

Exhibit C

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DRAFT RESOLUTION

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

In the matter of the application of:

R&Q Mall Properties (PLN170465)

(Casa Boronda Agricultural Employee Housing)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Rescinding the Standard Subdivision tentative map (10 lots) and General Development Plan approved by Planning Commission Resolution No. 08013 (PLN050545);
- 2) Adopting a Mitigated Negative Declaration;
- 3) Approving the Lot Line Adjustment to merge three legal lots of record of approximately 1.21 acres (Assessor's Parcel Number 261-041-024-000), 1.39 acres (Assessor's Parcel Number 261-041-025-000) and 1.36 acres (Assessor's Parcel Number 261-410-026-000), resulting in one legal lot of 3.96 acres; and
- 4) Approving a General Development Plan including a Use Permit for a 75-unit Agricultural Employee Housing Complex; and
- 5) Adopting a Mitigation Monitoring and Reporting Plan.

[PLN170465, R&Q Mall Properties, 1144 Madison Lane, Greater Salinas Area Plan (APN: 261-041-024-000, 261-041-025-000)]

The R&Q Mall Properties application (PLN170465) came on for public hearing before the Monterey County Planning Commission on August 30, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) A Development Review Committee meeting was conducted for this project on April, 14 2017. Feedback was provided in an email dated April 19, 2017 and included input from following agencies: Fire, Building, Public Works, Environmental Services, Planning, and Parks.

- b) On June 9, 2017, the applicant submitted an application for an employee housing project for 600 seasonal agricultural employees.
- c) The application was deemed complete on July 20, 2017.
- d) According to the adopted Guidelines for Review of Matters Referred to Land Use Advisory Committees (LUAC) by the Appropriate Authority, the project is subject to LUAC review because it is development requiring CEQA review; however, the County does not have a LUAC for the Greater Salinas Area. The project was referred to the Agricultural Advisory Committee. The Committee reviewed the project on June 22, 2017 and voted 9-0 to recommend approval. They did not express any concerns with the project.
- e) The property is located at 1144 Madison Lane (APN: 261-041-024-000, 261-041-025-000, 261-410-026-000), Greater Salinas Area Plan. The parcel is zoned UR-HC, which allows hotels, motels, restaurants, and similar visitor facilities with a Use Permit. If approved by the Planning Commission, the UR-HC zoning also allows "Other uses of a similar character, density and intensity as those listed in this Section". The proposed agricultural employee housing facility is designed to provide housing to agricultural employees primarily during the harvest season from April to November, and is similar in design and use to a hotel/motel. Therefore, the project is an allowed land use for this site with a Use Permit.
- f) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Greater Salinas Area Plan;
 - Monterey County Zoning Ordinance (Title 21);
 - Monterey County Subdivision Ordinance (Title 19);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- g) The site is located within the Boronda Community Area as designated in the 2010 General Plan Policy LU-2.21, Figure CA1. A Neighborhood Improvement Plan was adopted under the 1982 General Plan; however, it was not carried forward under the 2010 General Plan. A Community Plan for the Boronda Community Area has not yet been adopted. The project is consistent with Policy LU-2.25, which allows interim development in Community Areas prior to the adoption of a community plan provided the project-related infrastructure improvements are constructed concurrent with the development and that an adequate means of providing water and wastewater disposal exist or are provided. The project has been conditioned to require drainage facilities (Condition 13) and frontage improvements along Boronda Rd. and Madison Ln. (Condition 12). California Water Service Company has provided a will-serve letter indicating they can and will provide water to serve the project. The project will be connected to the Boronda County Sanitation District, which receives sewer service from the City of Salinas. The City has provided a letter stating it has the capacity to serve the project. The project has been conditioned to provide any necessary improvements or upgrades to the wastewater system (Condition 28).

- h) The project is consistent with General Plan Policy LU-2.22(d), which states that Community Areas shall be designed to achieve a sustainable, balanced, integrated community offering opportunities for workers to live near jobs. The project will provide housing for agricultural employees near the fields where they work.
- i) The project is consistent with General Plan Policy H-2.9, to encourage the development of housing affordable to the general workforce of Monterey County and encourage employers and other organizations to assist with the production of housing units needed for their employees. The project will provide housing for up to 600 agricultural employees.
- j) The subject property is in an Urban Reserve (UR) district, which requires referral to the appropriate city for review and recommendation prior to action by an Appropriate Authority. The project was referred to the City of Salinas. The city stated that they are in support of the project, but expressed concerns about potential traffic impacts, land use compatibility and landscaping.
- k) The project was referred to the Agricultural Advisory Committee for review. The Committee voted 9-0 to recommend approval and did not express any concerns with the project.
- l) The Lot Line Adjustment is consistent with the Subdivision Map act and Title 19 (The Subdivision Ordinance). The lot line adjustment will merge three existing legal lots of record and will not result in a greater number of parcels than originally existed. (See Finding 7.)
- m) The proposed project meets the standards for development of agricultural employee housing for more than twelve units or thirty-six beds (Section 21.66.060 C3).
 - *There is adequate water and sewer available to service the development as determined by the Director of Environmental Health. (See Finding and Evidence 3b.)*
 - *The housing is located off prime farmland. The project site is not located on prime farmland.* The project site is zoned Heavy Commercial (HC) and is currently vacant.
 - *The development incorporates proper erosion and drainage controls.* A Storm Water Control Plan was prepared for the property. The plan summarizes the project's proposed stormwater management strategy pursuant to the Post Construction Stormwater Management Requirements for Development Projects in the Central Coast Region, Central Coast Regional Water Quality Board Resolution No. R3-2013-0032, and the guidance documents promulgated by the Monterey Regional Stormwater Management Program (MRSWMP), including the Stormwater Technical Guide for Low Impact Development, dated 18 February 2014. Mitigation Measures have been incorporated to require a Maintenance Agreement, an Operations and Maintenance Plan, and Field Verification of Post-Construction Stormwater Control Measures.
 - *Enclosed storage facilities are provided for each housing or dwelling unit.* The project will include storage drawers as a part of each bunk bed. Additionally, eight individual food storage cabinets are provided in the kitchen/dining area.

- *Laundry facilities, including washers and dryers are provided on-site.* Two laundry rooms with washers and dryers are provided on-site. The plans show that each laundry room will have 15 washers dryers, resulting in a total of 30 washers and dryers. At full occupancy this would be a ratio of 20 employees to each washer and dryer.
 - *The site design of the facilities shall be subject to the approval of the Director of Planning.* As the application includes a General Development Plan and a Use Permit, the project design has been reviewed by RMA-Planning and will be decided by the Planning Commission.
 - *The development will be landscaped pursuant to a landscaping plan approved by the Director of Planning prior to issuance of building permits for the facility.* Landscaping plans have been submitted. Landscaping will be required as a condition prior to final of the Building Permit.
 - *All recreational areas and landscaping shall be installed prior to occupancy of the facilities. Landscaped areas shall be maintained.* A condition of approval (Condition 9) has been added to require installation of landscaping and recreational areas.
- n) Section 21.64.250 provides regulations for the reduction of vehicle trips for certain developments, a facilities trip reduction plan is required for any residential development of 25 or more units in Heavy Commercial the zoning district (21.20.080). A Facilities Trip Reduction Plan was completed for the project. The project will incorporate printed public transit schedules, bike racks, transportation information centers, transit oriented design, and shuttle bus service to and from work sites.
- o) The project is consistent with General Plan Policy AG-1.6, which states that “*farmworker housing projects shall be located to minimize the conversion of viable agricultural lands and shall be consistent with the nature of the surrounding land uses*”. The project site is zoned Heavy Commercial and is not currently in agricultural production. The project will not adversely affect the surrounding uses. The surrounding properties contain a variety of uses, including an auto repair shop, a United Parcel Service customer center, a Waste Management Transfer Station, an OnTrac trucking delivery business, and a seed company. Three single-family homes are located adjacent to the project site south-east on Madison Lane, and a residential neighborhood is located north of the project site off of Boronda Road. There is productive agricultural land to the West across Boronda Road. The project provides an effective agricultural buffer including trees and landscaping.
- p) The project is consistent with General Plan Policy AG-1.2, which requires well-defined buffer areas as partial mitigation for new non-agricultural development proposals that are located adjacent to agricultural land uses on farm lands designated as Prime, of Statewide Importance, Unique, or Local Importance. Farmland of Statewide Importance is located east of the project site across Boronda Road. The project provides a minimum 30 foot buffer in addition to the road. The

site plan was reviewed by the Monterey County Agricultural Commissioner's office.

- q) The project is consistent with Greater Salinas Area Plan Policy GS-3.2, which requires that native plant materials be used to integrate the man-made environment with the natural environment and to screen or soften the visual impact of new development. The landscape plan shows native trees bordering the project and providing screening from Boronda Road and Madison Lane. The project has been conditioned (Condition 9) to require landscaping installation prior to occupancy.
- r) Section 21.58.040 of the Monterey County Code requires 1 parking space per dwelling or 1 parking space per four beds for Agricultural Employee housing. The project will provide 151 parking spaces. At full occupancy this would meet the requirement for 1 space for every 4 beds.
- s) The project is consistent with Public Transit Services Goal C-6 in the Circulation Element of the Monterey County General Plan to *Promote Viable Transportation Alternatives*. Transportation to and from work sites will be provided via bus.
- t) The project is consistent with the Monterey County General Plan/Greater Salinas Area Plan. The use and development is consistent with the land use categories (Heavy Commercial, Urban Reserve) and densities of these plans.
- u) The project planner conducted a site inspection on August 2, 2017 to verify that the project on the subject parcel conforms to the plans listed above.
- v) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170465.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Monterey County Regional Fire Protection District, RMA-Parks, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) As reviewed in detail in the Initial Study and proposed Mitigated Negative Declaration, the site is suitable for the development proposed in that Geologic and Erosion hazards are low, no protected trees are proposed for removal, and the property is not considered Environmentally Sensitive Habitat. Mitigation measures have been proposed to mitigate to less than significant levels, potential impacts to Archaeological Resources, Biological Resources, Hazards/Hazardous Materials, Tribal Cultural Resources, Geology/Soils, Hydrology/Water Quality, Noise. Evidence supports the conclusion that impacts would be less than significant with mitigation incorporated for these resource subjects, and that the site is suitable for the uses proposed in the General Development Plan.

- c) The following reports have been prepared: “Casa Boronda Agricultural Employee Housing Project Traffic Impact Analysis” (LIB170253) by Keith Higgins, Traffic Engineer, Gilroy, CA, May 30, 2017.
- “Geotechnical Investigation Report for New Ten Lot Subdivision at 1144 Madison Lane” (LIB050670) prepared by Richard Dante, P.E., Salinas, CA, June 30, 2005.
 - “Update of Prior Geotechnical Investigation Report for Massolo Ten Lot Subdivision Located at 1144 Madison...” (LIB170253) prepared by Richard Dante, P.E., Salinas, CA July 26, 2007.
 - “Update Report to our Original Geotechnical Investigation Report, dated June 30, 2005 and our prior update report dated July 26, 2007...” (LIB170253) prepared by Belinda Taluban, P.E., Salinas, CA, May 17, 2017.
 - Preliminary Archeological Reconnaissance of APN 261-041-024, 025, and 026 in Salinas, Monterey County CA (LIB170252) by Archeological Consulting, dated May 30, 2017.
 - “Storm Water Control Plan for Casa Boronda Agricultural Employee Housing Project Boronda Road” by Whitson Engineers, Monterey, CA, June 6, 2017.
 - “Phase I Environmental Site Assessment 1144 Madison Lane Salinas, CA” (LIB170286) prepared by Caprock Geology, Salinas, CA July 15, 2017.
 - “Casa Boronda Agricultural Employee Housing Biological Memorandum”, (LIB170290) prepared by Denise Duffy and Associates, Monterey, CA June 9, 2017.
 - “Casa Boronda, Agricultural Employee Housing, Monterey County, State and County Noise Standards Compliance for Residential Land Use” (LIB170300) prepared by Sonics ESD, Monterey, CA, August 18, 2017.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports.

- d) The project is located at 1144 Madison Lane, Salinas, in the Boronda Community and is subject to the Monterey County General Plan/Greater Salinas Area Plan. As described in the Evidence for Finding 1(l),(m),(n), (r), and Finding 7, the proposed Agricultural Employee Housing development is consistent with the rules and regulations pertaining to zoning uses and other applicable provisions of Title 19 and Title 21, and is therefore suitable for the proposed development.
- e) Staff conducted a site inspection on August 2, 2017 to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170465.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or

working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvements in the neighborhood; or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by RMA - Planning, Monterey County Regional Fire Protection District, RMA - Parks, RMA - Public Works, Environmental Health Bureau, RMA - Environmental Services, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available. The project is served by the Boronda County Sanitation District, which is operated and maintained by the County of Monterey. An existing 8" sewer main runs southerly on Boronda Road and connects to the existing 10" sewer main that runs east on Madison Lane. The 10" main ultimately connects to the 54" sewer main in North Davis Road, which is operated and maintained by the City of Salinas. Both the Boronda County Sanitation District and the City of Salinas have issued conditional will serve letters confirming they will serve the project. The project has been conditioned to require an analysis to determine the impact of the project on the system and assess required improvements. Water service will be provided by California Water Service Company Salinas District, which has issued a letter to confirm that they have the capacity to and will serve the project.
 - c) A Phase 1 Environmental Site Assessment completed for the project site found that the site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; however a Tier 1 Vapor Encroachment Screening Process determined that a vapor encroachment condition exists near the subject property. Additionally, due to the agricultural history of the surrounding area the assessment also recommended that soil samples be collected and analyzed for pesticides. The project has been conditioned to require further testing and to require implementation of specific mitigation measures if results indicate mitigation is needed. The required mitigation measures will reduce any potential Hazardous Materials effects to less than significant.
 - d) Staff conducted a site inspection on August 2, 2017 to verify that the site is suitable for this use.
 - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170465.

4. **FINDING:** **GENERAL DEVELOPMENT PLAN** – Title 21.20.030 requires a General Development Plan (GDP) prior to the establishment of uses/development if there is no prior approved GDP, and if 1) the lot is in excess of one acre; or, 2) the development proposed includes more than one use; or, 3) the development includes any form of subdivision. This project requires a General Development Plan because the lot is over 1 acre.

- EVIDENCE:**
- a) A previous General Development Plan was approved for this property in 2008; in conjunction with a Use Permit (PLN05045) and standard subdivision of the three existing properties into 10 parcels. That project

was never constructed and permit has expired.. This project represents a new use; therefore, a new General Development Plan has been prepared.

- b) The Proposed project is located in an HC-UR (Heavy Commercial Urban Reserve) zoning district. The proposed project is over one acre, thus a General Development Plan is required.
- c) A General Development Plan has been developed that outlines the proposed use, transportation plan, recreation facilities, water, wastewater, drainage, grading, constricton activities, and police and fire protection. The General Development Plan is attached hereto as Exhibit E and incorporated herein by reference as a condition of approval.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on August 2, 2017 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170465.

6. **FINDING:** **CEQA (Mitigated Negative Declaration):** - On the basis of the whole record before the Board of Supervisors, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgement and analysis of the County.

- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence, in light of the whole record before the County, that the project may have a significant effect on the environment.
 - b) An Mitigated Negative Declaration (MND) was prepared for the previously approved project on the same site (PLN05045). That MND, dated October 1, 2017, analyzed potential impacts of a proposed standard subdivision and General Development Plan to divide the property into 10 parcels and allow for a variety of heavy commercial uses. Since the current application is for agricultural employee housing, a new Initial Study and Mitigated Negative Declaration were prepared.
 - c) The project applicant submitted a Draft Initial Study dated June 9, 2017, prepared by environmental professionals Denise Duffy and Associates. The applicant submitted Draft Initial Study is marked "applicant submittal" and is on file in the offices of RMA-Planning.
 - d) Monterey County-RMA reviewed the applicant submitted Initial Study, and RMA staff prepared a new Initial Study utilizing, when appropriate in its independent judgment, information supplied by the applicant, and

prepared a Mitigated Negative Declaration. The Initial Study/Mitigated Negative Declaration reflects the County's independent judgement. It is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN170465).

- e) The Initial Study identified several potentially significant effects, but revisions have been made to the project and/or the applicant has agreed to proposed mitigation measures that would avoid or mitigate the effects to a point where clearly no significant effects would occur.
- f) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during project implementation, and is hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan" as a condition of project approval.
- g) Issues that were analyzed in the Mitigated Negative Declaration include: Aesthetics, Biological Resources, Greenhouse Gas Emission, Population/Housing, Transportation/Traffic, Cultural Resources, Hazards/Hazardous Materials, Public Services, Tribal Cultural Resources, Air Quality, Geology/Soils, Hydrology/Water Quality, Noise, Recreation, and Utilities/Service Systems. The analyses were based on the use specified in the General Development Plan: seasonal housing for agricultural employee housing for up to 600 individuals, primarily H2A Visa Workers, but also domestic workers. Where necessary, analyses considered the possibility that the project could be used as traditional apartments. Specifically, the Traffic Impact Analysis considered two scenarios: agricultural employee housing and traditional apartments.
- h) The County identified potentially significant impacts to biological resources, and a mitigation measure has been proposed to reduce impacts to a level of less than significant. Mitigation Measure 4-1 requires that construction activities that may impact nesting raptors or protected avian species be timed to avoid the breeding and nesting seasons.
- i) The County identified potentially significant impacts to geological resources due to the presence of expansive soil, and a mitigation measure has been proposed to reduce impacts to a level of less than significant. Mitigation Measure 6-1 requires all site grading, soil recompaction, and foundation to incorporate recommendation found in the project-specific geotechnical report and all construction to meet latest code requirements.
- j) The County identified potentially significant impacts to hazards and hazardous materials, and mitigation measures (8-1 and 8-2) have been proposed to require detection, removal, and disposal of any contaminated soils.
- k) The County identified potentially significant impacts to hydrology and water quality due to changing drainage patterns, and mitigation measures have been proposed to reduce impacts to a level of less than

significant. Mitigation Measures 9-1 and 9-2 require stormwater control measures and maintenance.

- l) The County identified potentially significant impacts to noise. Mitigation measures have been proposed to reduce impacts to a level of less than significant. Mitigation Measure 12-1 requires building and sound insulation requirements to reduce interior noise levels to acceptable standards for building occupants based on the project specific acoustical analysis.
- m) The County identified potentially significant impacts to tribal cultural resources, and mitigation measures have been proposed to reduce impacts to less than significant. Mitigation Measure 17 requires tribal monitors to be onsite during construction.
- n) The draft Mitigated Negative Declaration (“MND”) for PLN170465 was prepared in accordance with CEQA and circulated for public review from July 28, 2017 to August 28, 2017. No comments from the public were received.
- o) Monterey County RMA-Planning, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Negative Declaration is based.
- p) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170465.

7. **FINDING:** **LOT LINE ADJUSTMENT** – Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code states that lot line adjustments may be granted based upon the following findings:

- 1. The lot line adjustment is between four (or fewer) existing adjoining parcels;
- 2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment;
- 3. The parcels resulting from the lot line adjustment conform to the County’s General Plan, any applicable Specific Plan, any applicable coastal plan, and zoning and building ordinances.

- EVIDENCE:**
- a) The parcel is zoned HC-UR (Heavy Commercial - Urban Reserve)
 - b) A Standard Subdivision Tentative Map was approved March 26, 2008. The Final Map was never filed and the Tentative map expired in 2016, thus the subject site is still three parcels at the time of this application.
 - c) The Lot Line Adjustment is to merge three existing legal lots of record of approximately 1.21 acres (Assessor's Parcel Number 261-041-024-000), 1.39 acres (Assessor's Parcel Number 261-041-025-000) and 1.36 acres (Assessor's Parcel Number 261-410-026-000), resulting in one legal lot of 3.96 acres.
 - d) The Lot Line Adjustment will not create a greater number of parcels than originally existed. Three contiguous separate legal parcels of record will be merged into one separate legal parcel of record as a result of the adjustment. No new parcels will be created.
 - e) The proposed Lot Line adjustment is consistent with the Monterey County Zoning Ordinance (Title 21). Staff verified that the subject

property is in compliance with all rules and regulations pertaining to the use of the property that no violations exist on the property.

- f) As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. In order to appropriately document the boundary changes, a Certificate of Compliance for each new lot is required per a standard condition of approval (Condition 26).
- g) The project planner conducted a site inspection on August 2, 2017 to verify that the project would not conflict with zoning or building ordinances.
- h) The application, plans, and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN170465.

8. **FINDING:** **LONG-TERM SUSTAINABLE WATER SUPPLY AND ADEQUATE WATER SUPPLY SYSTEM-** The project has an adequate water supply system to serve the development.

- EVIDENCE:**
- a) The proposed project is new development consisting of the construction of a 75-unit agricultural employee housing complex comprised of two bedroom apartment units and related facilities.
 - b) The proposed project is within Zone 2C of the Salinas Valley groundwater basin, and within this zone there is the rebuttable presumption of the existence of a long term sustainable water supply, and there is a lack of evidence to rebut the presumption of a long-term sustainable water supply for this project.
 - c) The project will be served by California Water Service Company. California Water Service Company has issued a can and will serve letter indicating it has the capacity to and will serve the project.
 - d) The project has been conditioned to require low water use landscaping consistent with Monterey County landscaping requirements “including use of native, drought-tolerant, non-invasive species, limited turf; and low-flow, water conserving irrigation fixtures” (Condition 9).

