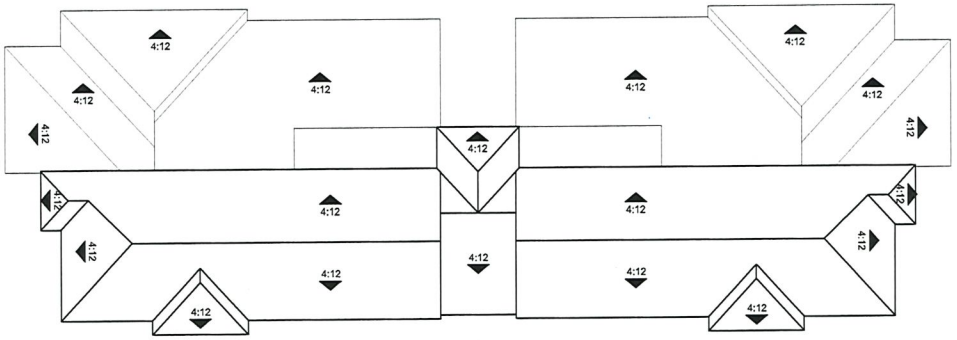
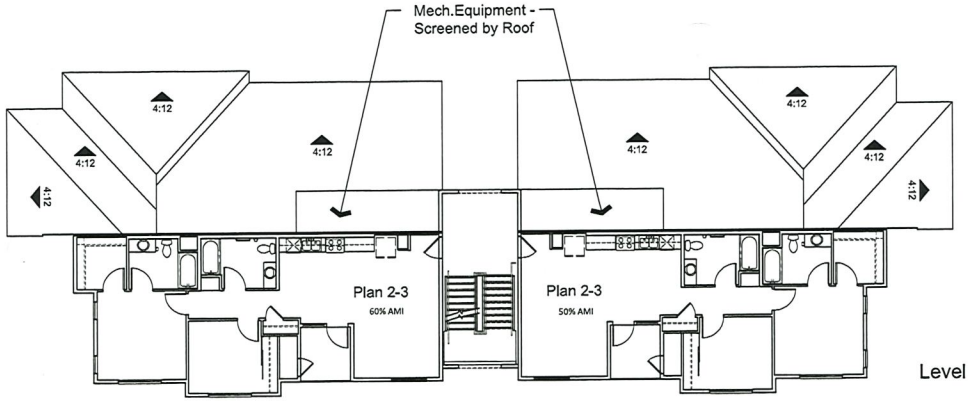


Roof Plan



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

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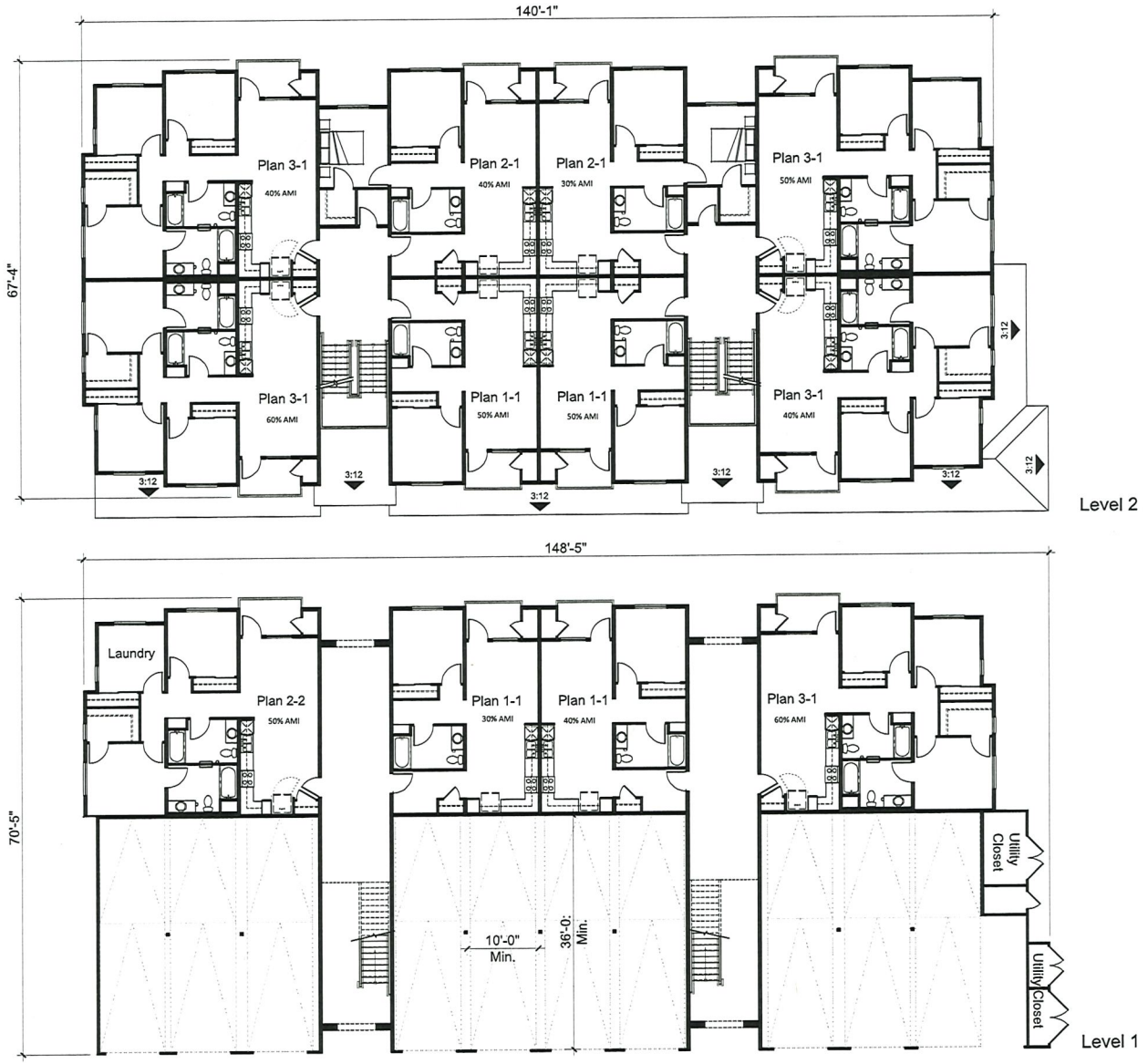

BLDG 2	AMI
LEVEL 1	
PLAN 1-1	30.00%
PLAN 1-1	40.00%
PLAN 2-2	50.00%
PLAN 3-1	60.00%
LEVEL 2	
PLAN 1-1	50.00%
PLAN 1-1	50.00%
PLAN 2-1	30.00%
PLAN 2-1	40.00%
PLAN 3-1	40.00%
PLAN 3-1	40.00%
PLAN 3-1	50.00%
PLAN 3-1	60.00%
LEVEL 3	
PLAN 1-1	50.00%
PLAN 1-1	60.00%
PLAN 2-1	50.00%
PLAN 2-1	60.00%
PLAN 3-1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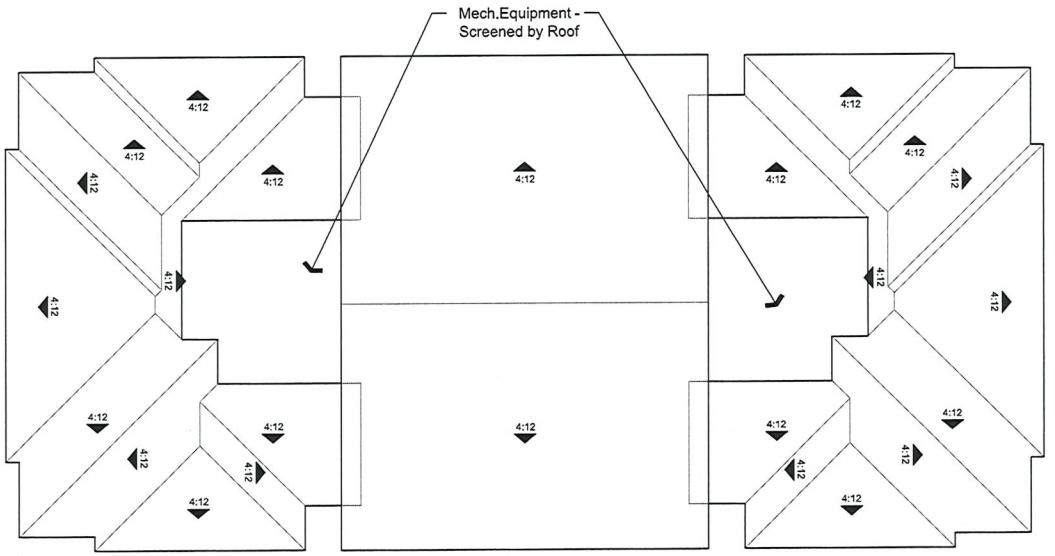
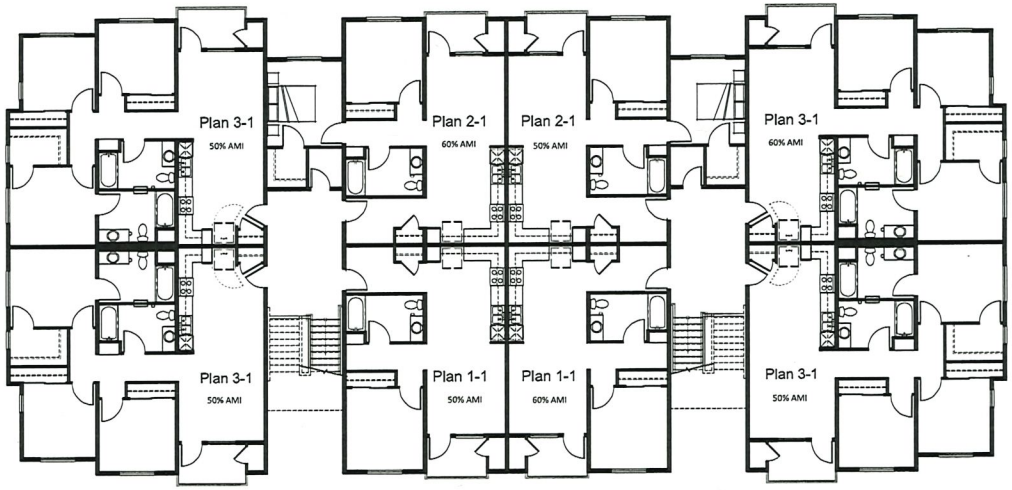
BUILDING 2



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

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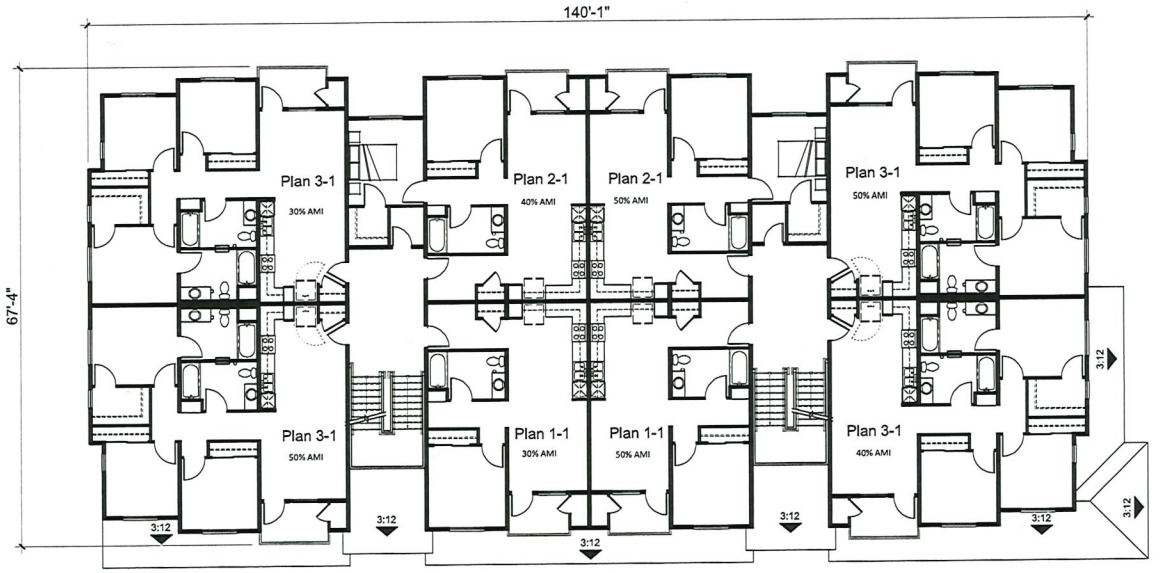
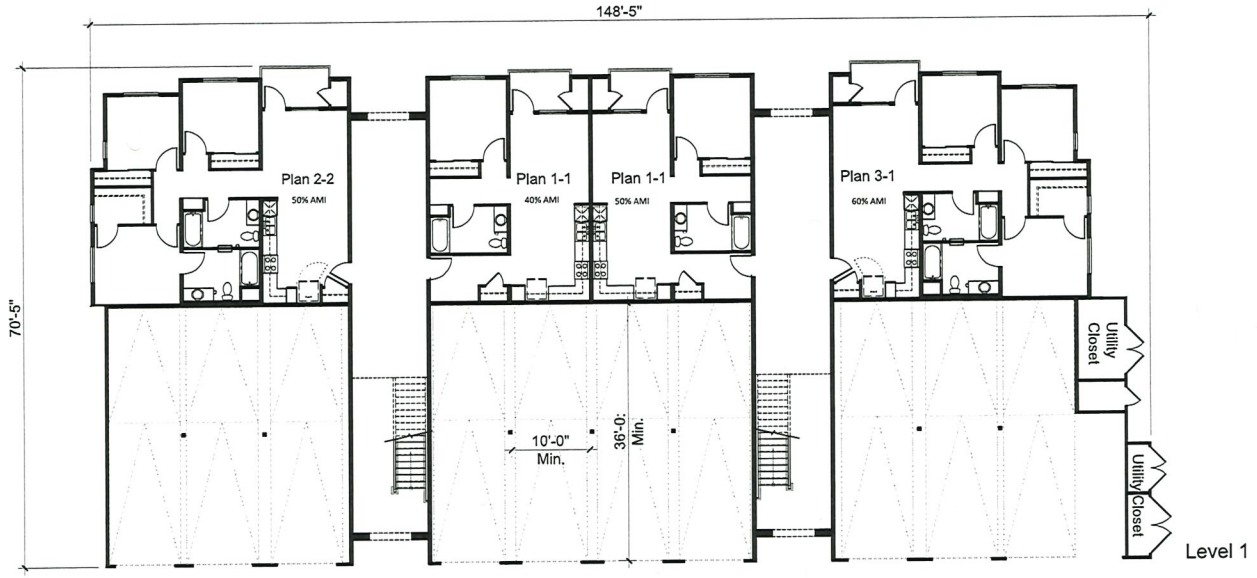