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

- EVIDENCE:**
- a) Section 21.80.040 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Rescind the Standard Subdivision tentative map (10 lots) and General Development Plan approved by Planning Commission Resolution No. 08013 (PLN050545);
2. Adopt a Mitigated Negative Declaration;
3. Approve the Lot Line Adjustment to merge three legal lots of record of approximately 1.21 acres (Assessor's Parcel Number 261-041-024-000), 1.39 acres (Assessor's Parcel Number 261-041-025-000) and 1.36 acres (Assessor's Parcel Number 261-410-026-000), resulting in one legal lot of 3.96 acres;

4. Approve a General Development Plan including a Use Permit for a 75-unit Agricultural Employee Housing Complex.; and,
5. Adopt a Mitigation Monitoring and Reporting Program.

Approval is subject to 42 conditions, including nine (9) Mitigation Measures incorporated herein by reference. The project shall be developed and maintained in general conformance with the Lot Line Adjustment and General Development Plan, subject to the Condition Compliance and Mitigation Monitoring Program attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 30th day of August, 2017 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

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

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

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

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Monterey County RMA Planning

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

PLN170465

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN170513) allows a 75 unit Agricultural Employee Housing Facility and a Lot Line Adjustment to merge 3 legal lots of record. The property is located at 1144 Madison Lane (Assessor's Parcel Number 261-041-024-000, 261-041-025-000, and 261-410-026-000, Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Lot Line Adjustment and a General development Plan including a Use Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 261-041-024-000, 261-041-025-000, and 261-410-026-000 on August 30, 2017. The permit was granted subject to 42 conditions of approval/mitigation measures which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

3. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: RMA-Planning

Condition/Mitigation A copy of the Resolution of Approval (Resolution No. ***) for the Combined
Monitoring Measure: Development Permit (Planning File No.: PLN170513) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

Compliance or Prior to commencement of any grading or construction activities, the Owner/Applicant
Monitoring shall submit evidence to RMA-Planning for review and approval, that the Resolution of
Action to be Performed: Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

4. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

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

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

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

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

Responsible Department: RMA-Planning

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

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

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

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

6. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

7. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

8. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

9. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped and recreation areas shall be installed. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping and recreation areas shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

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

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping and recreation areas shall be installed and inspected.

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

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

Responsible Department: RMA-Planning

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

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

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

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

11. OPERATION OF PROJECT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If the project is to be operated in a way that is inconsistent with the approved General Development Plan or the description in this resolution, then an amendment to the General Development Plan will be required.

Compliance or Monitoring Action to be Performed: If the owner or their assignees decide to operate the project in a way that is inconsistent with the approved General Development Plan or the description in this resolution, then an amendment to the General Development Plan will be required prior to implementation of any such changes in operation.

12. PW0001 –FRONTAGE IMPROVEMENTS

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Construct curb, gutter, driveway connections, sidewalk, and paveout, together with required drainage facilities, along the frontage of Boronda Road and Madison Lane. The design and construction is subject to the approval of the RMA.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall obtain an encroachment permit from the RMA prior to issuance of building or grading permits, and construct and complete improvements prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

13. PW0002 –OFFSITE IMPROVEMENTS

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Construct required drainage facilities from the subject parcel, along Boronda Road, to the Reclamation Ditch. The design and construction is subject to the approval of the RMA.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall obtain an encroachment permit from the RMA prior to issuance of building or grading permits, and construct and complete offsite improvements prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

14. PW0007 - PARKING STD

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The parking plan shall meet county standards and shall be subject to the approval of the RMA.

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

15. PW0008 - DEDICATION

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Dedicate to the County of Monterey, an easement 5 feet in width along the property's entire frontage along Boronda Road for road right-of-way purposes.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall prepare the required dedication documents subject to County approval prior to issuance of building permits.

16. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:
Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

17. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

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

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

18. PWSP001 - NON-STANDARD CONDITION - CITY OF SALINAS TRAFFIC FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the City of Salinas (City) Traffic Fee Ordinance (TFO) program. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay to the City of Salinas the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the Monterey County RMA.

19. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) including the Waste Discharger Identification (WDID) number, to RMA-Environmental Services. In lieu of a Stormwater Pollution Prevention Plan (SWPPP), a letter of exemption or erosivity waiver from the Central Coast Regional Water Quality Control Board may be provided.
(RMA-Environmental Services)

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

20. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

21. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan, prepared by a registered Professional Engineer, incorporating the recommendations from the project Geotechnical Investigation prepared by Soil Surveys Group Inc. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan to RMA-Environmental Services for review and approval.

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

22. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

23. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

24. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

25. FACILITIES TRIP REDUCTION PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Applicant shall implement the measures specified in the Facilities Trip Reduction Plan

Compliance or Monitoring Action to be Performed: Prior to final, applicant shall submit proof to the department of Public Works that the measures specified in the Facilities Trip Reduction Plan are in place.

26. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional Certificates of Compliance for the newly configured parcel. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to RMA-Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor's Office.

27. WASTEWATER SYSTEM IMPROVEMENTS

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a professionally prepared sewer capability study to identify necessary improvements to the Boronda Wastewater Treatment system equipment.

The applicant must fund and complete the identified improvements prior final inspection. A reimbursement agreement should be developed if the County determines that would be appropriate.

Compliance or Monitoring Action to be Performed: Prior to the issuance of construction permits, the applicant must submit the sewer capability study.

Prior to final, the applicant must provide verification to Public Works that the required improvements have been completed.

28. EHSP01 - WATER DISTRIBUTION SYSTEM IMPROVEMENTS (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The proposed distribution system expansion of the California Water Service Company-Salinas (Cal Water) shall comply with all pertinent sections of the CA Waterworks Standards including but not limited to:

- CA Code of Regulations Section 64570 thru 64578 which specifies requirements for pipeline sizes, materials and installation, including required horizontal and vertical separations between new water mains and pipes carrying non-potable fluids
- CA Code of Regulations Section 64591 which requires all materials that come in contact with the water shall be certified to meet NSF Standard 61 for indirect additives.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits that include expansion of the water distribution system, the applicant shall provide documentation to the satisfaction of the Environmental Health Bureau that plans have been reviewed and approved by the State Water Resources Control Board Division of Drinking Water (SWRCB-DDW). Alternately, if expansion of water distribution system is not required, the applicant shall provide documentation from Cal Water indicating that expansion of water distribution system is not required to accommodate the project.

29. EHSP02 - CROSS CONNECTION TESTING VERIFICATION (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: This property receives potable water service from California Water Service Company-Salinas (Cal Water), a State Public Water System regulated by the State Water Resources Control Board, Division of Drinking Water. Cal Water is responsible to ensure the potable water supply complies with Chapter 17 of the California Plumbing Code, regarding cross-connection control.

Compliance or Monitoring Action to be Performed: Prior to final inspection of construction permits, the applicant shall submit to the Environmental Health Bureau documentation from Cal Water Service indicating that satisfactory testing has occurred and that the potable water supply is protected in compliance with Chapter 17 of the California Plumbing Code, regarding cross-connection control.
Alternately, if Cal Water Service determines that the testing is not required, provide written evidence from Cal Water Service that states the testing is not required.

30. EHSP03 -ORGANIC WASTE DIVERSION (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Businesses and multifamily residential dwellings that consist of 5 or more units must implement an organic waste recycling program to divert organic waste pursuant to AB 1826 Chesbro (Chapter 727, Statutes of 2014).

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, submit documentation to the Environmental Health Bureau for review and approval a descriptive plan on how organic wastes will be collected and stored. Organic waste enclosures shall be sized appropriately and located on the site plan.

31. EHSP04 - SEPARATE RECYCLABLES IN MULTI-FAMILY HOUSING (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The facility shall comply with California Assembly Bill AB 341 and Monterey County Code, Chapter 10.41.

Compliance or Monitoring Action to be Performed: Prior to final inspection of construction permits, the applicant shall submit to the Environmental Health Bureau for review and approval a descriptive plan on how recyclables will be collected from common areas and consolidated prior to removal off site.

32. PAYMENT OF SCHOOL DISTRICT DEVELOPMENT FEES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Applicant shall pay all applicable school fees.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, applicant shall provide a copy of School District Developer Fee Referral Form signed and approved by the Salinas Unified School District verifying that the appropriate fees have been collected from the developer by those districts.

33. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

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

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the DPW.

34. MM001 - BIOLOGICAL RESOURCES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure 4-1. Construction activities that may directly (e.g., vegetation removal) or indirectly affect (e.g. noise/ground disturbance) nesting raptors and/or protected avian species will be timed to avoid the breeding and nesting seasons. Specifically, building demolition, grading with heavy machinery, building construction, vegetation and/or tree removal can be scheduled after September 16 and before January 31.

If construction activities must occur during the breeding and nesting season (February 1 through September 15), a qualified biologist shall conduct pre-construction surveys for nesting raptors and other protected avian species within 300 feet of the proposed construction activities. Pre-construction surveys shall be conducted no more than 7 days prior to the start of the construction activities during the early part of the breeding season (February through April) and no more than 14 days prior to the initiation of these activities during the late part of the breeding season (May through August).

If raptors or other protected avian species nests are identified during the pre-construction surveys, the qualified biologist shall notify the project proponent and an appropriate no-disturbance buffer imposed within which no construction activities or disturbance would take place (generally 300 feet in all directions for raptors; other avian species may have species-specific requirements) until the young of the year have fledged and are no longer reliant upon the nest or parental care for survival, as determined by a qualified biologist.

Compliance or Monitoring Action to be Performed: Monitoring Action 4.1.1. Prior to issuance of construction permits, the applicant shall submit documentation to the Monterey County RMA Planning Department for review or approval providing evidence that construction will be timed to avoid the breeding and nesting season or evidence of pre-construction surveys and potential no-disturbance buffer zones, if applicable.

35. MM002 - GEOLOGY AND SOILS

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Mitigation Measure 6-1: The site grading, soil recompaction, and foundation systems will incorporate the recommendations found in the project-specific geotechnical report as provided by Soil Surveys, Inc. in 2017. All buildings will meet the requirements of the latest edition of the Uniform Building Code and the County of Monterey Building Department. All construction will be designed to meet the requirements for Seismic Zone 4 Building Codes in order to resist seismic forces.

Compliance or Monitoring Action to be Performed: Mitigation Monitoring Action 6-1: The applicant will submit a letter from a geotechnical engineer to RMA-Environmental Services certifying that construction was completed in accordance with the recommendations and approved plans.

36. MM003-HAZARDS AND HAZARDOUS MATERIALS

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Mitigation Measure 8-1: Prior to issuance of grading permits, a soil work plan shall be prepared for the site by a Registered Geologist to determine the location of any contaminated soils on the site with concentrations above California Human Health Screening Levels (CHHSLs), as developed by the California Environmental Protection Agency (Cal-EPA), January 2005, and submitted to the Monterey County Environmental Health Bureau (EHB) for review and approval. Soils samples shall be taken on-site in accordance with the soil work plan approved by the EHB. Once a soil sampling analysis is complete, a report of the findings shall be provided to the EHB for review and approval. If soil exceeds California Human Health Screening levels, the EHB will have oversight and receive copies of the environmental investigations. Any soils with residual agricultural or industrial chemicals with concentrations above California Human Health Screening Levels (CHHSLs), as developed by the California Environmental Protection Agency (Cal-EPA), January 2005, shall be characterized, removed, and disposed of off-site at a licensed hazardous materials disposal site. All measures will be printed on all construction documents, contracts, and project plans prior to issuance of grading permits.

Compliance or Monitoring Action to be Performed: Mitigation Monitoring Action 8-1a: Prior to disturbance of on-site soils and prior to the issuance of grading permits, the applicant shall submit a soil work plan and resulting reports prepared by a qualified professional to the Environmental Health Bureau. If the soil exceeds California Human Health and Screening Levels, the EHB will have oversight and receive copies of the environmental investigations.

Mitigation Monitoring Action 8-1b: The applicant shall ensure that all measures be printed on all construction documents, contracts, and project plans prior to the issuance of grading permits.

37. MM004 - HAZARDS AND HAZARDOUS MATERIALS

Responsible Department: Health Department

**Condition/Mitigation
Monitoring Measure:**

Mitigation Measure 8-2: If contaminated soils are found in concentrations above California Human Health Screening Levels (CHHSLs), as developed by the California Environmental Protection Agency (Cal-EPA), January 2005, a Site Management Plan (SMP) shall be prepared and implemented (as outlined below) and any contaminated soils found in concentrations above established thresholds shall be removed and disposed of according to California Hazardous Waste Regulations. The SMP shall be prepared by a qualified hazardous materials consultant. The SMP shall include:

- o Management practices for handling contaminated soil or other materials if encountered during construction or cleanup activities and measures to minimize dust generation, stormwater runoff, and tracking of soil off-site.

- o Preliminary Remediation Goals (PRGs) for environmental contaminants of concern to evaluate the site conditions following SMP implementation.

- o A Health and Safety Plan (HSP) for each contractor working at the site that addresses the safety and health hazards of each phase of site operations that includes the requirements and procedures for employee protection. The HSP will also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction.

The SMP shall be completed and approved prior to the issuance of grading permits and commencement of cleanup activities, and monitoring shall take place during construction, as applicable.

**Compliance or
Monitoring
Action to be Performed:**

Mitigation Monitoring Action 8-2a: Prior to the issuance of grading permits and commencement of cleanup activities, the applicant shall submit to EHB the SMP prepared by a qualified Hazardous Materials Consultant. The approved SMP shall detail procedures and protocols for management of soil containing environmental contaminants during site development activities. EHB will provide a copy of the approved SMP to the RMA Planning Department. Cleanup and remediation activities on the site prior to building construction shall be conducted in accordance with the SMP approved by EHB.

Mitigation Monitoring Action 8-2b: The applicant shall ensure that all measures be printed on all construction documents, contracts, and project plans prior to the issuance of grading permits.

Mitigation Monitoring Action 8-2c: A No Further Action letter (or equivalent assurance) from Monterey County EHB documenting completion of cleanup activities shall be provided to the RMA-Planning Department prior to issuance of occupancy permits.

38. MM005 - HYDROLOGY AND WATER QUALITY

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Mitigation Measure 9-1: Stormwater control measures shall be designed, implemented, and maintained in accordance with Post Construction Stormwater Management Requirements (PCRs) for Development Projects in the Central Coast Region and shall be approved by RMA-Environmental Services.

Compliance or Monitoring Action to be Performed: Mitigation Monitoring Action 9-1.1: Stormwater Control Plan. Prior to issuance of any grading or building permits, the applicant shall submit a Stormwater Control Report and a Stormwater Control Plan, prepared by a registered professional engineer, to RMA-Environmental Services for review and approval. The report and plan shall address the Post-Construction Stormwater Management Requirements (PCRs) for Development Projects in the Central Coast Region. The plan shall include the location of the drainage facilities and construction details. Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed and approved the Stormwater Control Plan for conformance with the geotechnical recommendations.

39. MM006 - STORMWATER MAINTENANCE AGREEMENT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Mitigation Measure 9-2.1: Maintenance Agreement. The applicant shall enter into a Maintenance Agreement (Agreement) that clearly identifies the responsible party for ongoing maintenance of structural Stormwater Control Measures. Prior to issuance of any grading or building permits, the owner/applicant shall submit the signed and notarized Agreement to RMA-Environmental Services for review and approval. The approved Agreement shall be recorded, and a copy of the recorded document shall be provided to RMA-Environmental Services. The Agreement shall contain provisions for an annual drainage system report, prepared by a registered Professional Engineer, that includes the status of all structural stormwater control measures and maintenance recommendations. The annual report shall be submitted to RMA-Environmental Services, for review and approval, no later than August 15th. All recommended maintenance shall be completed by October 15th of the same year. If maintenance is required, certification shall be provided that all recommended maintenance has been completed before the start of the rainy season.

Compliance or Monitoring Action to be Performed: Mitigation Monitoring Action 9-2.2: Operations and Maintenance Plan. Prior to issuance of any building or grading permits, the owner/applicant shall submit an Operation and Maintenance Plan (O&M Plan), prepared by a registered Professional Engineer, to RMA-Environmental Services for review and approval. The O&M Plan shall include, at a minimum, the following:

- a) A site map identifying all structural Stormwater Control Measures requiring O&M practices to function as designed.
- b) O&M procedures for each structural Stormwater Control Measure including, but not limited to, LID facilities, retention/detention basins, and proprietorship devices.
- c) The O&M Plan shall include short- and long-term maintenance requirements, recommended frequency of maintenance, and estimated cost for maintenance.

Mitigation Monitoring Action 9-2.3: Field Verification of Post-Construction Stormwater Control Measures. Prior to final inspection, the owner/applicant shall provide certification from a registered Professional Engineer that the stormwater control facilities have been constructed in accordance with the approved Stormwater Control Plan. The letter shall be submitted to RMA-Environmental Services for review and approval.

40. MM007 - NOISE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure 12.1: The project's final design plans shall incorporate building design and acoustical treatments to ensure compliance with State and County noise standards for the residential use. The project shall incorporate recommendations of the project-specific acoustical analysis (Prepared August 18, 2017 by Sonics ESD) to ensure that the design incorporates controls to reduce interior noise levels to 45 dBA DNL or lower within the apartments. Building sound insulation requirements shall include the provision of forced-air mechanical ventilation. Special building construction techniques may be required that can include sound rated windows and doors, sound rated wall constructions and acoustical caulking.

Compliance or Monitoring Action to be Performed: Mitigation Monitoring Action 12.1.1: Pursuant to the State Building Code, the project shall incorporate the results of the analysis, including the necessary noise control measures. The building plans for review and approval by RMA planning prior to issuance of a building permit.

41. MM008 - CONSTRUCTION COORDINATOR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure 12.2 The proposed project will appoint a Construction Coordinator available on a 24 hour basis to address inquires and noise concerns. The coordinator's contact information will be posted at the job site in a location that is accessible and visible from public viewing areas. The temporary short-term construction impacts of the project are considered less than significant.

Compliance or Monitoring Action to be Performed: Mitigation Monitoring Action 12-2.1 Prior to the issuance of construction permits, the applicant shall provide contact information for the appointed Construction Coordinator and shall submit proof of posting to RMA-Planning.

42. MM009 - TRIBAL MONITORS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure 17-1: In order to reduce potential impacts to cultural resources and sacred places, earth disturbance activities shall be observed by multiple tribal monitors.

Compliance or Monitoring Action to be Performed: Mitigation Monitoring Action 17-1.1: Prior to issuance of construction permits for grading and/or building, the owner/applicant shall submit proof of an agreement to RMA-Planning with an Ohlone/Costanoan-Esselen Nation approved tribal monitor. The agreement shall outline logistics for monitoring during earth disturbance activities as well as how cultural resources will be handled if uncovered for the duration of the project.. Due to the large amount of grading that will be required in a short timeframe, more than one tribal monitor will be necessary at any given time.

Mitigation Monitoring Action 17-1.2: During earth disturbance, the Ohlone/Costanoan-Esselen Nation approved tribal monitor shall be onsite observing the work, consistent with the approved contract discussed in Mitigation Monitoring Action 17-1. Prior to final of construction permits for grading and/or building, the owner/applicant shall submit a letter from the tribal monitor verifying all work was done consistent with the contract to RMA-Planning for review and approval.