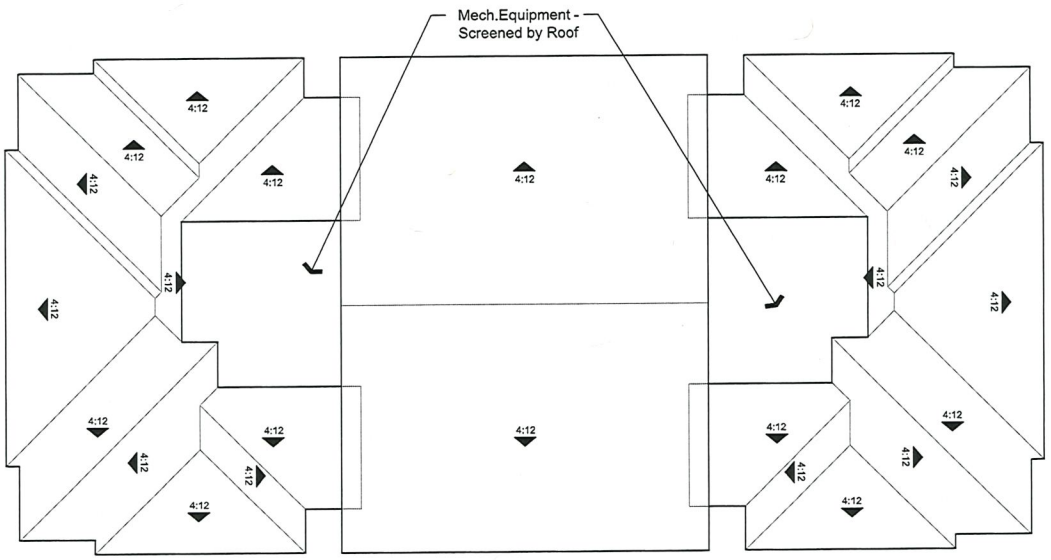


BLDG 3	AMI
LEVEL 1	
PLAN 1-1	50.00%
PLAN 1-1	40.00%
PLAN 2-2	50.00%
PLAN 3-1	60.00%
LEVEL 2	
PLAN 1-1	30.00%
PLAN 1-1	50.00%
PLAN 2-1	50.00%
PLAN 2-1	40.00%
PLAN 3-1	30.00%
PLAN 3-1	40.00%
PLAN 3-1	50.00%
PLAN 3-1	60.00%
LEVEL 3	
PLAN 1-1	50.00%
PLAN 1-1	60.00%
PLAN 2-1	50.00%
PLAN 2-1	60.00%
PLAN 3-1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

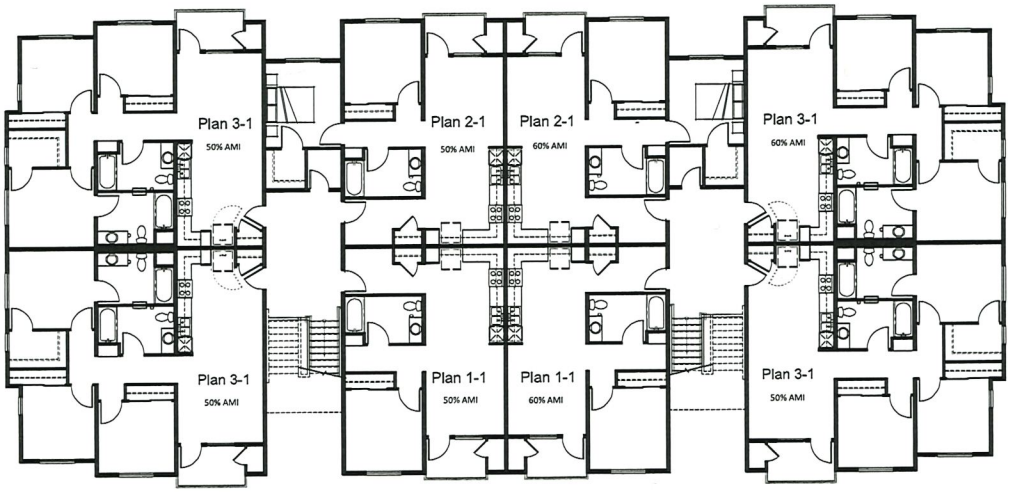
Building 'B' - Area	
Level 1	± 9,778 G.S.F.
Level 2	± 8,586 G.S.F.
Level 3	± 8,586 G.S.F.
Total	± 26,950 G.S.F.

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

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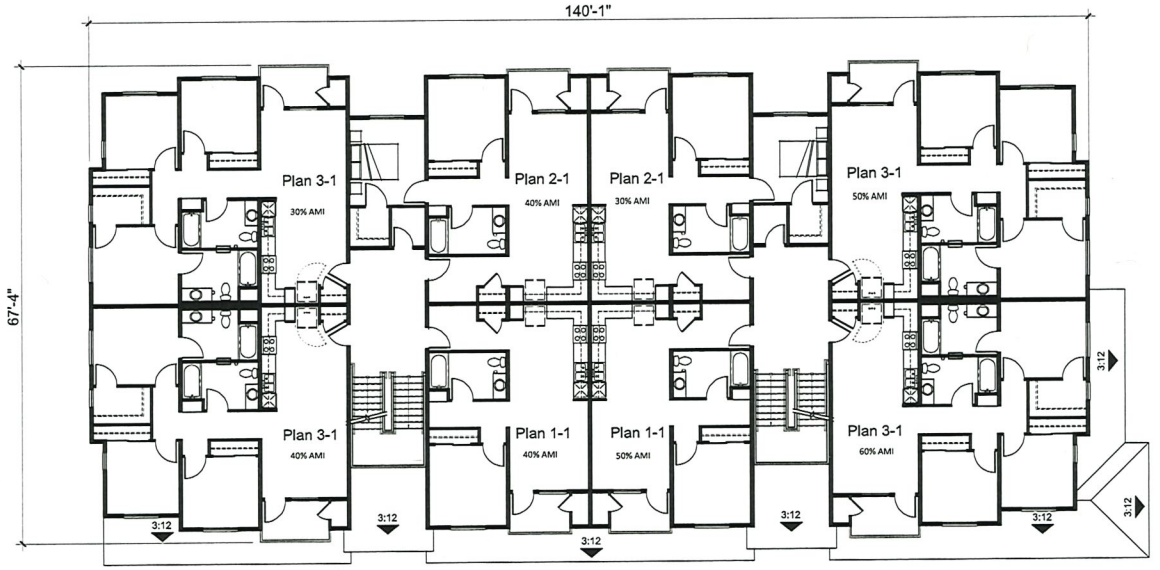
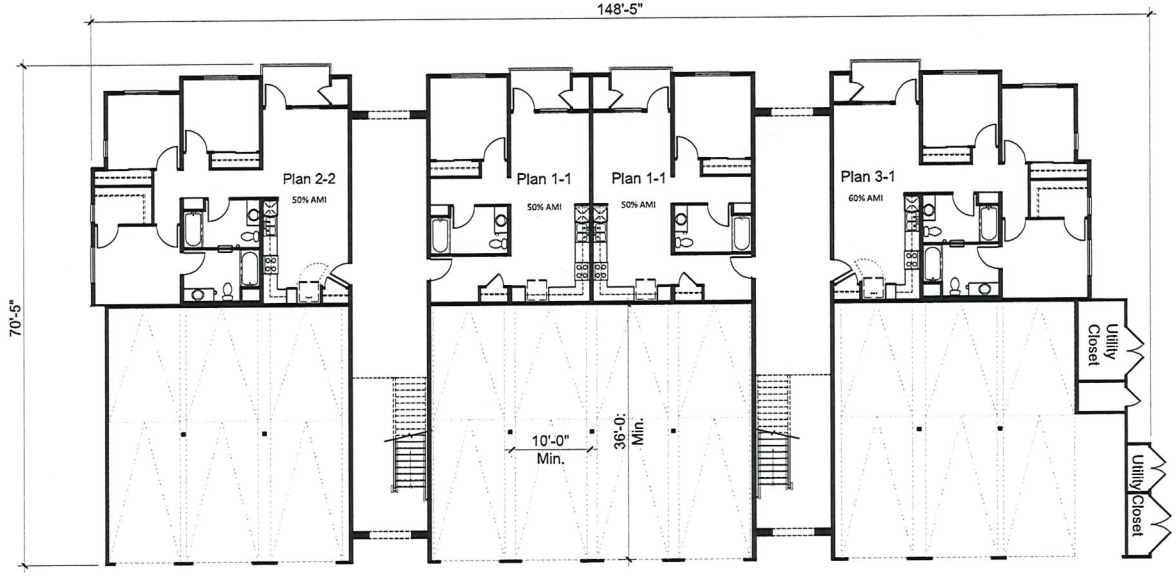