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Agricultural
Employee Housing
Project

BORONDA ROAD
SALINAS, CA 93908
A.P.N.: 261-041-024-000
261-041-025-000
261-041-026-000



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EMAIL: info@pauldavispartnership.com



Drawn By: GSK

Drawing Date: 5/31/2017

Project Number: 3624.00

Revisions:

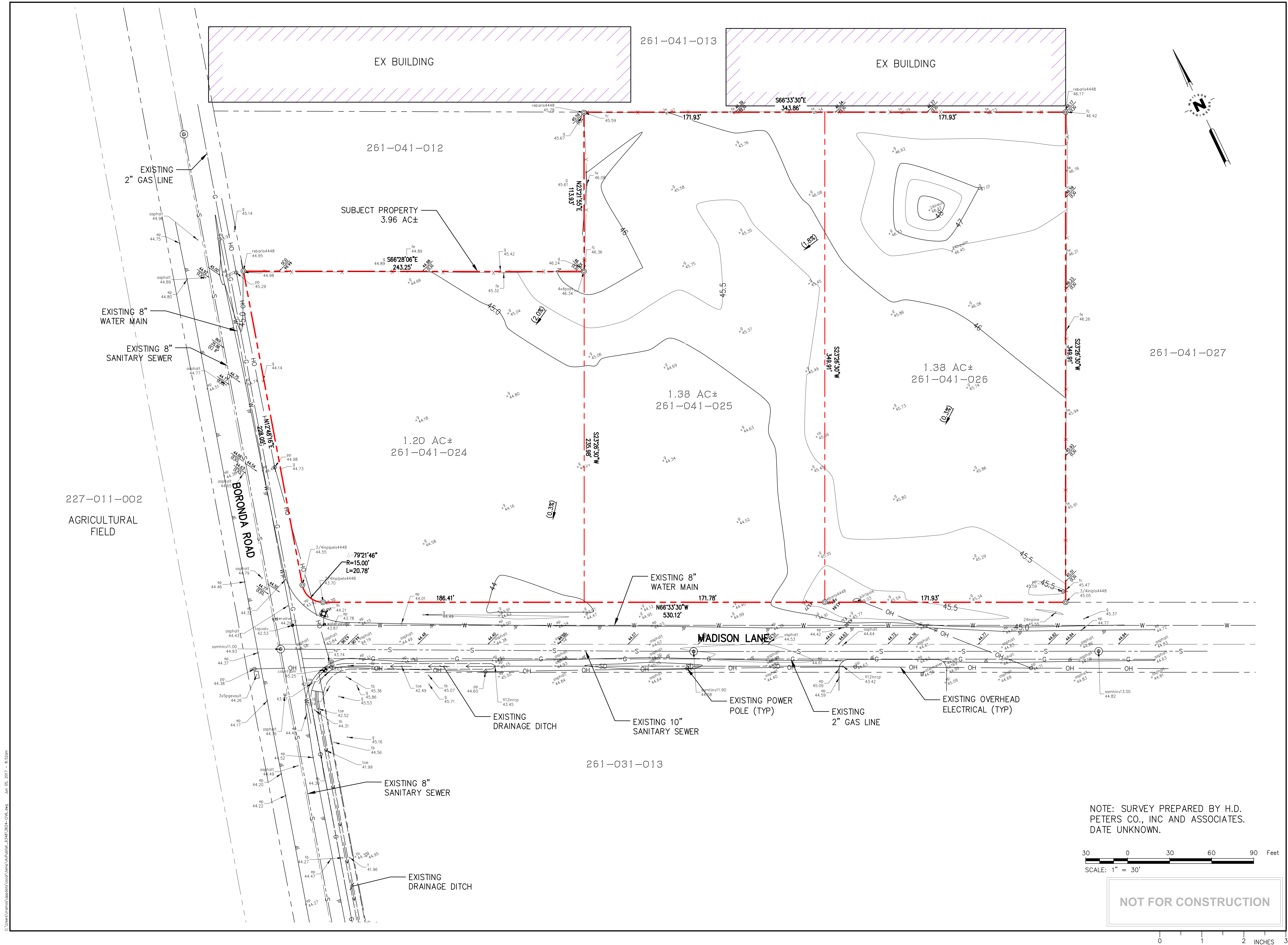
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Sheet Title:
EXISTING CONDITIONS

Sheet Number:

C1.0




NOTE: SURVEY PREPARED BY H.D. PETERS CO., INC AND ASSOCIATES. DATE UNKNOWN.


30 0 30 60 90 Feet
SCALE: 1" = 30'

NOT FOR CONSTRUCTION

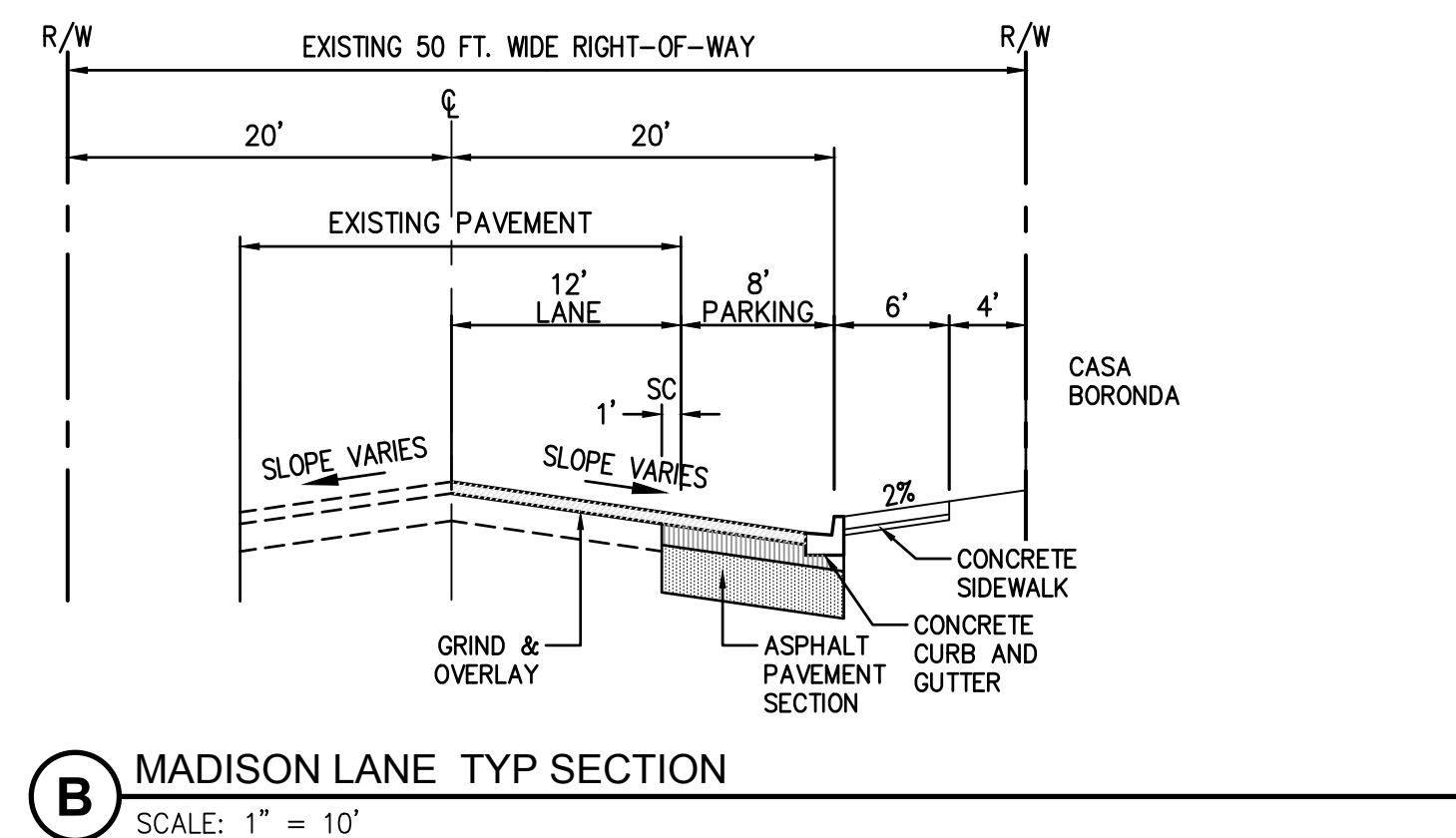
0 1 2 INCHES 3



Revisions:



C1.1



1. CONSTRUCT CURB, GUTTER, AND SIDEWALK
2. CONSTRUCT CONCRETE DRIVEWAY APRONS
3. CONSTRUCT HALF STREET IMPROVEMENTS
4. CONSTRUCT CURB RAMP TYPE 'A'
5. CONSTRUCT 30" STORM DRAIN; SEE SHEET C1.3
6. BIOSWALE WITH UNDERDRAIN
7. UNDERGROUND DETENTION/RETENTION SYSTEM
8. STORMWATER PRETREATMENT STRUCTURE

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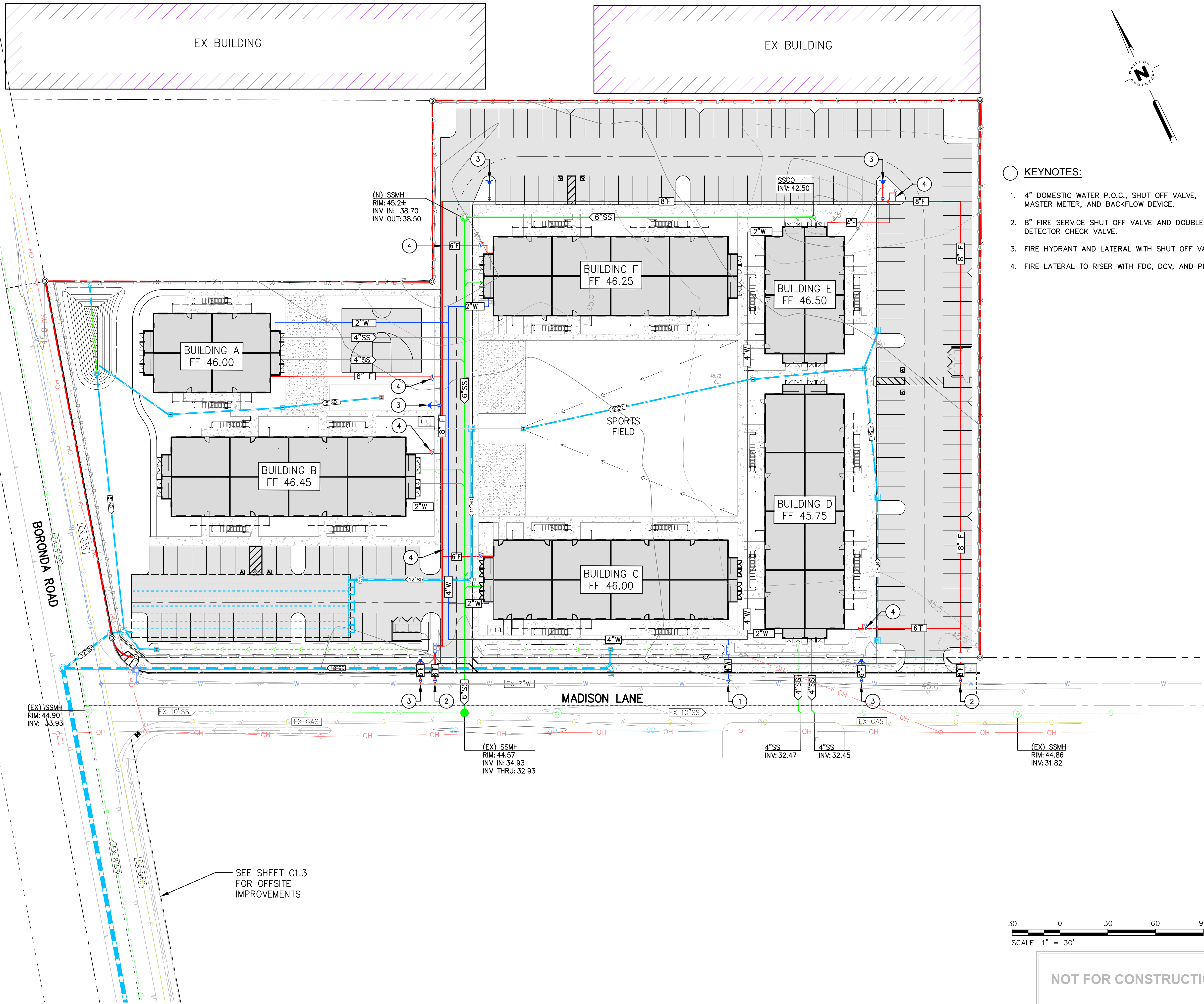
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Sheet Title:
**PRELIMINARY
UTILITY PLAN**

Sheet Number:

C1.2



30 0 30 60 90 Feet
SCALE: 1" = 30'

NOT FOR CONSTRUCTION

0 1 2 INCHES 3

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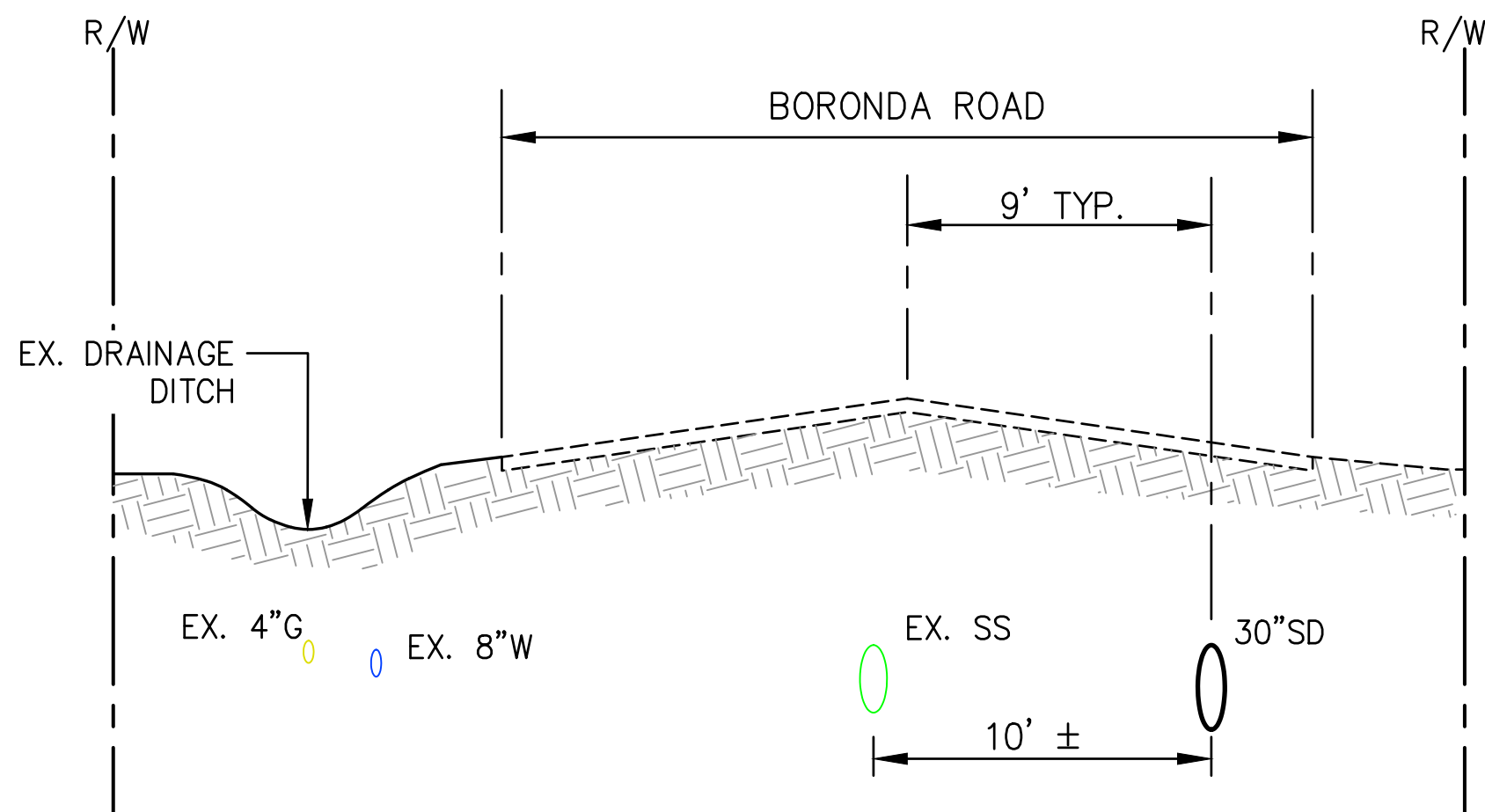
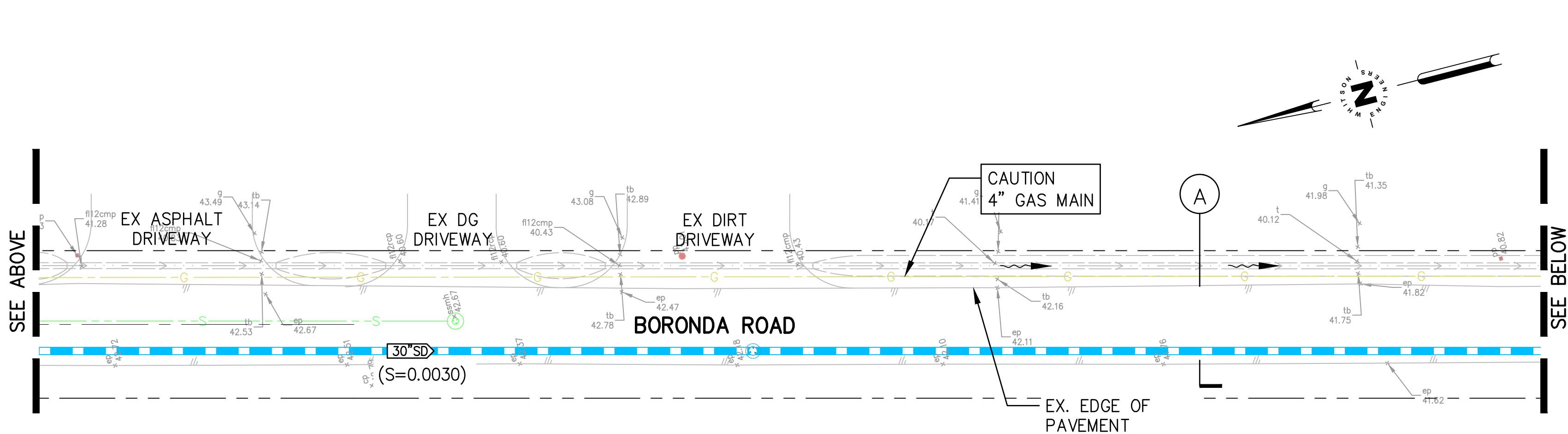
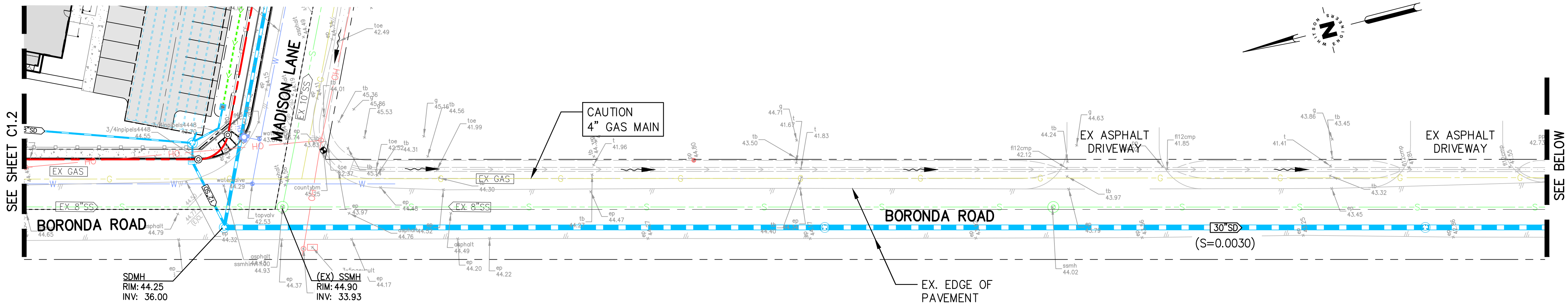
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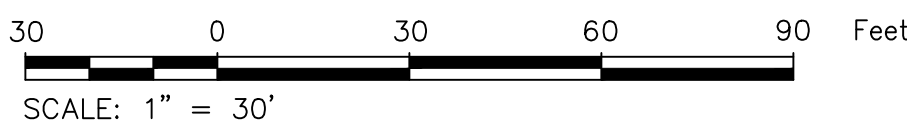
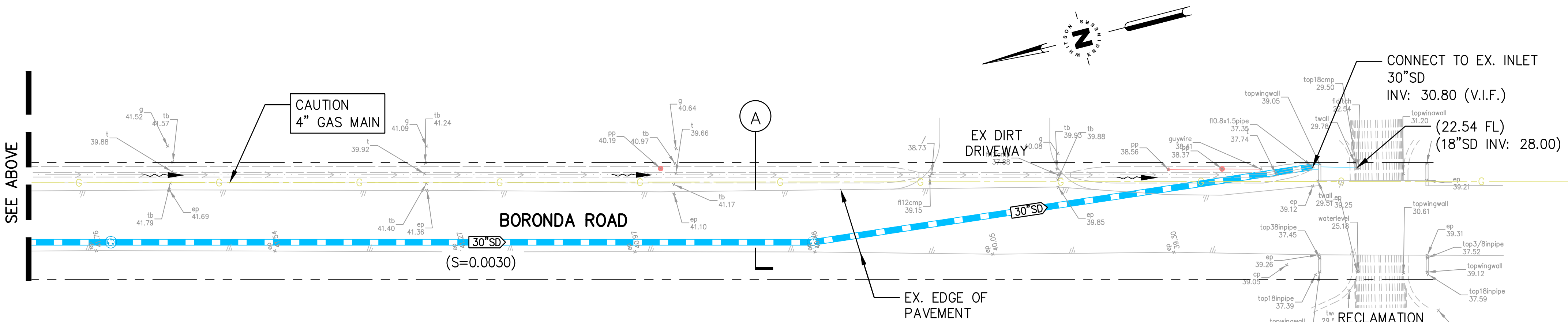
Sheet Title:
OFF-SITE STORM
DRAIN IMPROVEMENT
PLAN

Sheet Number:

C1.3

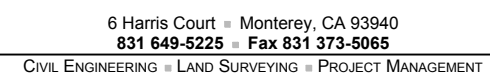


A BORONDA ROAD SECTION
SCALE: 1" = 5'



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0 1 2 INCHES 3



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C1.4

4. ESTIMATED TOTAL DISTURBED AREA: 1.87 AC. THIS PLAN SHALL BE USED IN CONJUNCTION WITH THE PROJECT SWPPP.

5. BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:

2.1. THE 2011 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK / CONSTRUCTION SITE BMP MANUAL. THE HANDBOOK MAY BE DOWNLOADED FOR:

http://www.dot.ca.gov/hq/altconst/stormwater/documents/SWPPP_Prep_ManualJune2011.pdf

2.2. THE 2011 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PROMULGATED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA). THE HANDBOOK MAY BE DOWNLOADED FOR A FEE FROM THE CASQA WEBSITE AT

http://www.csbmp.org/bmp.html

3. THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.

4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEREGENCIES NOTED.

6. ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. RIGOROUS STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.

7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.

8. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL SUPPLIES ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED. SUPPLIES SHALL BE KEPT IN THE SHED OR UNDER A TARP. IF NOT IN THE SHED OR UNDER A TARP, CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.

9. EROSION CONTROL SHALL PROVIDE SITE COVERAGE AS REQUIRED BY FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.

10. PROVIDE TEMPORARY EROSION CONTROL COVER ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.

12. PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.

13. THE USE OF POLYESTER OR POLYPROPYLENE GEOTEXTILES SHALL BE LIMITED TO AREAS WHERE THEY EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.

14. ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION DISTURBANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.

- PROVIDE SILT FENCE AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
- PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.

15. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, AND CALIFORNIA BUILDING CODE.

16. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY EROSION CONTROL MEASURES ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING, EROSION CONTROL, AND SEDIMENTATION REGULATIONS.

17. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs AND AS WELL AS TO CONDUCT A VISUAL INSPECTION FOR ANY EROSION OR SEDIMENTATION PROBLEMS.

18. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER REQUIRED HAVE BEEN REMOVED.

19. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).

20. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.10.01)

THE CONTRACTOR SHALL:

1. SERVE AS THE QUALIFIED SWPPP PRACTITIONER (QSP), AND ALSO THE QUALIFIED SWPPP DEVELOPER (QSD) IF QSD SERVICES ARE REQUIRED DURING CONSTRUCTION
2. TRAIN ITS EMPLOYEES AND SUBCONTRACTORS AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT
3. MAINTAIN THE FIELD COPY SWPPP BINDER
4. PERFORM ALL STORM WATER INSPECTIONS, SAMPLING AND ANALYSIS
5. IMPLEMENT THE RAIN EVENT ACTION PLANS (REAPS)
6. PROVIDE A SPILL RESPONSE PLAN (TYPICALLY PART OF THE CONTRACTOR'S IPPP)
7. PROVIDE A STORMWATER ANNUAL REPORT TO THE OWNER EACH YEAR, AND PRIOR TO PROJECT COMPLETION
8. PROVIDE NOTICE OF TERMINATION DOCUMENTATION TO THE OWNER AT PROJECT COMPLETION
9. SERVE AS DATA SUBMITTER FOR THE OWNER FOR ON-LINE SUBMITTALS THROUGH THE STATE'S WEBSITE (SMARTS)
10. ASSIST THE OWNER IN COORDINATING WITH THE REGIONAL WATER QUALITY CONTROL BOARD AND STATE WATER RESOURCES CONTROL AGENCY AS NEEDED
11. IMPLEMENT ALL BEST MANAGEMENT PRACTICES (BMPs) AS NECESSARY TO PROTECT WATER QUALITY, AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT, AND AS OUTLINED IN THE PROJECT SWPPP
12. PAY FOR NON-STORMWATER TESTING, IF REQUIRED DUE TO LEAKS OR SPILLS
13. BE RESPONSIBLE FOR ANY FINES IMPOSED FOR FAILURE TO COMPLY WITH THE CONSTRUCTION GENERAL PERMIT OR OTHER LAWS, REGULATIONS, OR REQUIREMENTS OF THE VARIOUS JURISDICTIONS HAVING AUTHORITY

1. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
 - A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
 - B. RUNOFF FROM THE SITE SHALL BE COLLECTED BY VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
 - C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
 - E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - F. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED TO THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
3. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NOISANCE BY WATERING AND/OR WINDING THE SITE. AT THE END OF EACH DAY THAT COARSE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK, THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HIS SUBCONTRACTOR.

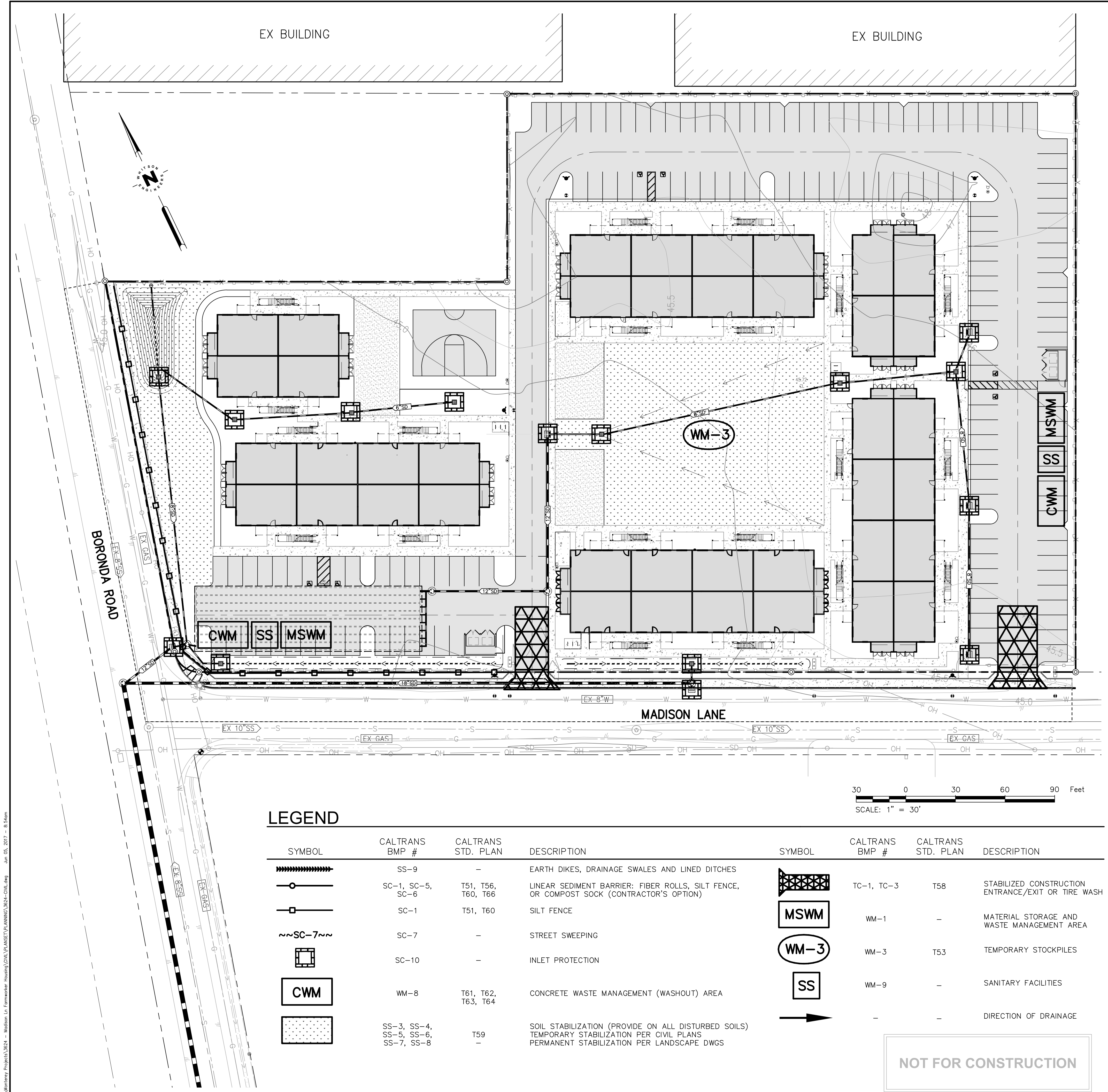
1. VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
 - A. WEEKLY, AND
 - B. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
 - C. WITHIN 48 HOURS AFTER EACH STORM EVENT
 - D. DAILY DURING STORM EVENTS
2. REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
3. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
4. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
5. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE COVERED IF OFF-SITE.
6. WALKING HILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL DISPOSED IF NECESSARY.

1. NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
2. MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLUIG CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
3. HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
 - FIRE HYDRANT FLUSHING,
 - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
 - PIPE FLUSHING AND TESTING,
 - WATER TO CONTROL DUST,
 - UNCONTAMINATED GROUND WATER FROM DEWATERING,
 - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
4. THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
 - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
 - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
 - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
 - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPs REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
 - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
 - THE DISCHARGE IS MONITORED
5. IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

1. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:

- SPILL PREVENTION AND RESPONSE;
- LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
- GOOD HOUSEKEEPING;
- FINES AND PENALTIES;
- MATERIAL MANAGEMENT PRACTICES.

F:\Monterey Projects\3624 - Madison Ln Farmworker Housing\CIVIL\PLANSET\PLANNING\3624-CIVL.dwg Jun 05, 2017 - 8:54am



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Agricultural
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Drawn By: GSK

Drawing Date: 6/5/2017

Project Number: 3624.00

Revisions:

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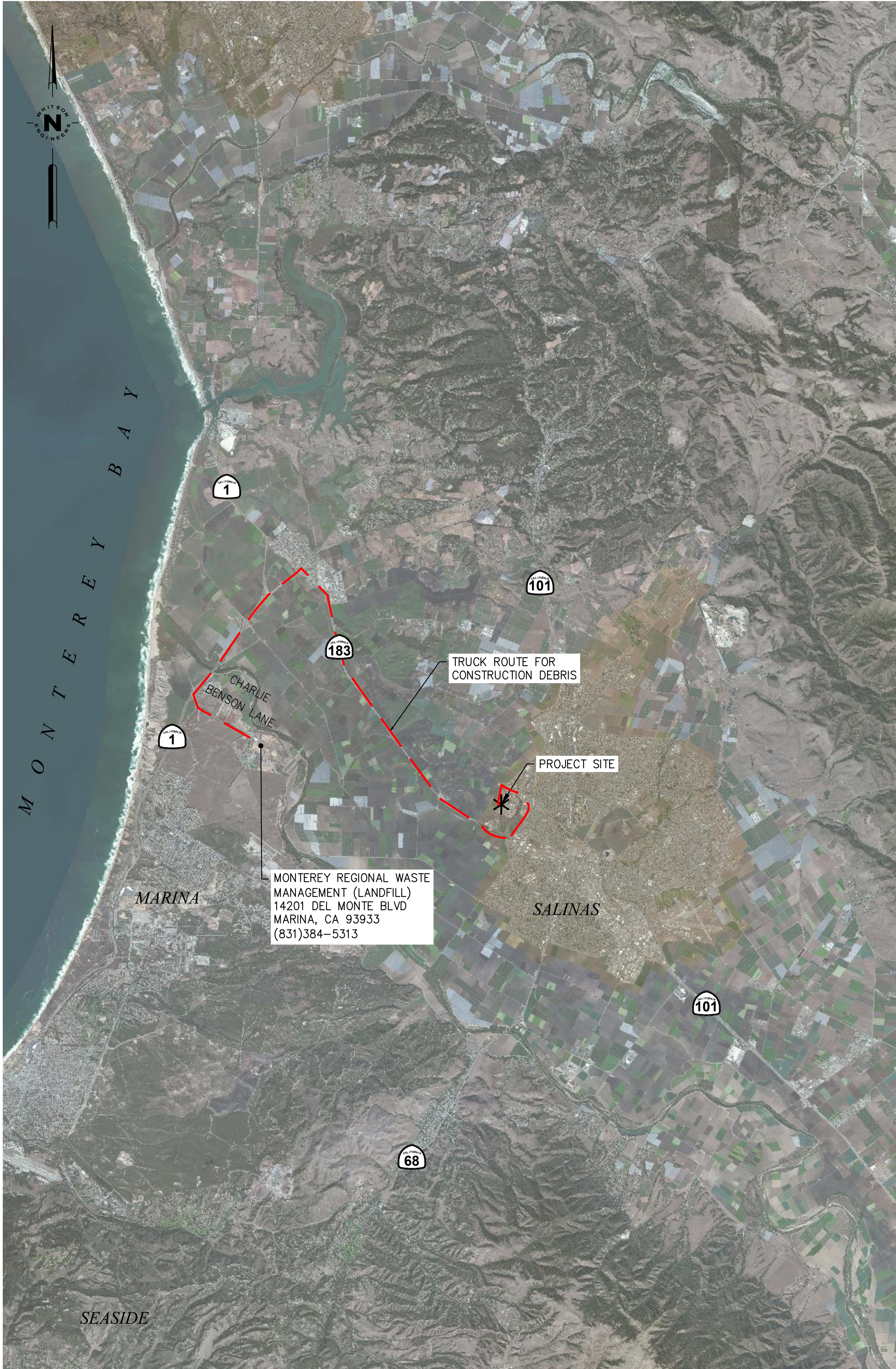


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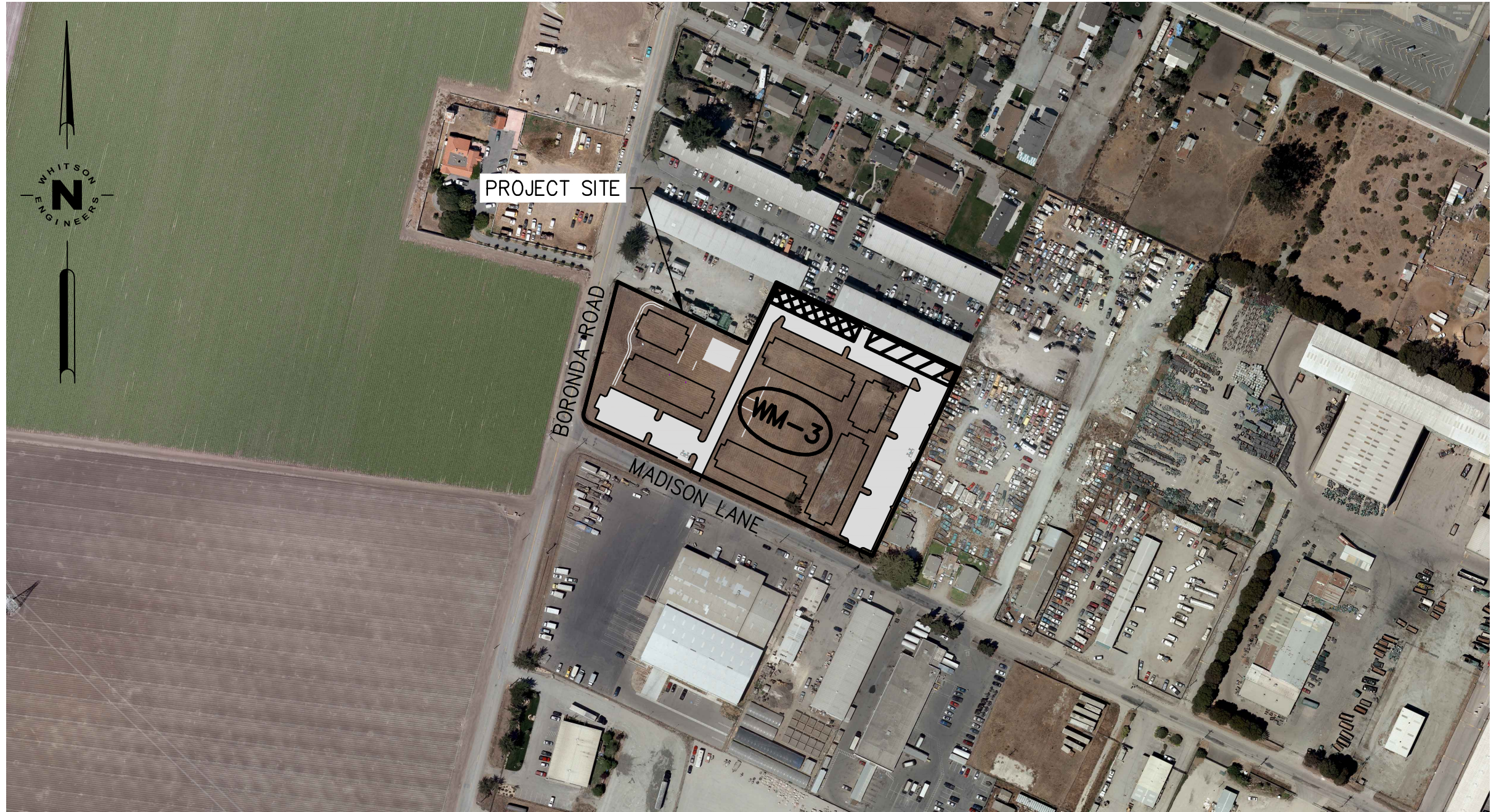
CONSTRUCTIOIN
MANAGEMENT PLAN

Sheet Number:

CM1



C
CM1 TRUCK ROUTING PLAN
SCALE: 1"=7000'



B
CM1 CONSTRUCTION SITE PLAN
SCALE: 1"=200'

LEGEND



WORKER PARKING



EQUIPMENT PARKING



TRUCK ROUTE FOR CONSTRUCTION DEBRIS



HAUL ROUTE



TEMPORARY STOCKPILES

EARTHWORK QUANTITIES

0 CY CUT
12,500 CY FILL
12,500 CY NET IMPORT

CONTACT INFO

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286 ELDORADO STREET
MONTEREY, CA 93940

TEL: (831) 373-2784

CONTRACTOR

AVILA CONSTRUCTION
12 THOMAS OWENS WAY, #200
MONTEREY, CA 93940

TEL: MIKE AVILA - (831) 594-1288
JEFFREY NOHR - (831) 917-5622

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION. SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IN READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES ARE IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION, AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION MANAGEMENT NOTES

1. DURATION OF CONSTRUCTION IS 6 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
2. NOISE-GENERATING CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS BETWEEN 7 A.M. AND 7 P.M. MONDAY THROUGH SATURDAY; NO CONSTRUCTION NOISE IS ALLOWED ON SUNDAYS OR NATIONAL HOLIDAYS.
3. 244 TRUCK TRIPS WILL BE NECESSARY FOR THE GRADING PHASE OF THE PROJECT TO RAISE THE SITE PER PLAN.
4. TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE TRUCK ROUTE SHOWN ON THIS SHEET UNLESS A CLOSER COUNTY APPROVED SITE IS AVAILABLE FOR IMPORT OR TO RECEIVE EXPORT.
5. EXCESS MATERIAL WILL BE HAULED TO OTHER JOB SITES TO BE USED AS ENGINEERED FILL.
6. THE NUMBER OF WORKERS WILL VARY THROUGH OUT CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 10 TO 100.
7. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS.