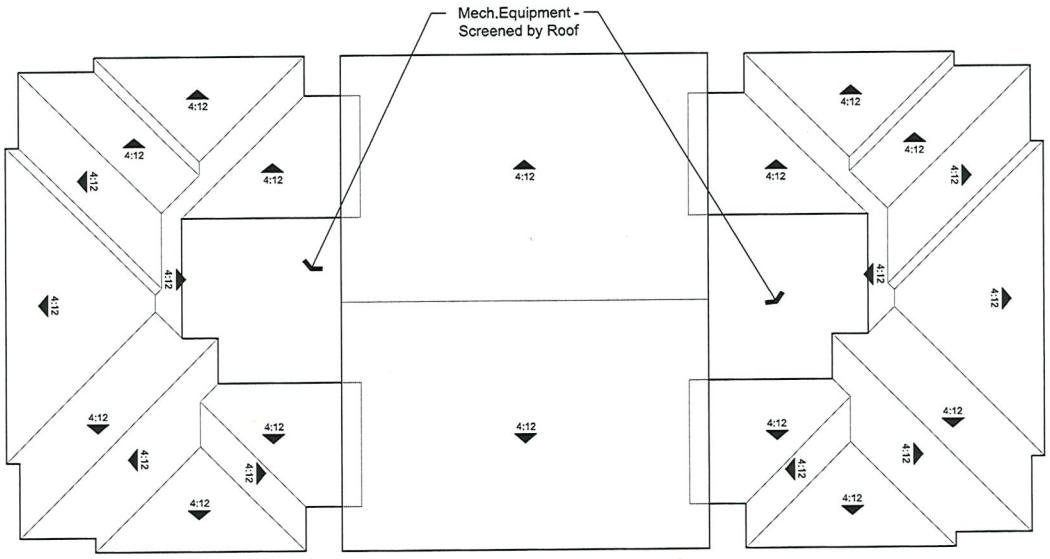


BLDG 4	AMI
LEVEL 1	
PLAN 1-1	50.00%
PLAN 1-1	50.00%
PLAN 2-2	50.00%
PLAN 3-1	60.00%
LEVEL 2	
PLAN 1-1	50.00%
PLAN 1-1	40.00%
PLAN 2-1	30.00%
PLAN 2-1	40.00%
PLAN 3-1	30.00%
PLAN 3-1	40.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
LEVEL 3	
PLAN 1-1	50.00%
PLAN 1-1	60.00%
PLAN 2-1	50.00%
PLAN 2-1	60.00%
PLAN 3-1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

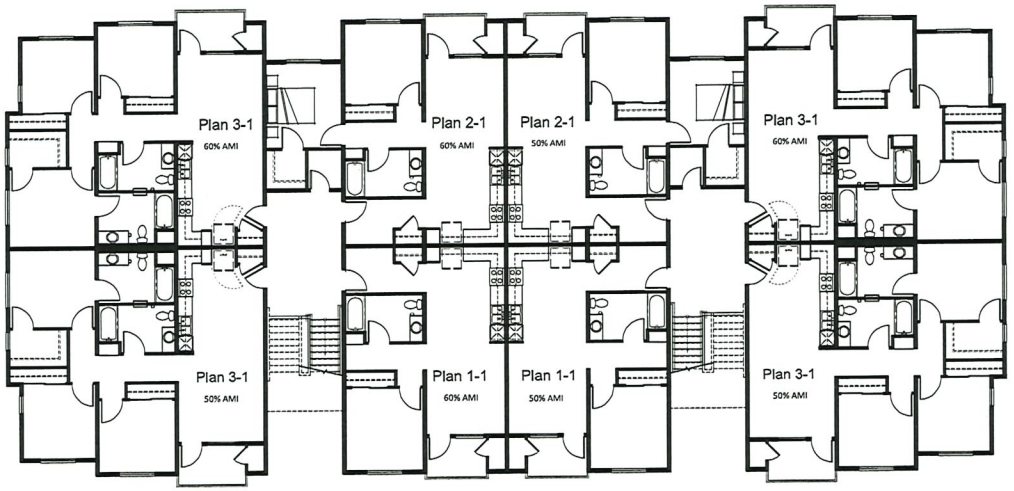
Building 'B' - Area	
Level 1	± 9,778 G.S.F.
Level 2	± 8,586 G.S.F.
Level 3	± 8,586 G.S.F.
Total	± 26,950 G.S.F.

BUILDING 4

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



Roof

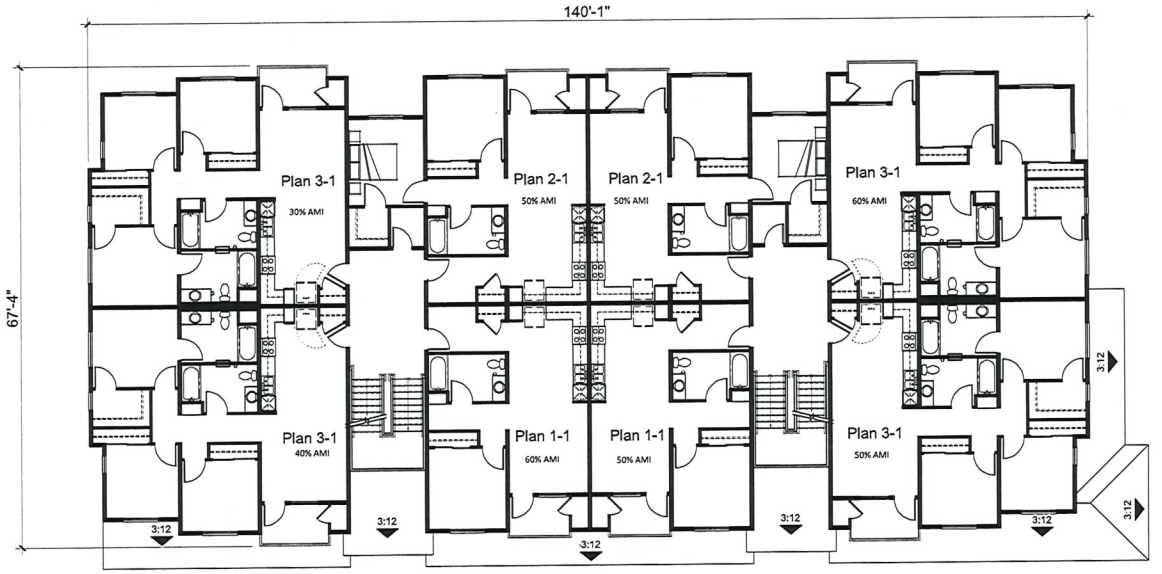


Level 3

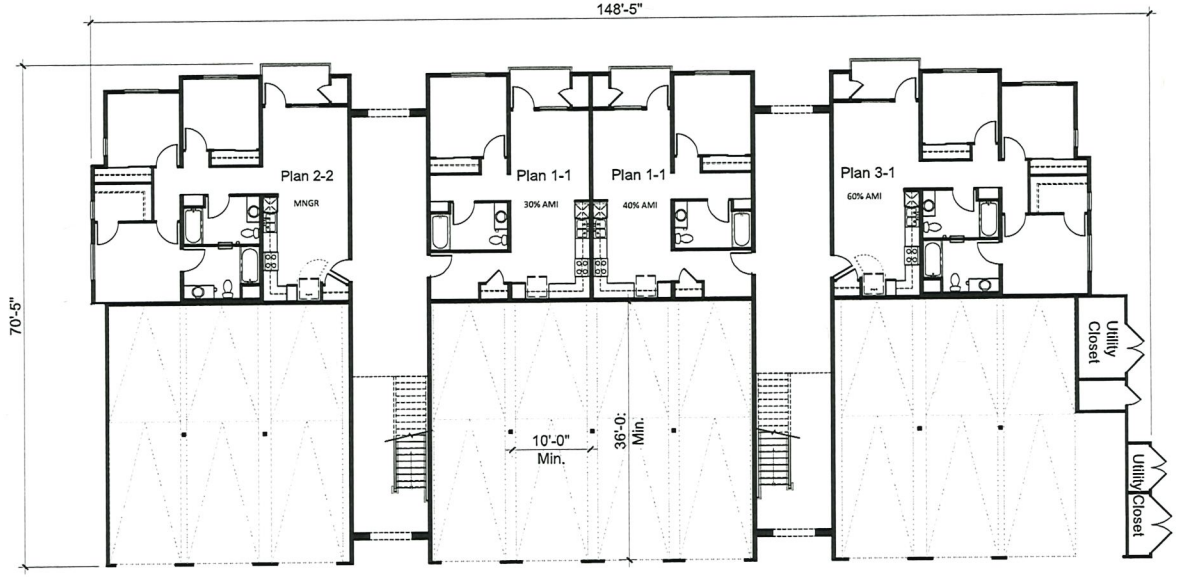
BLDG 4	AMI
LEVEL 1	
PLAN 1-1	50.00%
PLAN 1-1	50.00%
PLAN 2-2	50.00%
PLAN 3-1	60.00%
LEVEL 2	
PLAN 1-1	50.00%
PLAN 1-1	40.00%
PLAN 2-1	30.00%
PLAN 2-1	40.00%
PLAN 3-1	30.00%
PLAN 3-1	40.00%
PLAN 3-1	60.00%
PLAN 3-1	50.00%
LEVEL 3	
PLAN 1-1	50.00%
PLAN 1-1	60.00%
PLAN 2-1	50.00%
PLAN 2-1	60.00%
PLAN 3-1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

BUILDING 4

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



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

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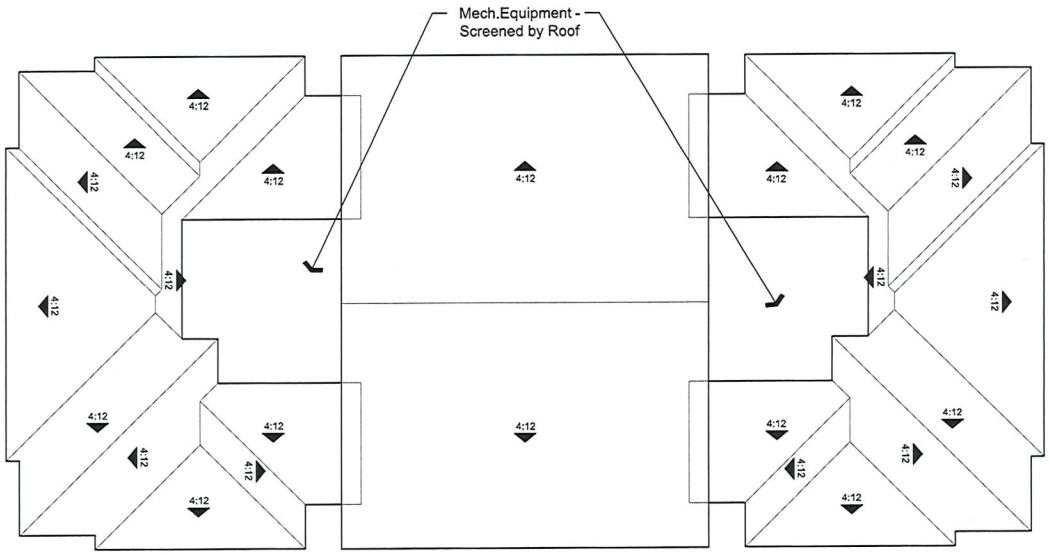
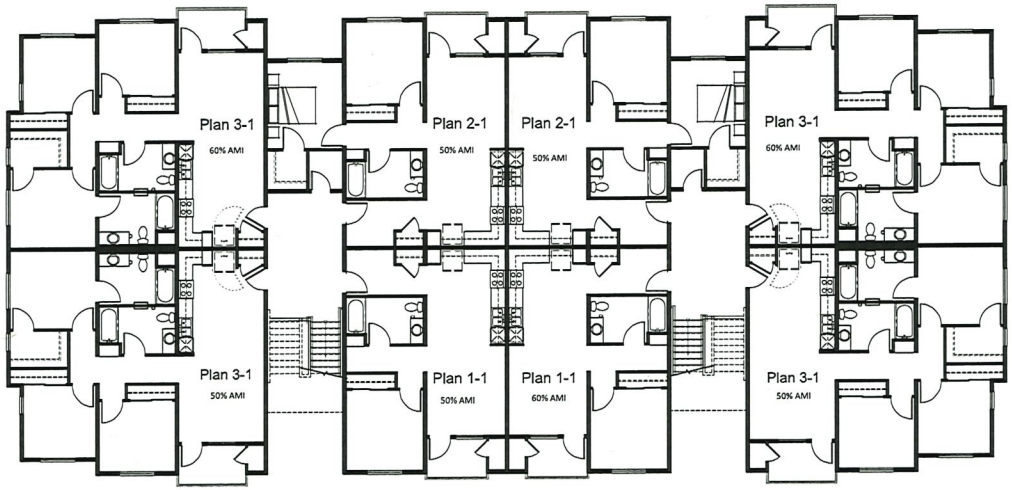


Roof



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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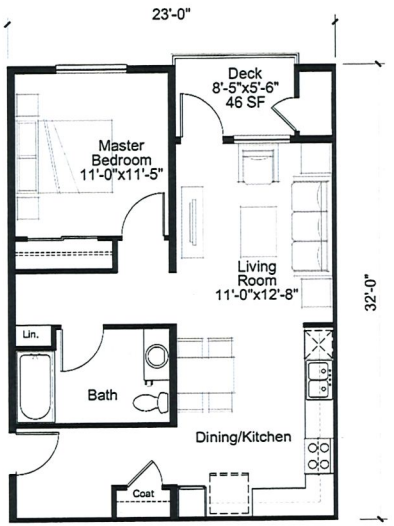
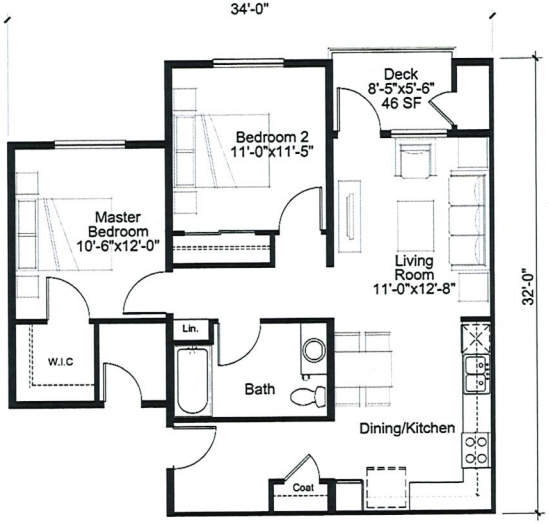
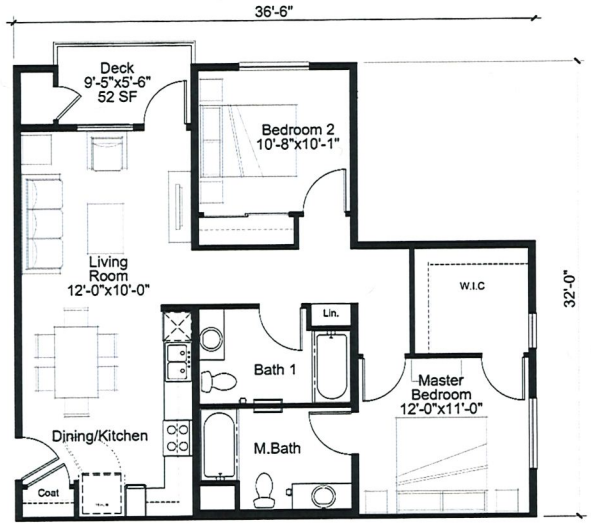


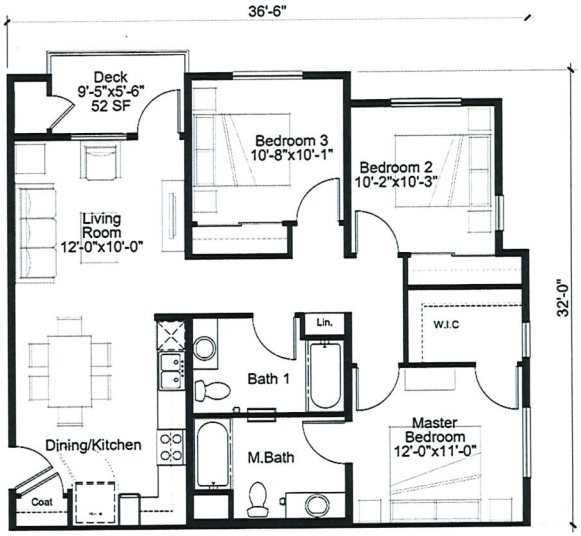
UNIT TYPE P1-1
1 BEDROOM / 1 BATHROOM
±641 NET SF
±743 GROSS SF