A
CM1 OVERALL SITE PLAN
SCALE: 1"=500'

SHEET NOTES

1. SEE CIVIL DRAWINGS FOR ALL BUILDING FINISHED FLOOR ELEVATIONS.
2. BOOT WASH LOCATION
3. TRASH ENCLOSURE FOR (1) 4-YARD RECYCLE BINS, (1) 4-YARD WASTE BINS, & (1) 64 gal. ORGANIC WASTE CARTS
4. BIKE RACKS
5. MECHANICAL ROOM
6. ELECTRICAL ROOM

Project / Owner:

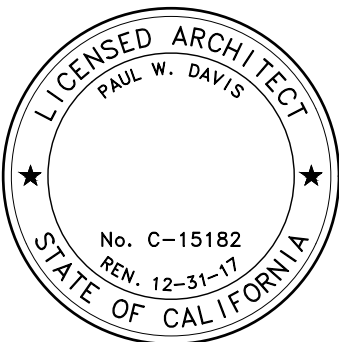
Casa Boronda
Agricultural
Employee Housing
Project

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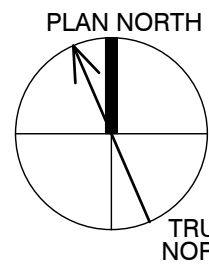
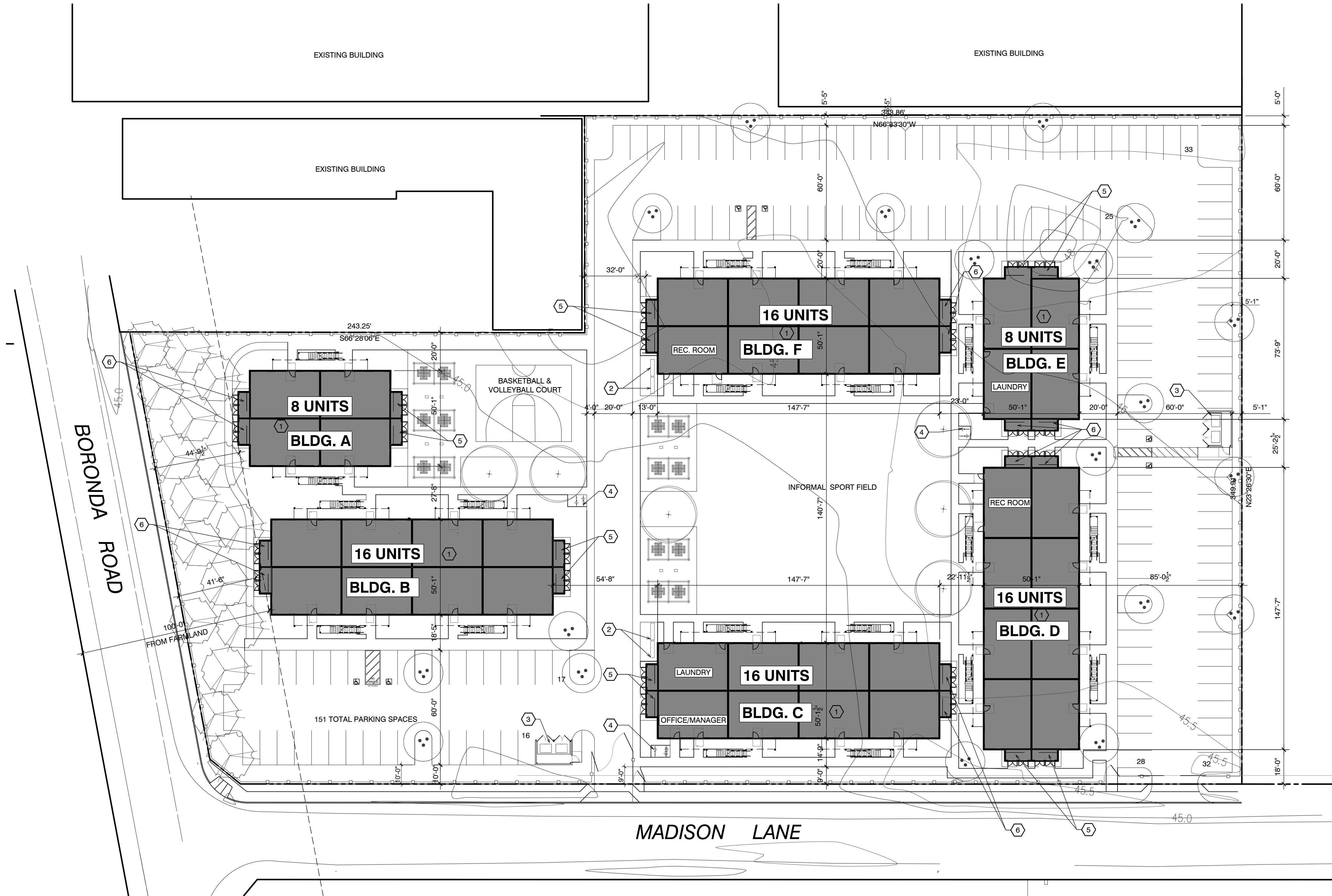
Drawn By: AC
Drawing Date: 06/05/2017
Project Number: 1713

Revisions:

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Sheet Title:
PROPOSED
SITE PLAN

Sheet Number:



PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

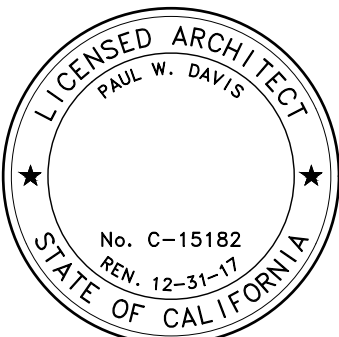
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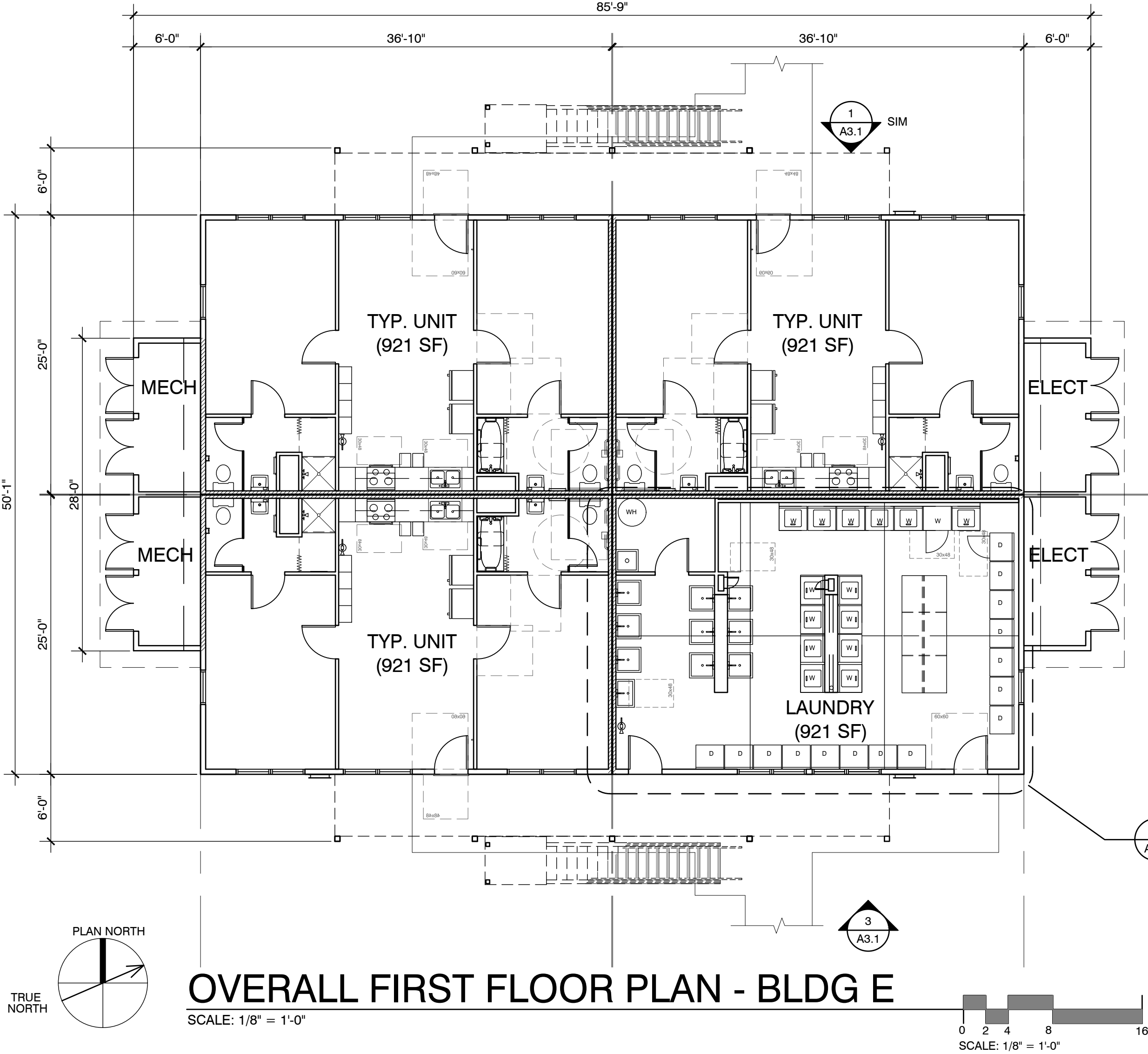
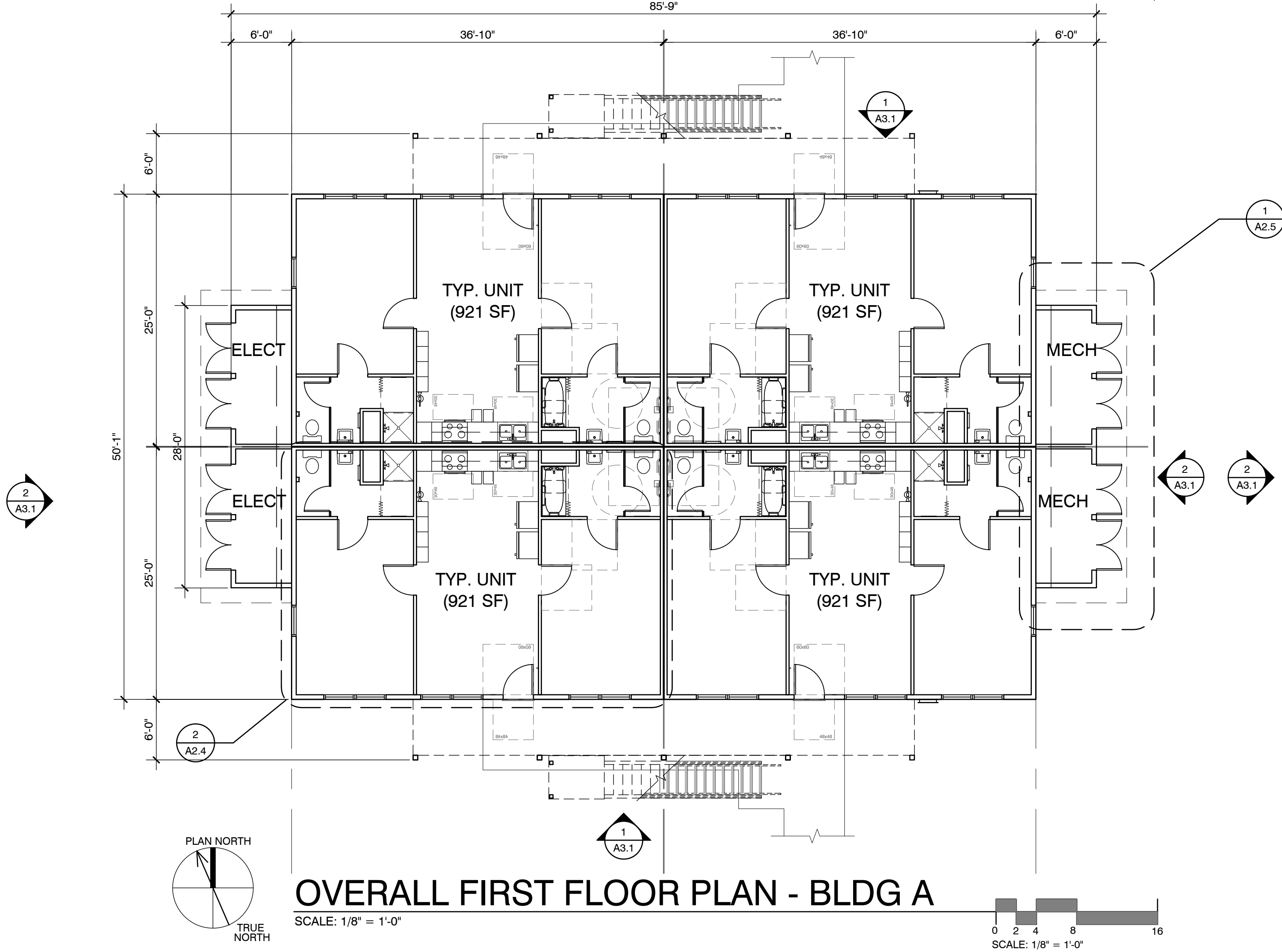
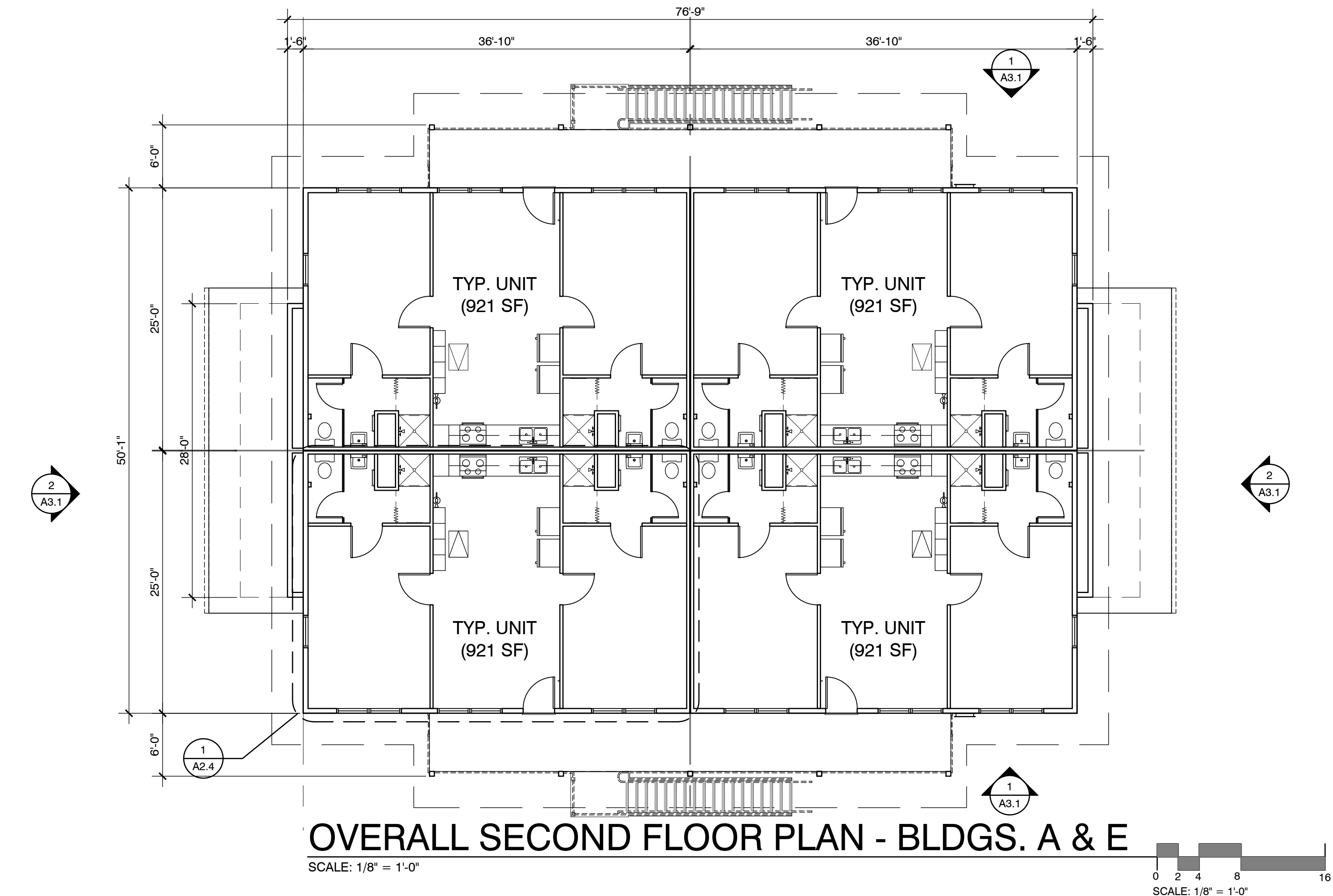
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Sheet Title:
PROPOSED 8-UNIT
BLDGS. A & E
FIRST & SECOND
FLOOR PLANS

Sheet Number:

GENERAL NOTES

1. SEE SHEET A1.1 SITE PLAN FOR BUILDING ORIENTATION AND EXACT LOCATION OF MECHANICAL AND ELECTRICAL ROOMS.



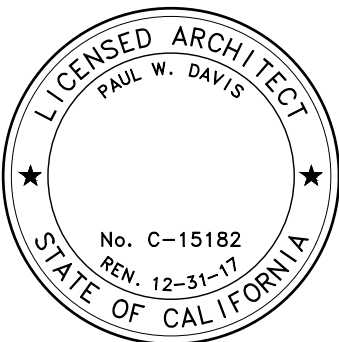
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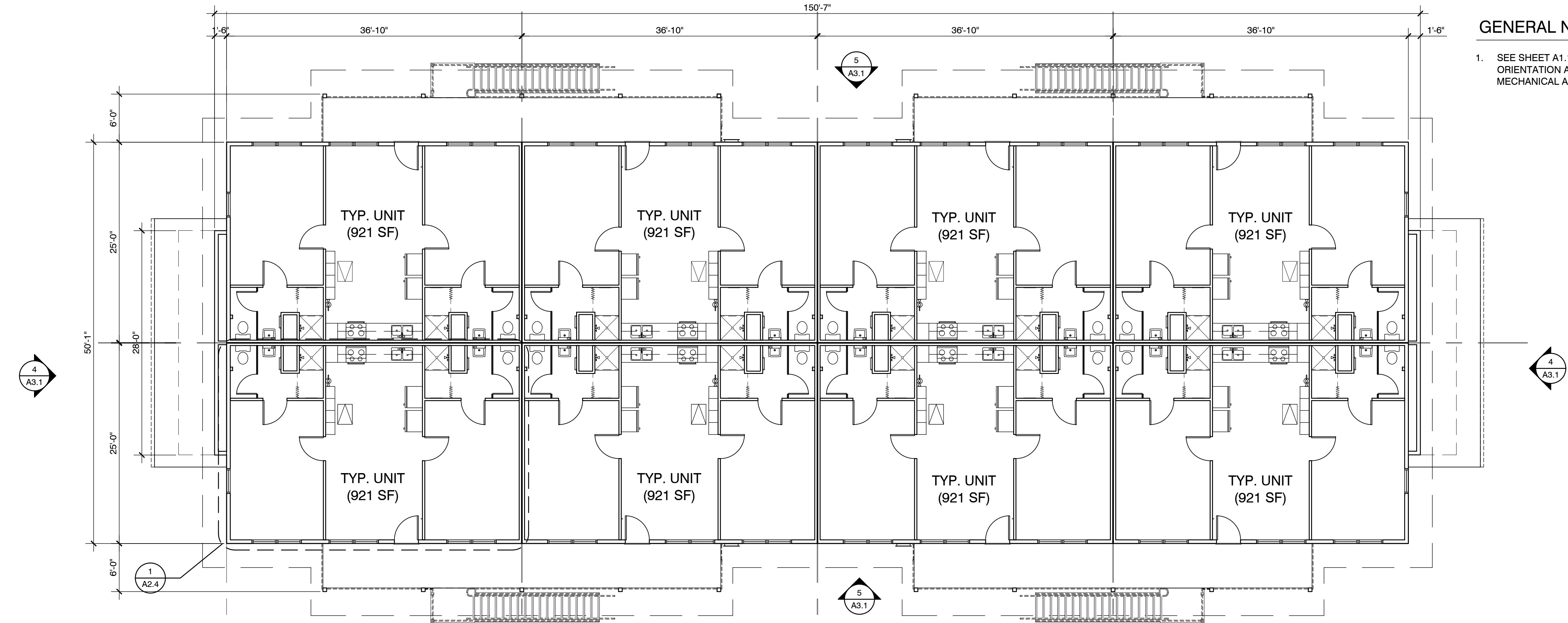
Sheet Title:
PROPOSED 16-UNIT
BLDG. B - FIRST
FLOOR PLAN &
BLDGS. B, C, D, & F
SECOND FLR PLAN

Sheet Number:

A2.2

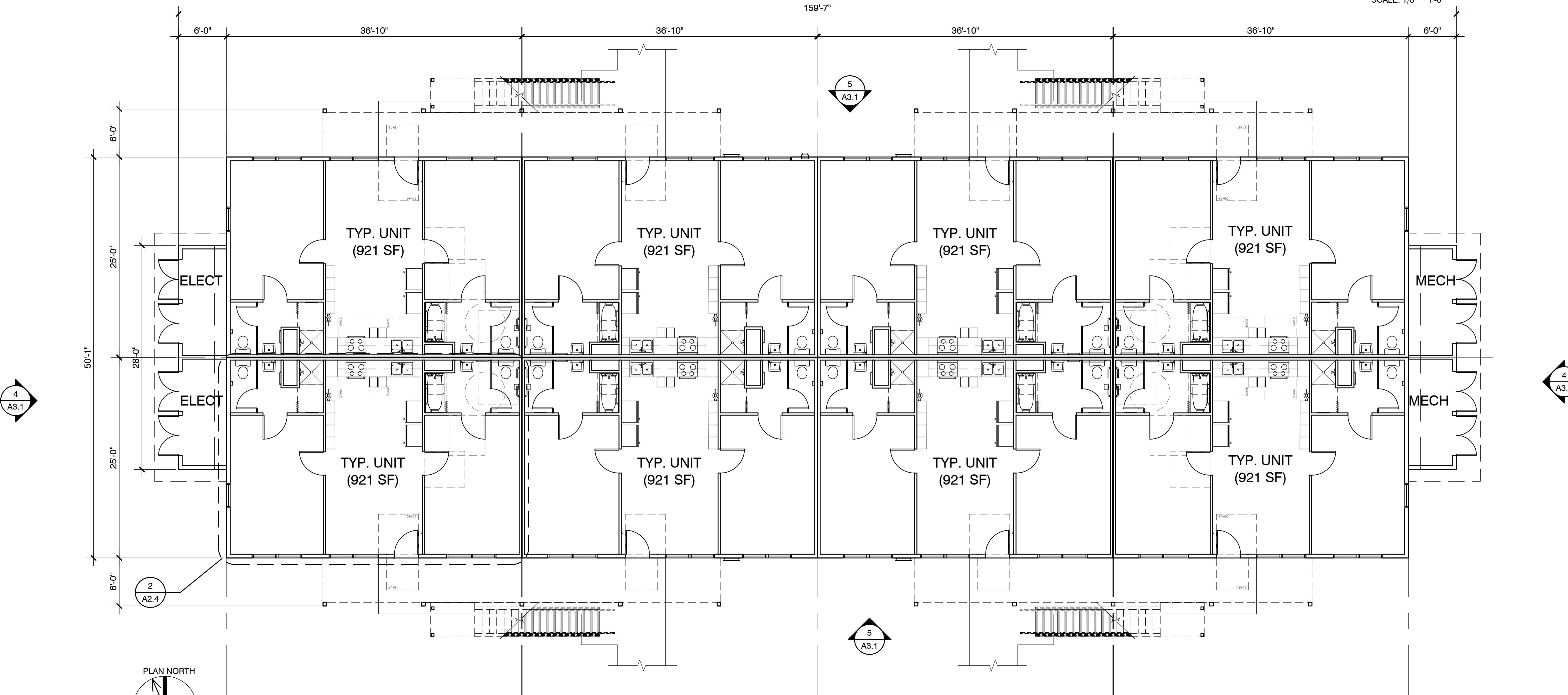
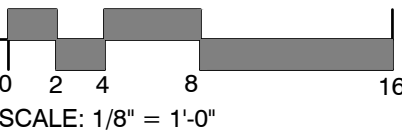
GENERAL NOTES

- SEE SHEET A1.1 SITE PLAN FOR BUILDING ORIENTATION AND EXACT LOCATION OF MECHANICAL AND ELECTRICAL ROOMS.



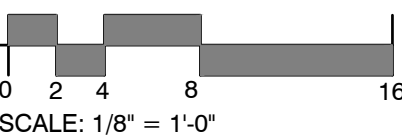
OVERALL SECOND FLOOR PLAN - BLDGS. B, C, D, & F

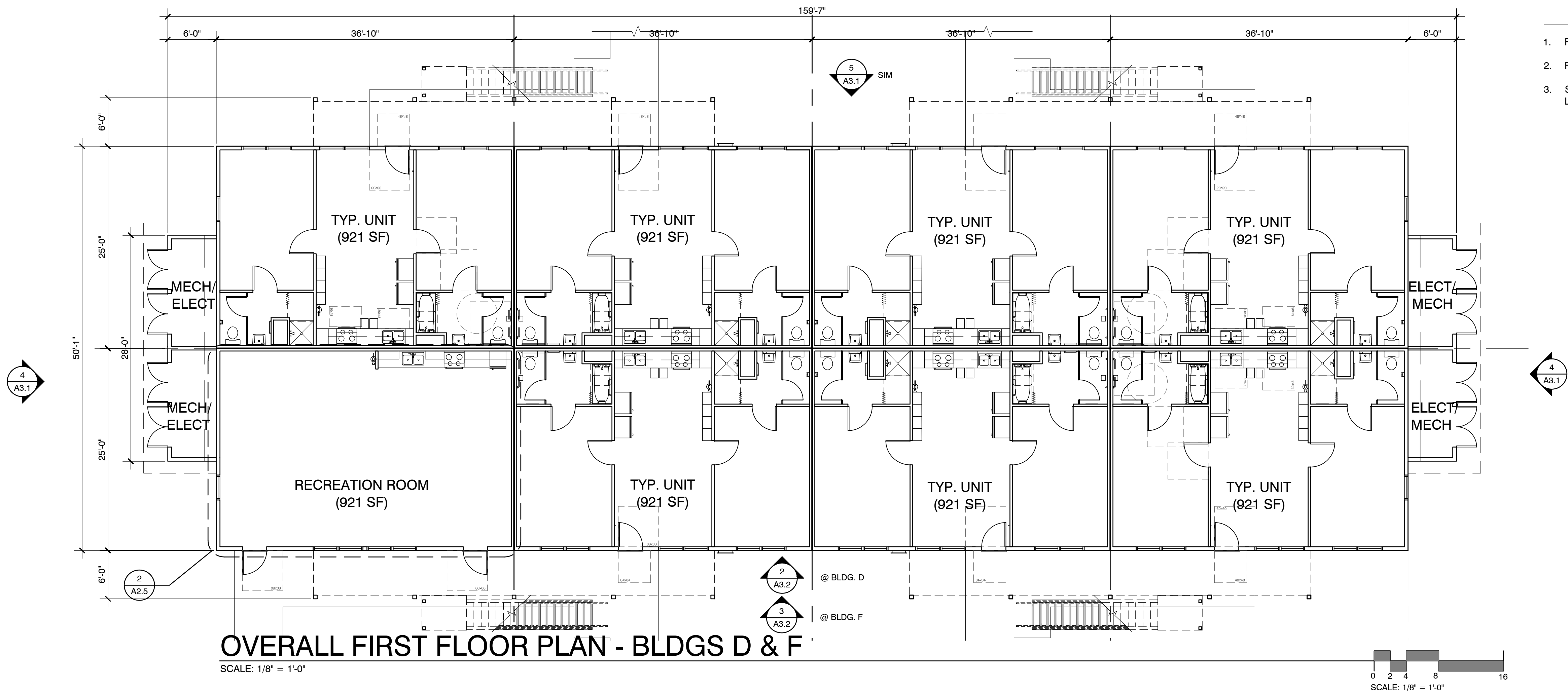
SCALE: 1/8" = 1'-0"



OVERALL FIRST FLOOR PLAN - BLDG B

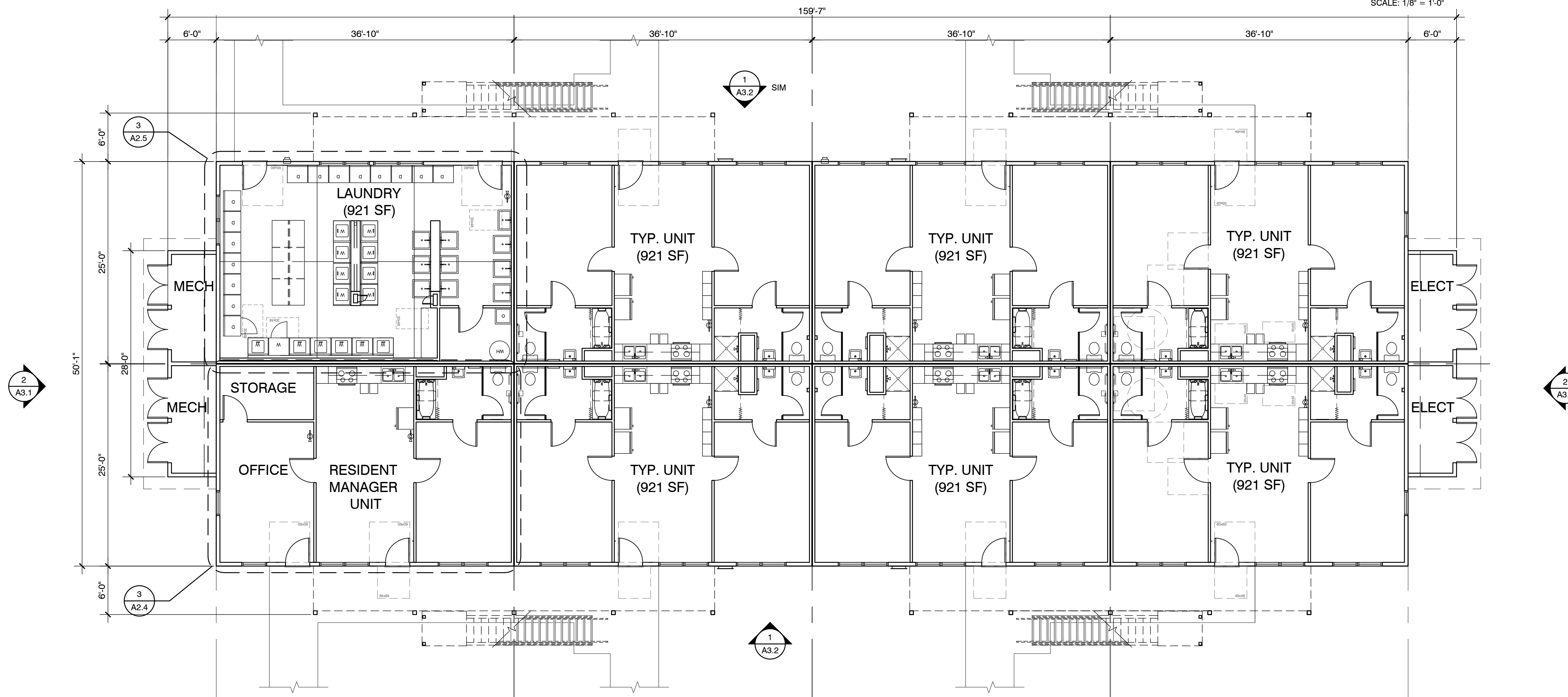
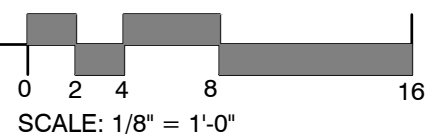
SCALE: 1/8" = 1'-0"





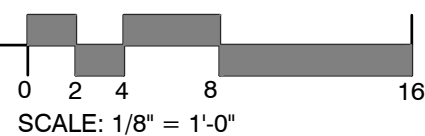
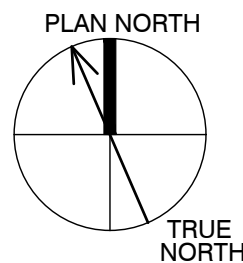
OVERALL FIRST FLOOR PLAN - BLDGS D & F

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



OVERALL FIRST FLOOR PLAN - BLDG C

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



GENERAL NOTES

1. FOR BUILDING C SECOND FLOOR PLAN - SEE SHEET A2.2.
2. FOR BUILDINGS D & F SECOND FLOOR PLAN - SEE SHEET A2.2.
3. SEE SHEET A1.1 SITE PLAN FOR BUILDING ORIENTATION AND EXACT LOCATION OF MECHANICAL AND ELECTRICAL ROOMS.

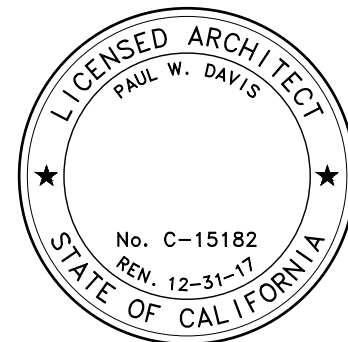
Project / Owner:

Casa Boronda Agricultural Employee Housing Project

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Drawing Date: 06/05/2017
Project Number: 1713

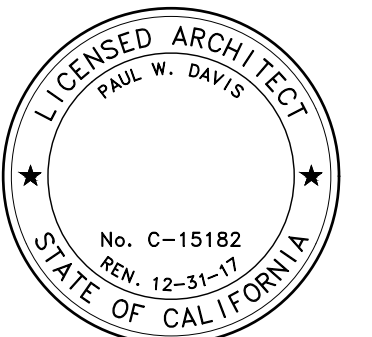
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Sheet Title:
**PROPOSED 16-UNIT
BLDGS. C, D, & F
FIRST FLOOR PLANS**

Sheet Number:

A2.3



Drawn By: AC

Drawing Date: 06/05/2017

Project Number: 1713

Revisions:

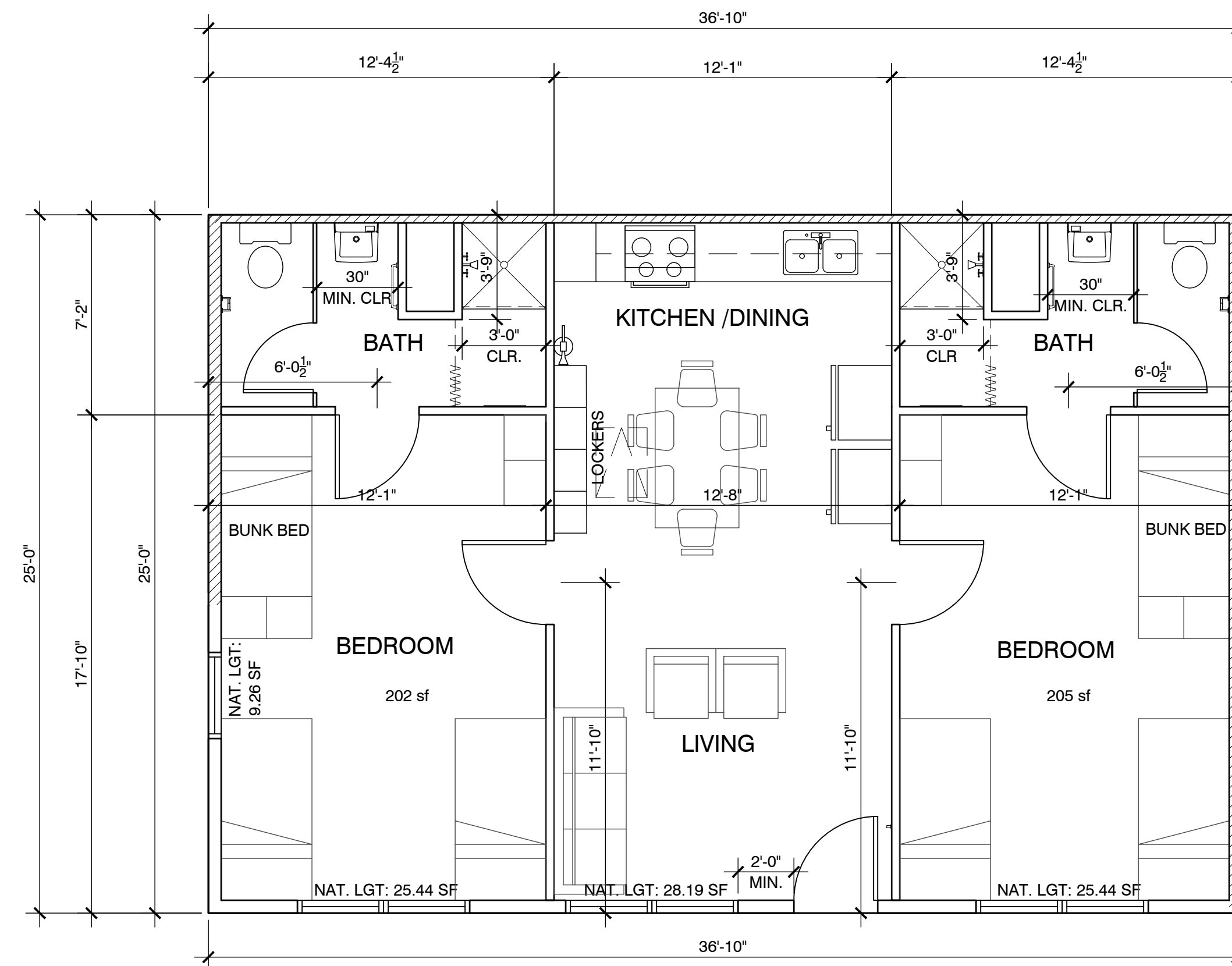
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Sheet Title:
ENLARGED PLANS

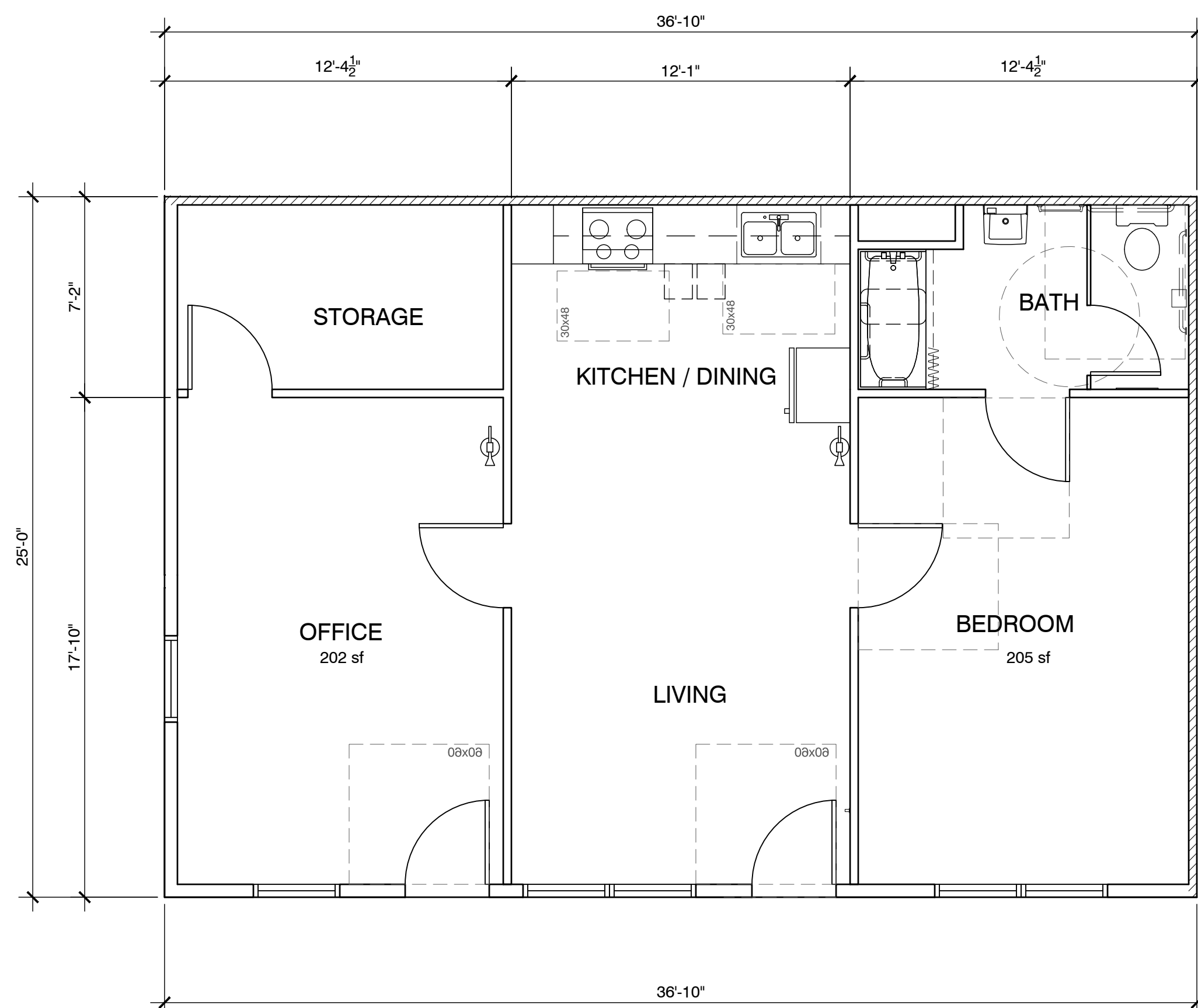
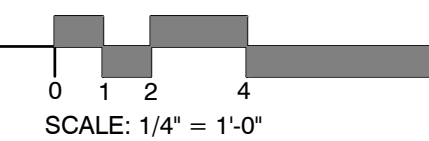
Sheet Number:

A2.4



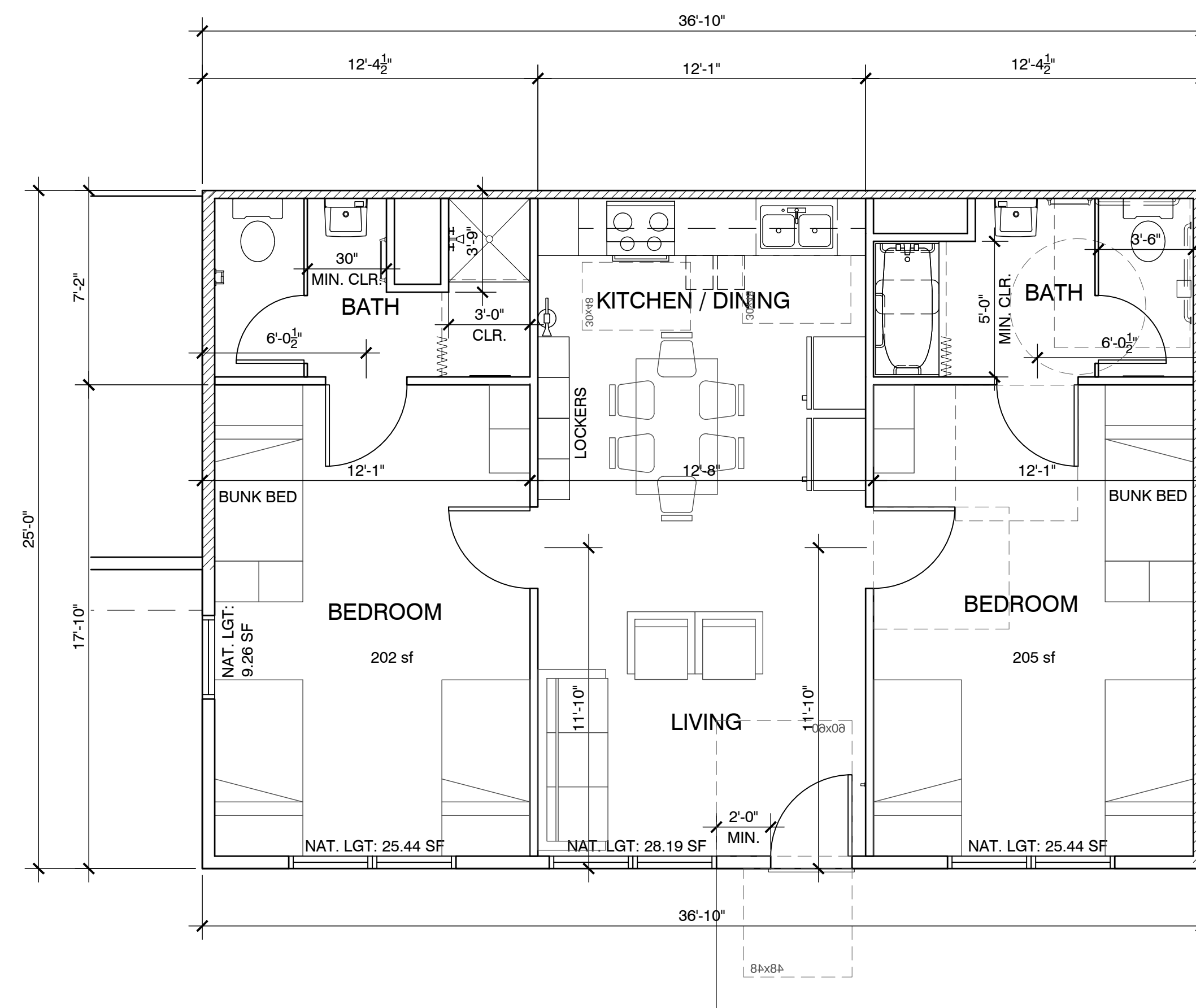
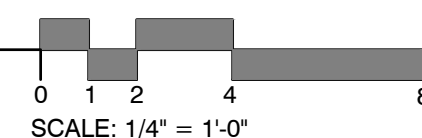
① TYPICAL SECOND FLOOR UNIT PLAN