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



UNIT TYPE P2-2
2 BEDROOM / 2 BATHROOM
±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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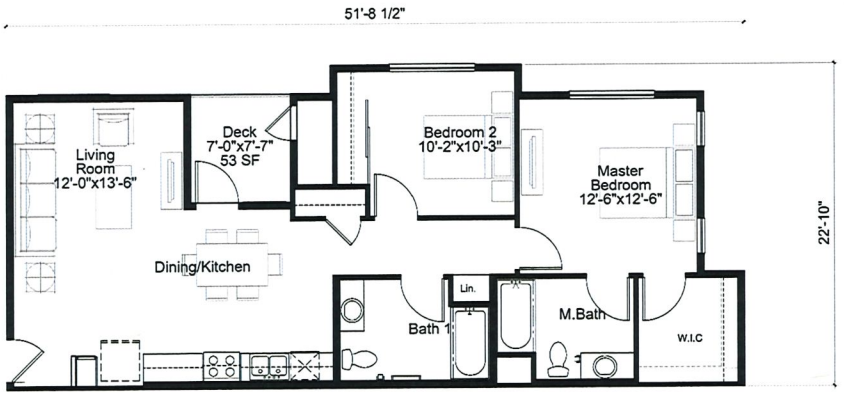
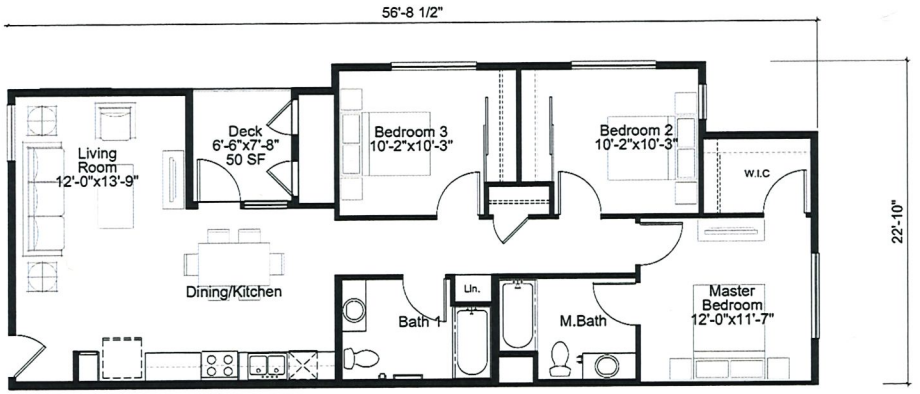


UNIT TYPE P2-3
2 BEDROOM / 2 BATHROOM
±915 NET SF
±1015 GROSS SF



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**

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

References

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Attachment 1. Figures

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Source: ESRI, 2023.

Harris & Associates

N

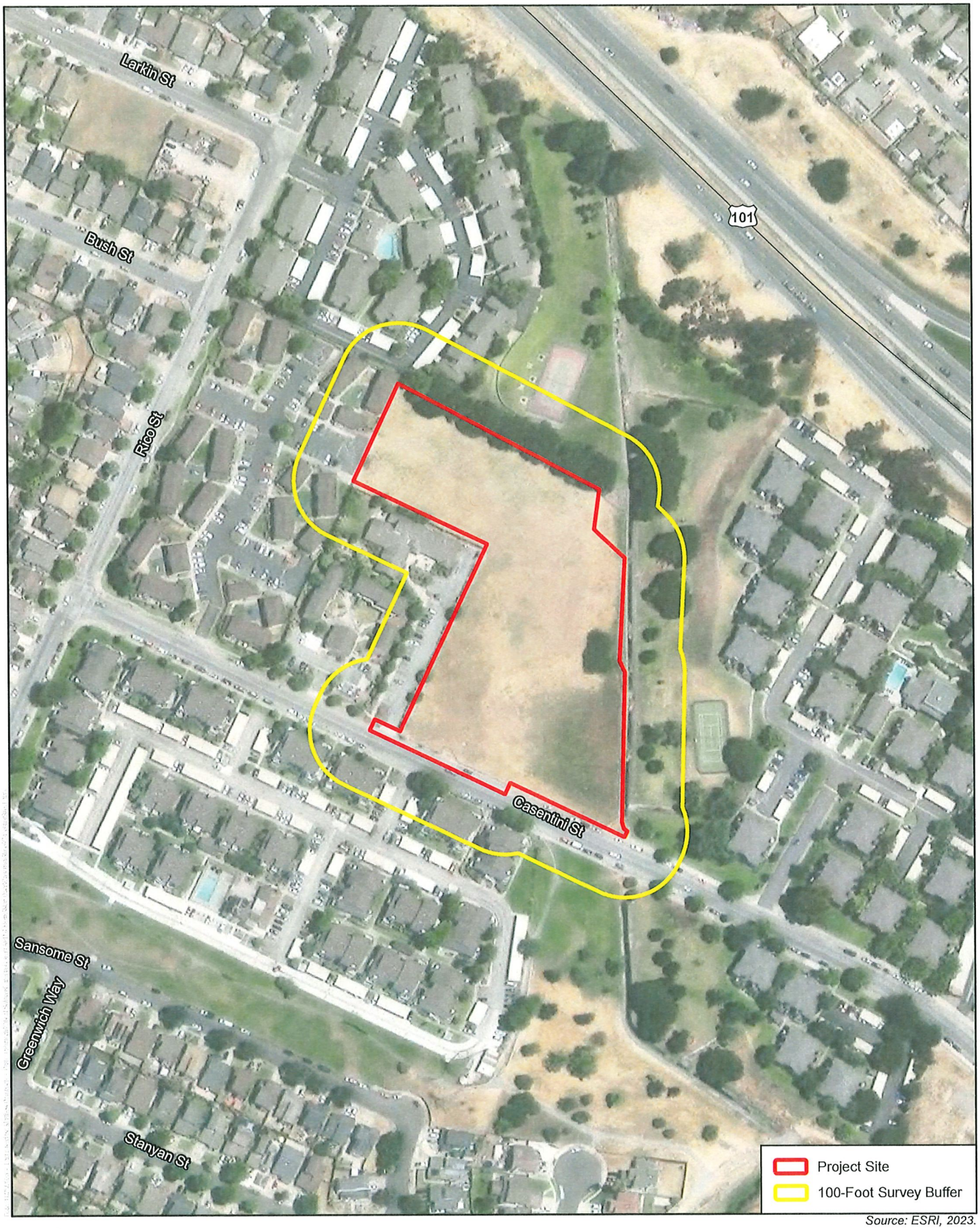
0 5 10

Miles

Figure 1

Regional Location

Casentini Street Family Apartments Project



Source: ESRI, 2023.