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



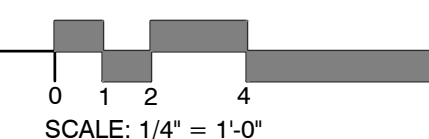
③ OFFICE/RES. MANAGER UNIT - BLDG. C

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



② TYPICAL FIRST FLOOR UNIT PLAN

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

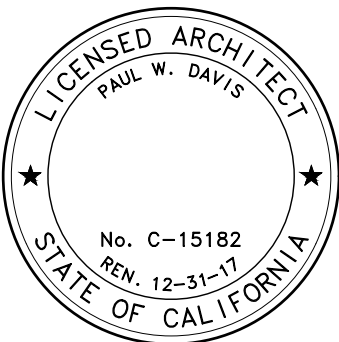


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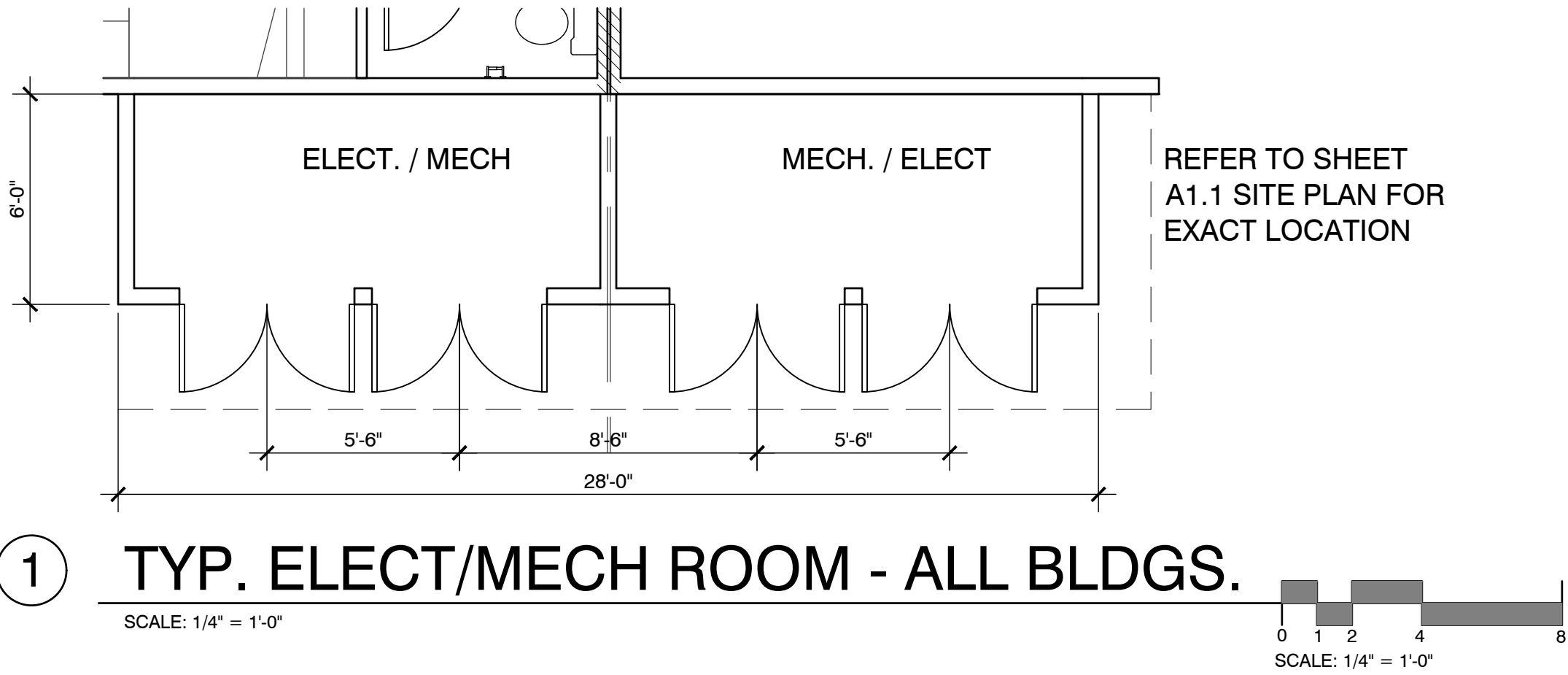
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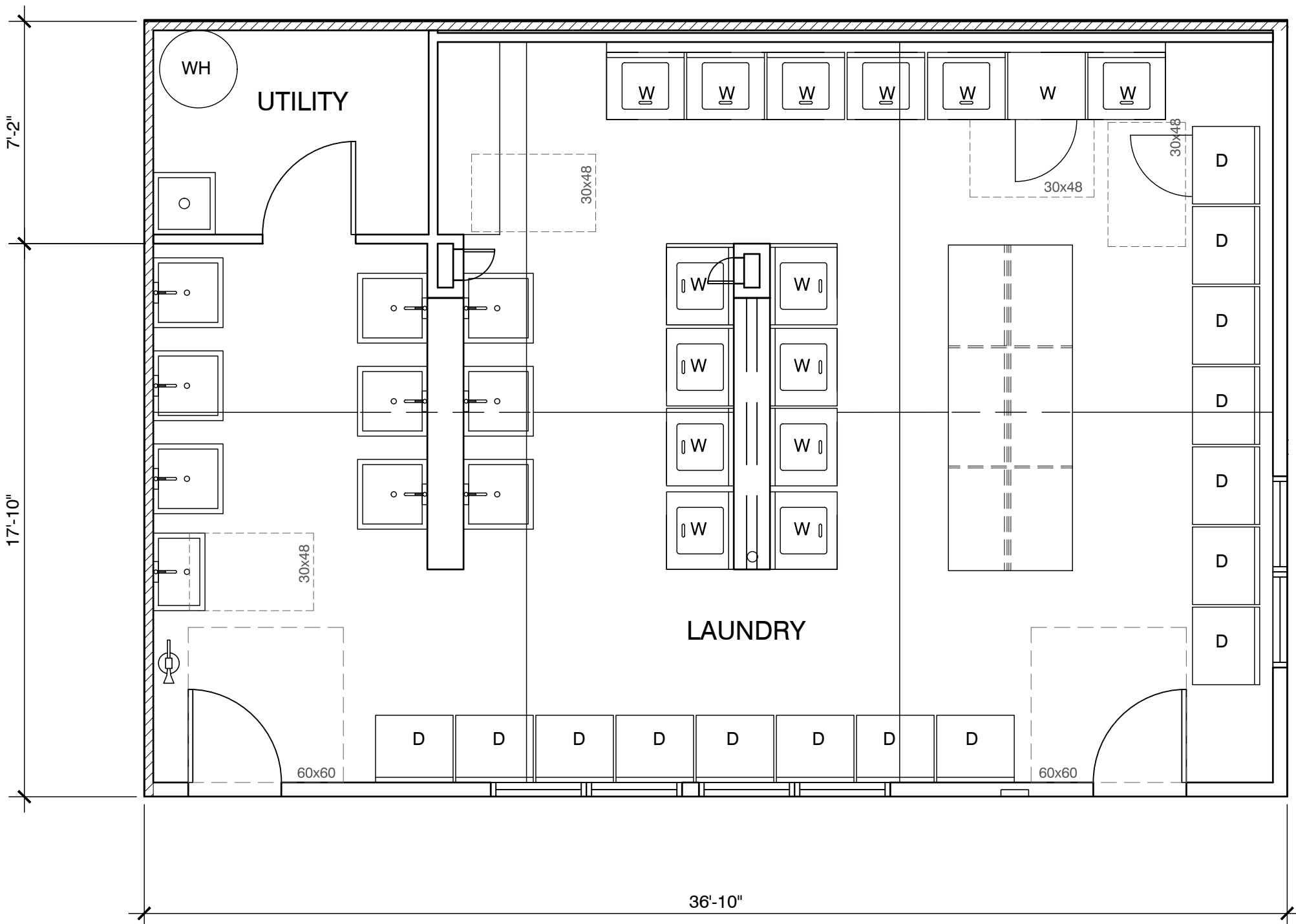
Sheet Title:
ENLARGED PLANS

Sheet Number:



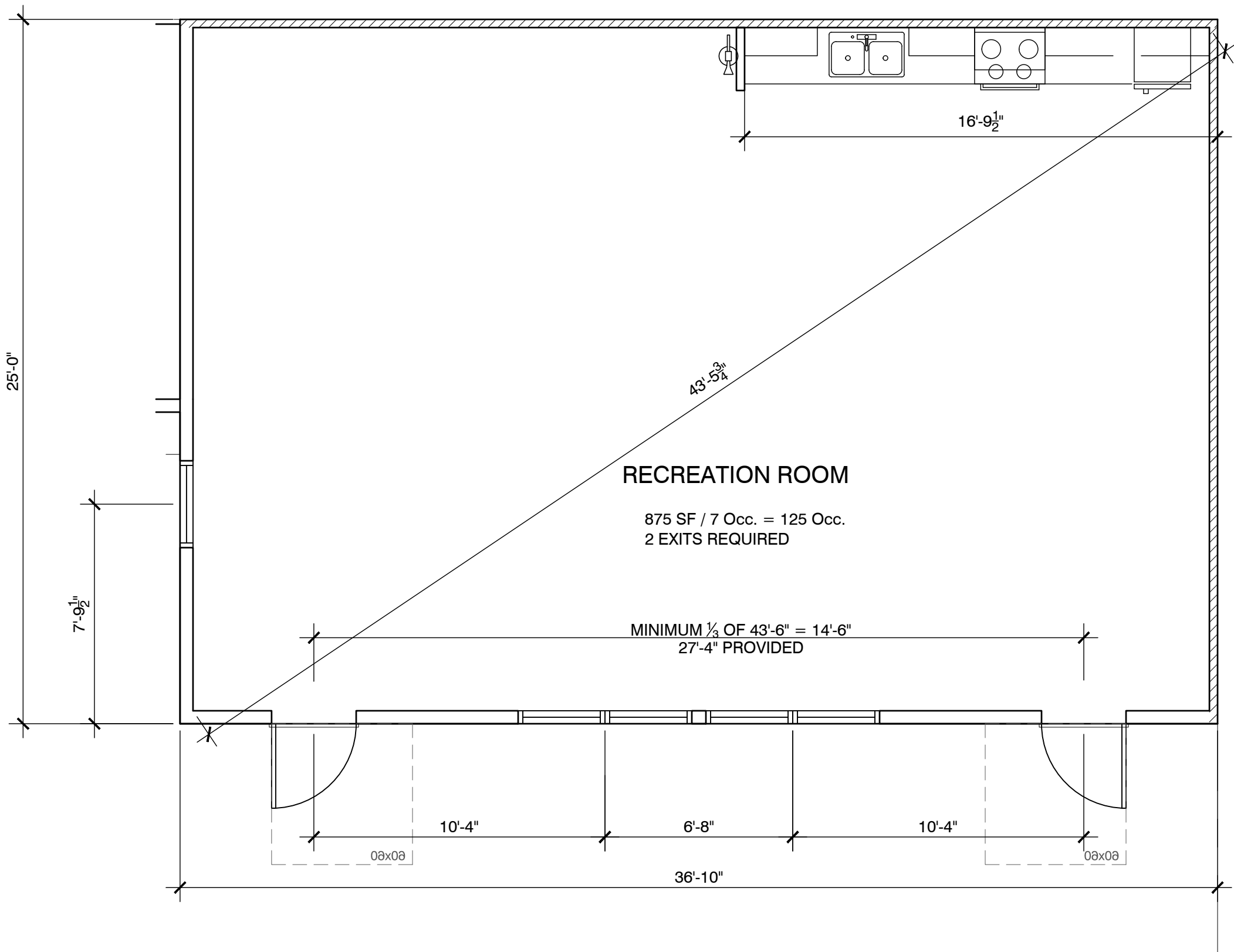
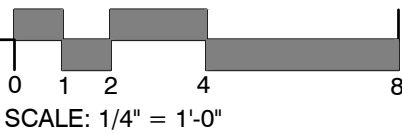
1 TYP. ELECT/MECH ROOM - ALL BLDGS.

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



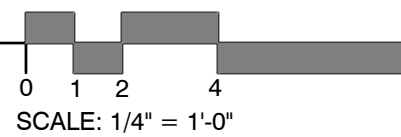
3 TYP. LAUNDRY ROOM - BLDGS. C & E

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



2 TYP. RECREATION ROOM - BLDGS. D & F

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

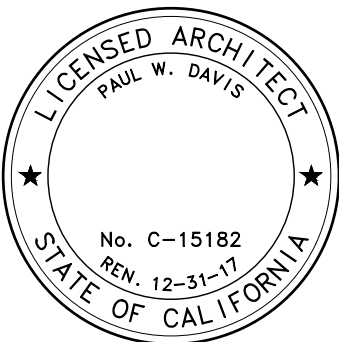


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Sheet Title:
PROPOSED
EXT. ELEVATIONS

Sheet Number:

SHEET NOTES

1. ASPHALT COMPOSITION SHINGLE ROOFING
2. PAINTED 2x FASCIA
3. PAINTED 2x TRIM
4. 6-1/4" CEMENT FIBER BOARD LAP SIDING WOOD GRAIN FINISH
5. VINYL WINDOWS
6. 1x4 BOARD AND BATT @ 16" O.C. OVER CEMENT FIBER PANEL
7. PAINTED WOOD POST/BEAM
8. PAINTED METAL RAILING
9. PRE-CAST CONCRETE STAIR
10. FIXED EXIT LADDER

EXTERIOR FINISH SCHEDULE

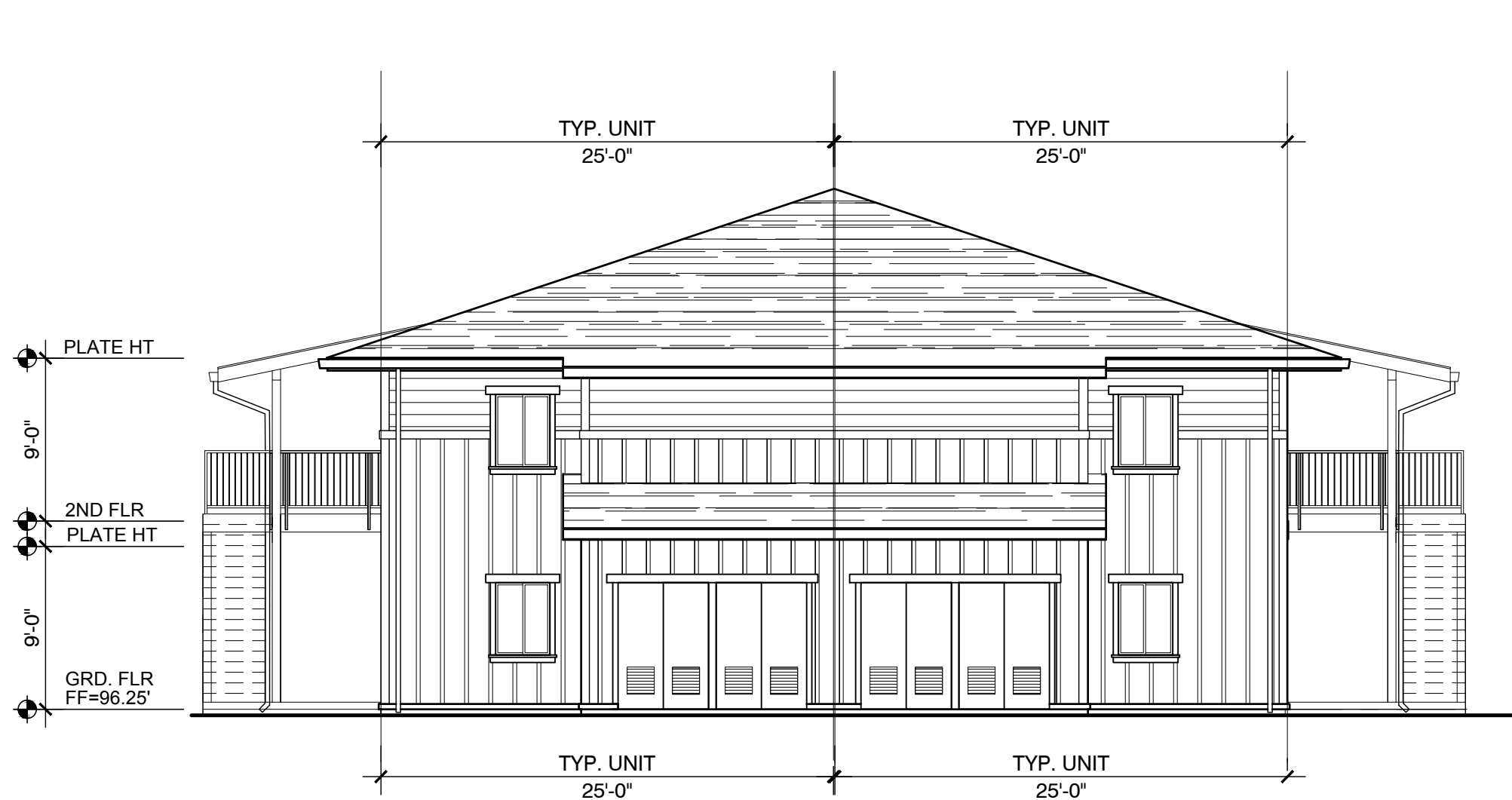
ROOF: Class A rated 40 year, High Profile asphalt shingles on Type 15 felt min. per CBC Chapter 15. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.
At low sloped roofs, install o/ underlayment section as recommended by roofing manufacturer.

FLASHING: 24 GA. Galvanized Sheet Metal, paint all sides prior to installation and a second coat after installation

WALLS: General - At a minimum, provide a minimum of one layer of No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the studs or sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer/covering. (CBC 1404.2)

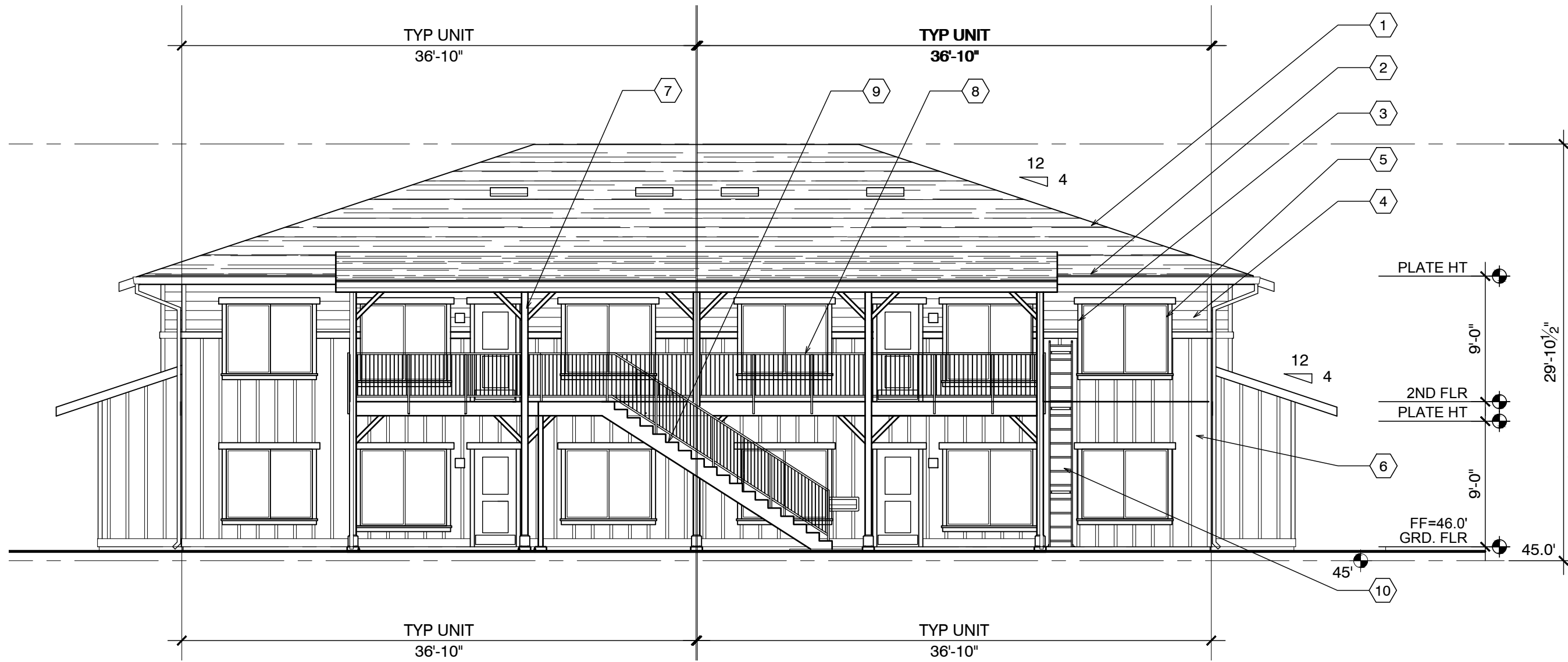
BOARD SIDING: Board and Panel siding on Kraft weather-resistive barrier or 60-minute rated building paper. Siding applied horizontally, diagonally, or vertically shall be fastened to studs, nailing strips or blocking set at a maximum 24 inches on center.
Fasteners shall be nails or screws with a penetration of not less than 1 1/2 inches into studs, studs and sheathing combined, or blocking.
Distance between such fasteners shall not exceed 24 inches for horizontally or vertically applied sidings and 32 inches for diagonally applied sidings unless otherwise requirements by manufacturer are more restrictive.