Harris & Associates

N

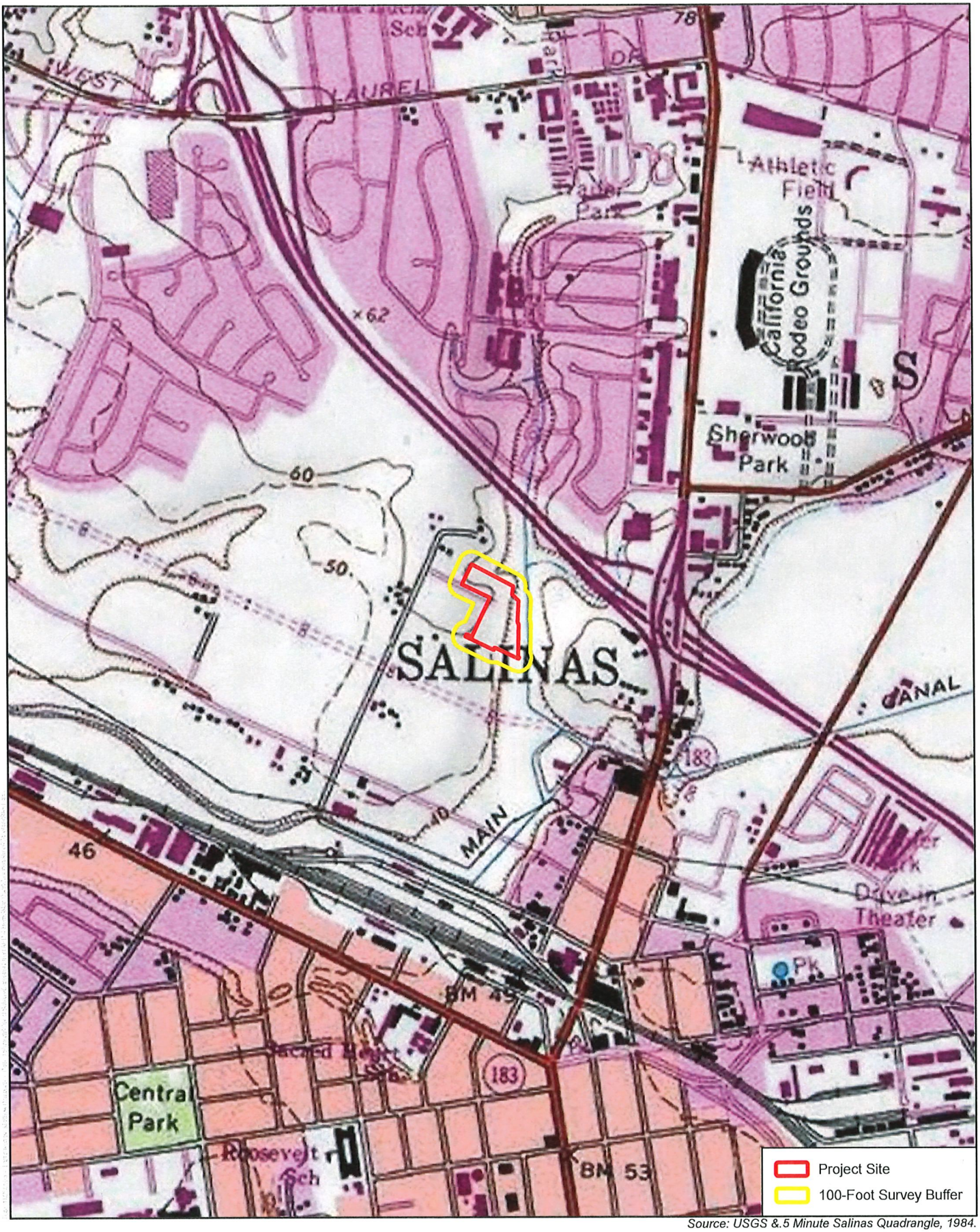
0 100 200

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

N

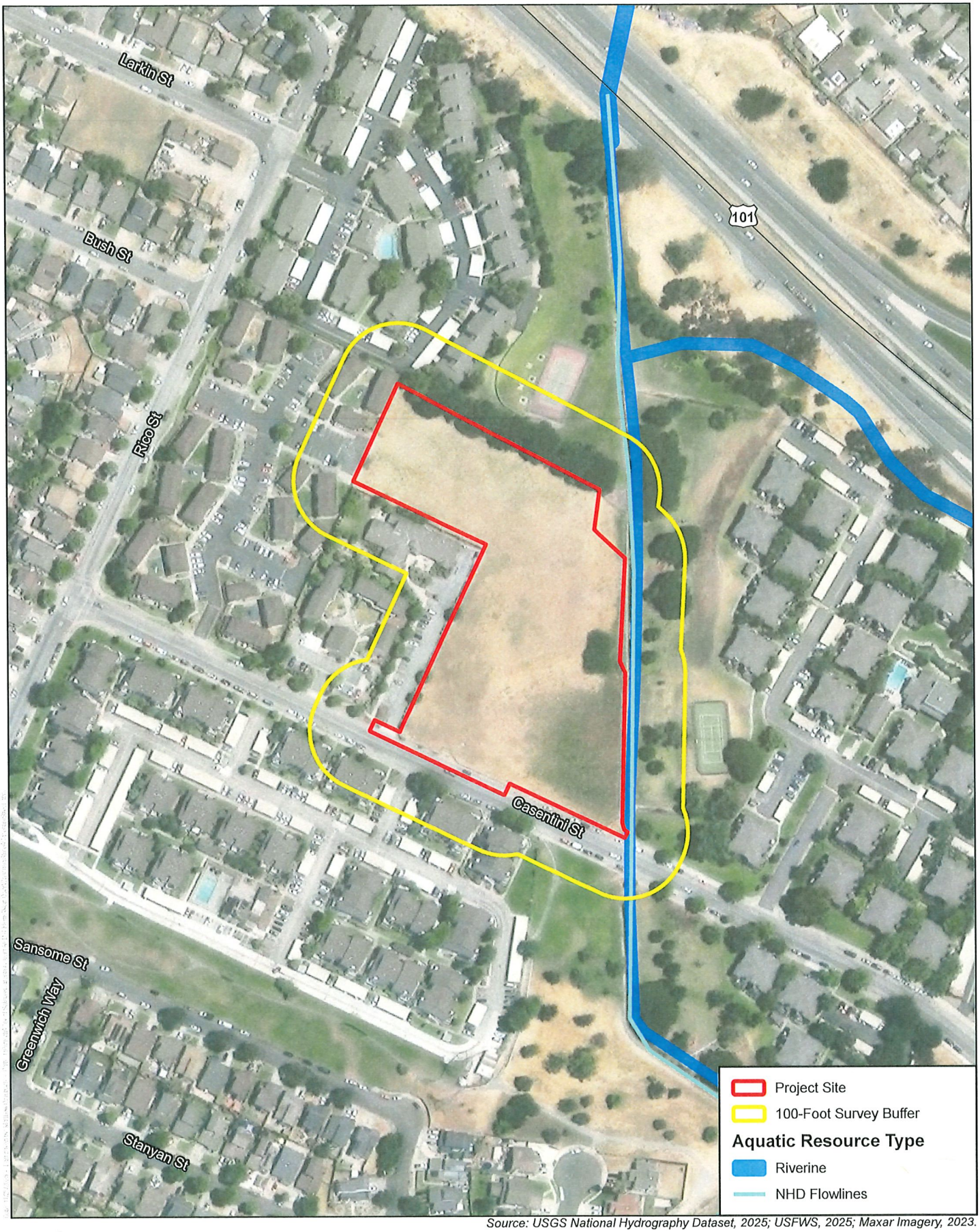
0 100 200

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

N

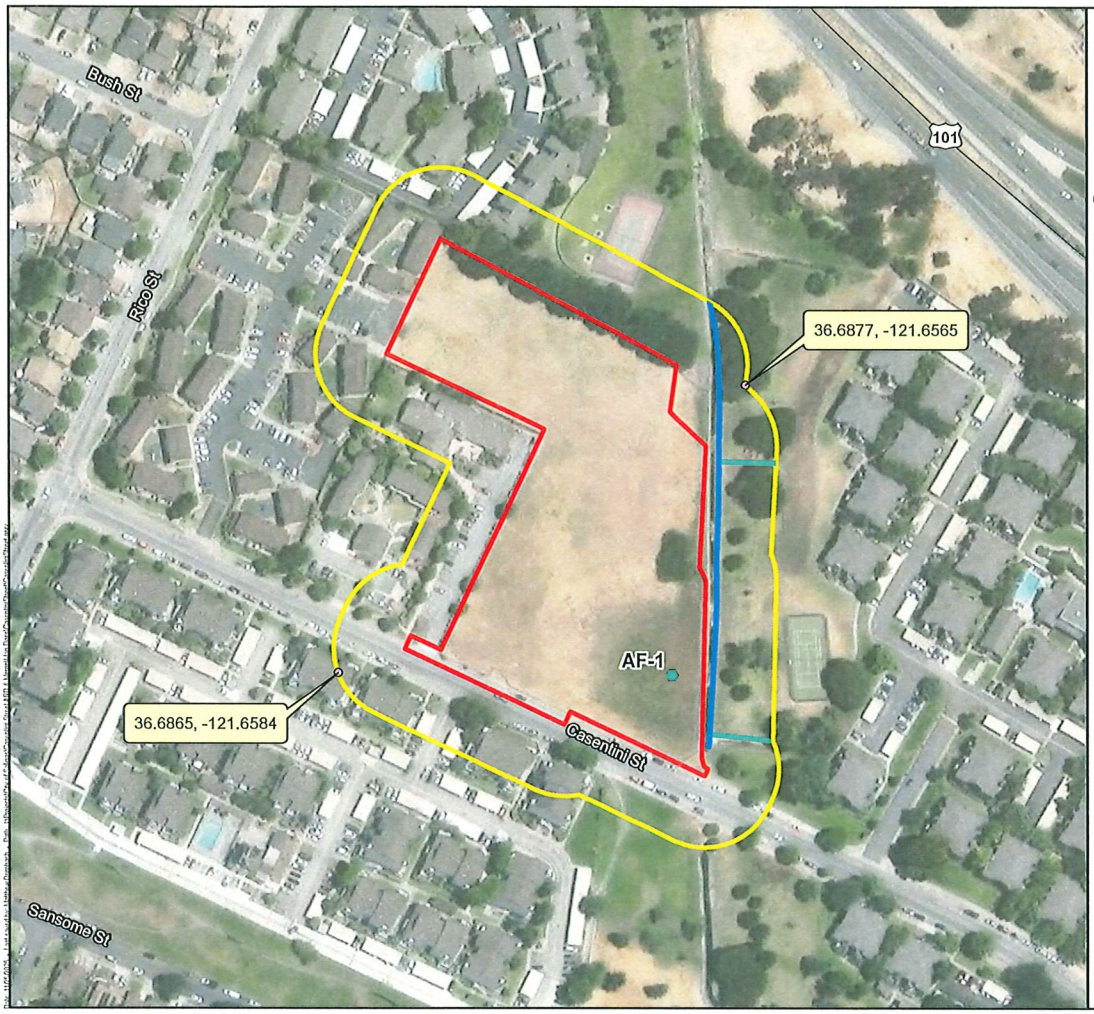
0 75 150

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.

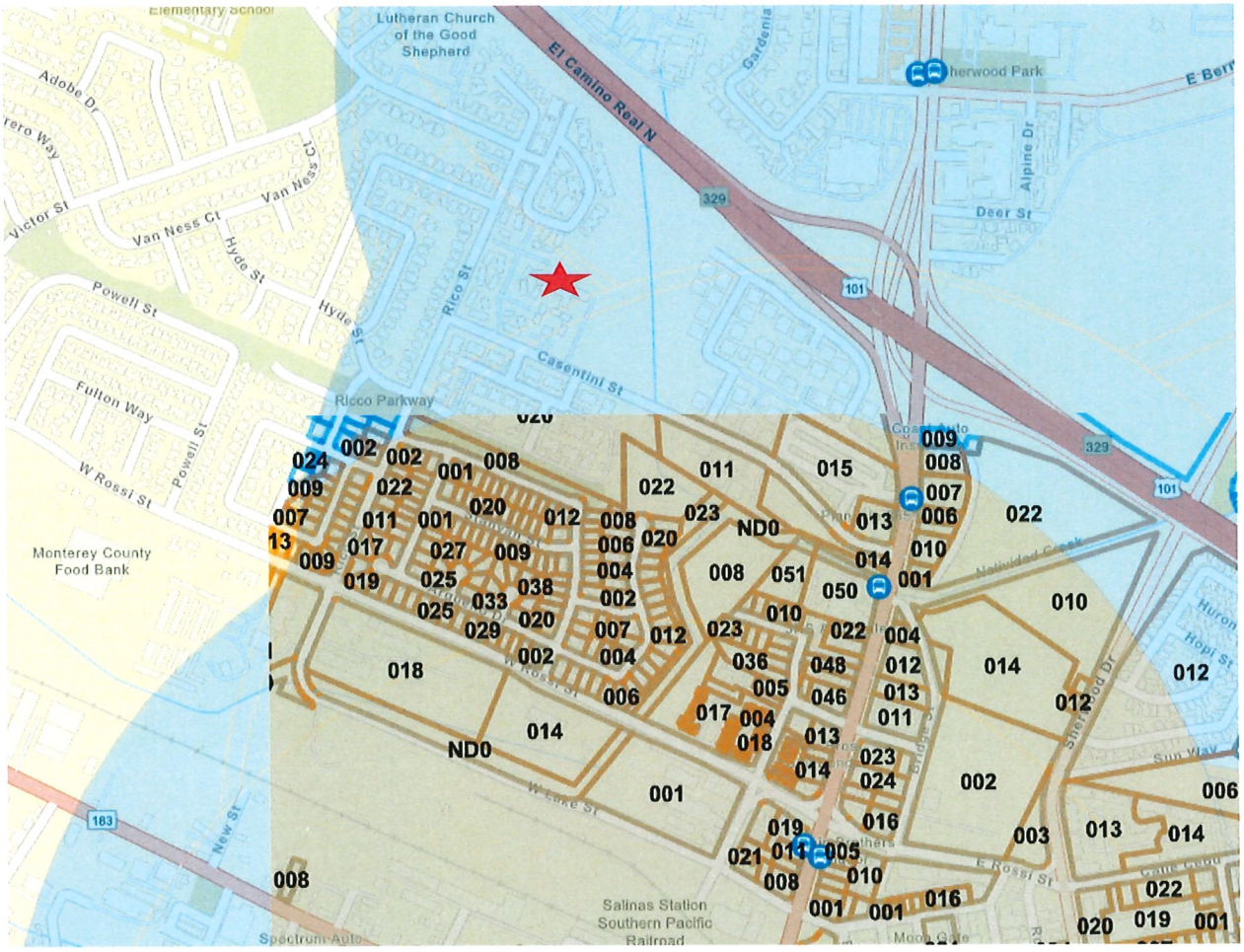
Photograph 2: (36.686279, −121.656684) View of the eastern portion of the project site with AR-01 in the foreground. View facing northwest.

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

May 6, 2026

City of Salinas
200 Lincoln Avenue
Salinas, CA 93901

RE: ID#26-195 Planned Unit Development Permit 2025-003 (PUD 2025-003) and Conditional Use Permit 2025-025 (CUP 2025-025); Request to construct 88 affordable multifamily housing units with a 4,335 square-foot daycare center located at 200 Casentini Street in the Residential High Density - Flood Overlay (R-H-2.1 - F) Zoning District Continued to May 20, 2026

Dear Members of the Planning Commission:

Monterey-Salinas Transit District (MST) provides public transportation throughout Monterey County and operates an extensive fixed-route transit network, including the Salinas Transit Center within the City of Salinas. MST currently serves two (2) bus stops within walking distance of 200 Casentini Street, located along Rico Street. These stops are served daily by Line 44, which operates at 30-minute frequencies between the Salinas Transit Center and Northridge Mall on weekdays and Westridge on weekends.

MST strongly supports affordable multifamily housing projects located near existing transit services. Locating affordable housing near transit is a proven strategy for promoting mobility and access, as transit connects residents to employment opportunities, educational institutions, medical services, and other essential services.

MST offers the *Group Discount Program*, which provides 31-Day MST GoPasses at a significantly reduced cost. Residential housing complexes where at least 50% of residents qualify as low-income, farm workers, or other disadvantaged groups may purchase monthly bus passes in bulk at a 50% discount when committing to a full year of passes for all units. The program also applies to housing complexes serving seniors and individuals with disabilities. MST strongly encourages the developer and future property management to participate in this program upon the completion of the project. If you have any questions about the above, please do not hesitate to contact me at movermeyer@mst.org or 831-264-5877.

Sincerely,

Michelle Overmeyer
Director of Planning & Innovation

CC: Tony Barrera, Councilmember and MST Director
Lisa Brinton, Salinas Community Development Director