- NOTES:
1. All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 2. Paint all roof jacks, roof caps, dampers and flues to match roof color.
 3. Paint all exposed flashing.



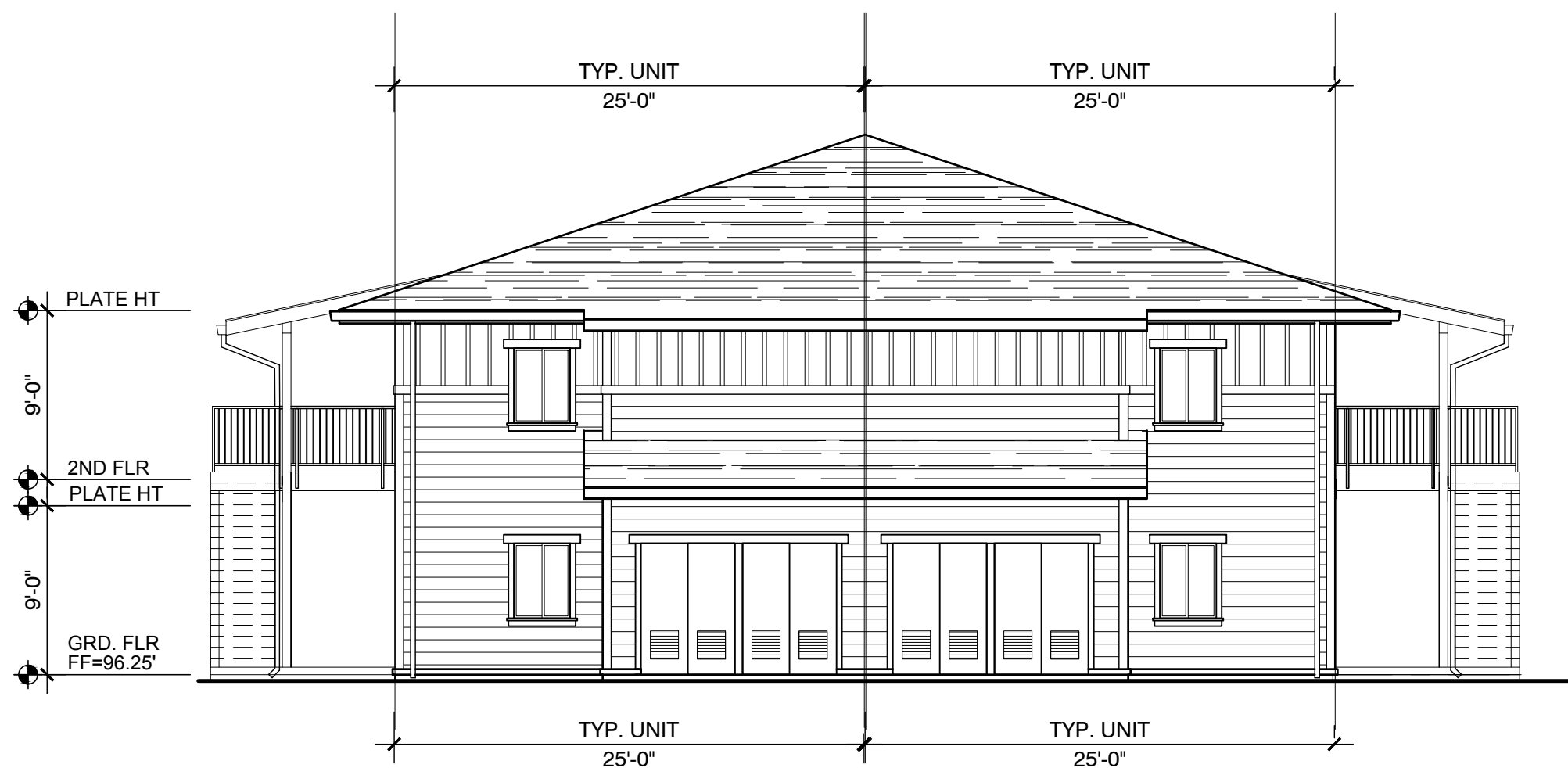
2 TYPICAL SIDE ELEVATION - BLDGS. A, C, & E

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



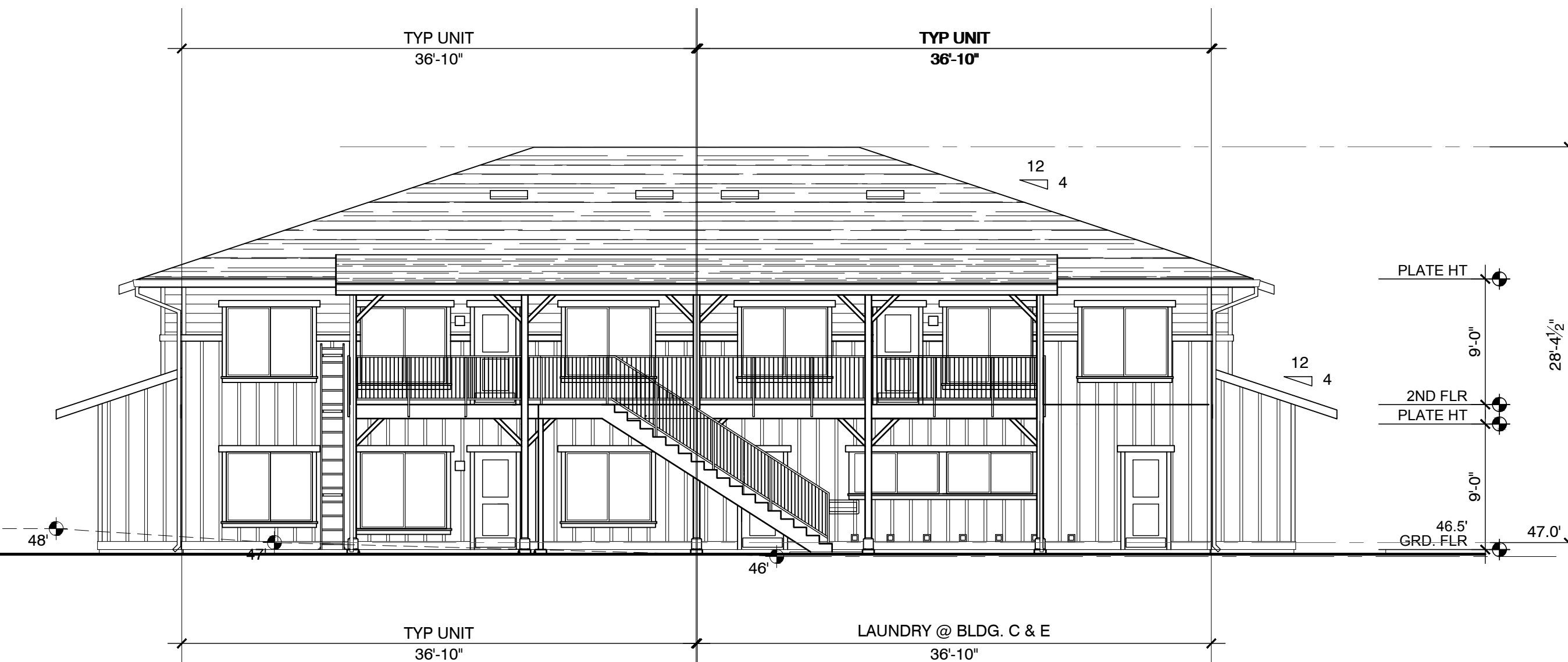
1 TYPICAL FRONT ELEVATION - BLDGS. A

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



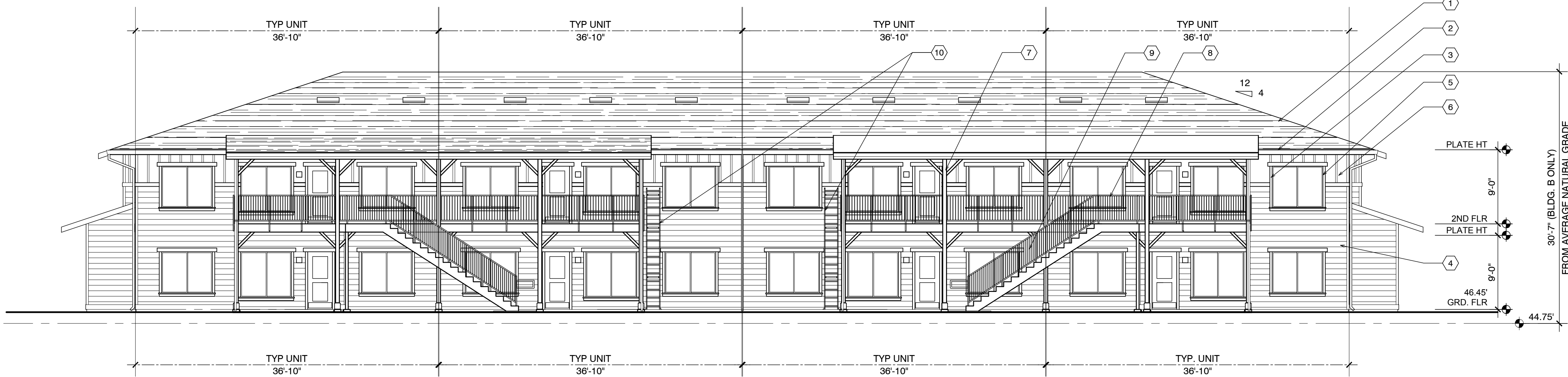
4 TYP SIDE ELEVATION - BLDGS. B, D, & F

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



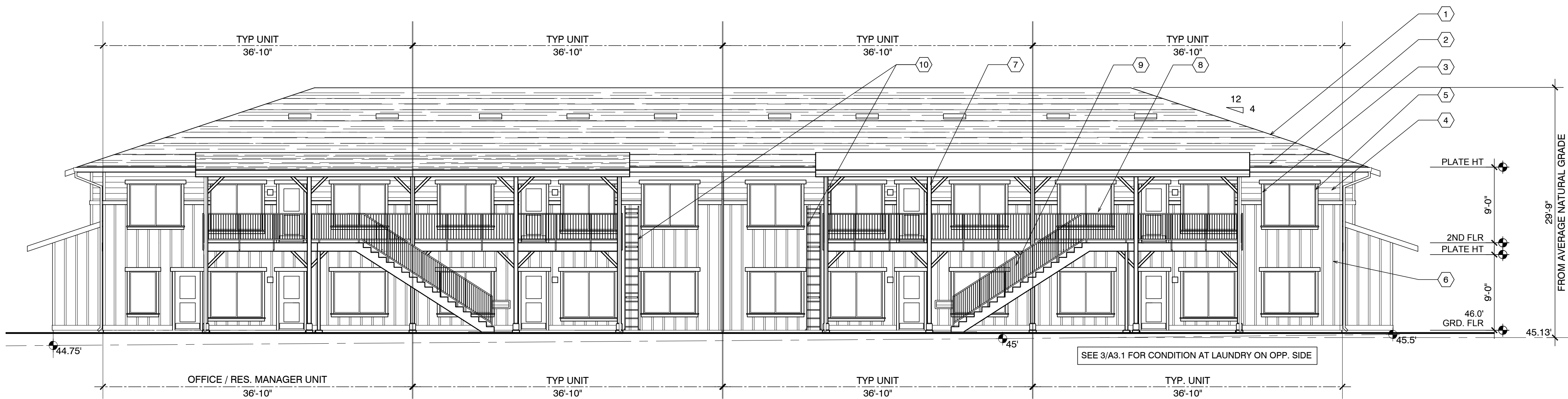
3 TYPICAL FRONT ELEVATION - BLDGS. E

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



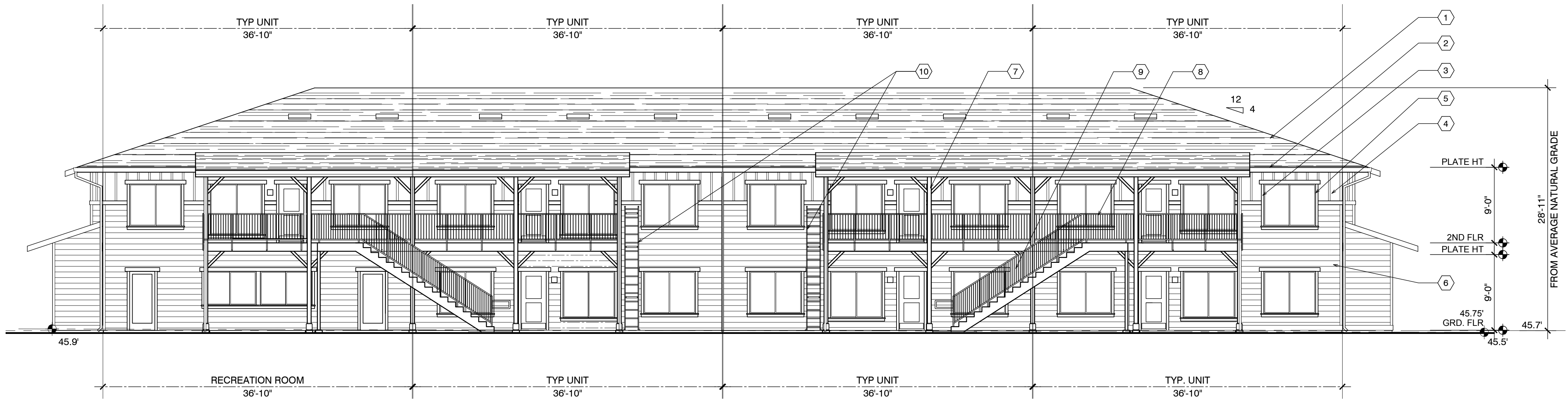
5 TYP SIDE ELEVATION - BLDGS. B, D, & F (SEE A3.2 FOR CONDITIONS AT SUPPORT ROOMS)

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



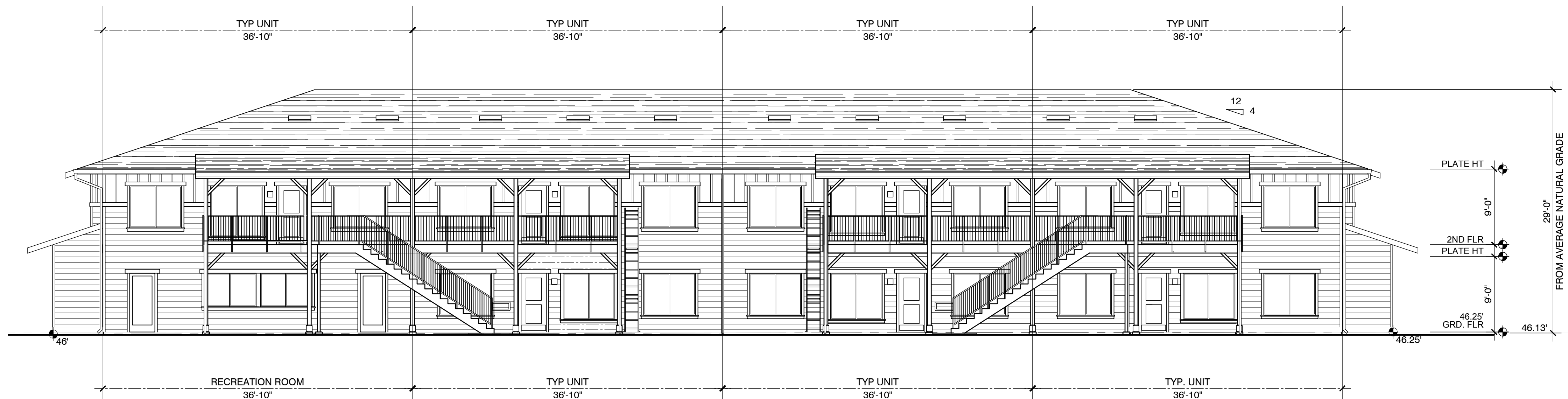
1 FRONT ELEVATION - BLDG. C ONLY (SEE A3.1 FOR SIDE ELEVATION)

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



2 FRONT ELEVATION - BLDG. D ONLY (SEE A3.1 FOR OPPOSITE AND SIDE ELEVATION)

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



3 FRONT ELEVATION - BLDG. F ONLY (SEE A3.1 FOR OPPOSITE AND SIDE ELEVATION)

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

SHEET NOTES

1. ASPHALT COMPOSITION SHINGLE ROOFING
2. PAINTED 2x FASCIA
3. PAINTED 2x TRIM
4. 6-1/4" CEMENT FIBER BOARD LAP SIDING WOOD GRAIN FINISH
5. VINYL WINDOWS
6. 1x4 BOARD AND BATT @ 16" O.C. OVER CEMENT FIBER PANEL
7. PAINTED WOOD POST/BEAM
8. PAINTED METAL RAILING
9. PRE-CAST CONCRETE STAIR
10. FIXED EXIT LADDER

EXTERIOR FINISH SCHEDULE

ROOF: Class A rated 40 year, High Profile asphalt shingles on Type 15 felt min. per CBC Chapter 15. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection. At low sloped roofs, install o/ underlayment section as recommended by roofing manufacturer.

FLASHING: 24 GA. Galvanized Sheet Metal, paint all sides prior to installation and a second coat after installation

WALLS: General - At a minimum, provide a minimum of one layer of No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the studs or sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer/covering. (CBC 1404.2)

BOARD SIDING: Board and Panel siding on Kraft weather-resistive barrier or 60-minute rated building paper. Siding applied horizontally, diagonally, or vertically shall be fastened to studs, nailing strips or blocking set at a maximum 24 inches on center. Fasteners shall be nails or screws with a penetration of not less than 1 1/2 inches into studs, studs and sheathing combined, or blocking. Distance between such fasteners shall not exceed 24 inches for horizontally or vertically applied sidings and 32 inches for diagonally applied sidings unless otherwise requirements by manufacturer are more restrictive.

NOTES: 1. All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
2. Paint all roof jacks, roof caps, dampers and flues to match roof color.
3. Paint all exposed flashing.

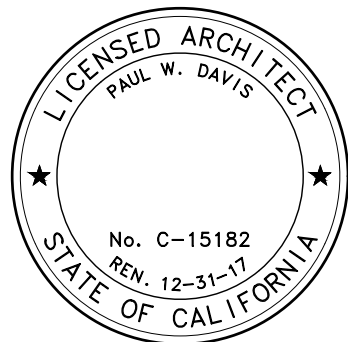
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Sheet Title:
PROPOSED
EXTERIOR
ELEVATIONS

Sheet Number:

Casa Boronda
Agricultural
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BORONDA ROAD
SALINAS, CA 93908

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Project Number: 17,046

Drawn By: SF

Drawing Date: 05/17/2017

Project Number: 1713




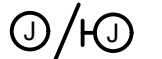
























































































Revisions:

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Sheet Title:

SYMBOLS,
ABBREVIATIONS,
LIGHT FIXTURE
SCHEDULE, CODES,
STANDARDS &
SHEET INDEX


Sheet Number:


ELECTRICAL SYMBOLS & ABBREVIATIONS					
SYMBOLS & ABBREVIATIONS SHOWN ARE FOR GENERAL USE. DISREGARD THOSE WHICH DO NOT APPEAR ON THE PLANS.					
GENERAL		POWER (SEE DRAWINGS FOR QUANTITIES & MOUNTING HEIGHT)		FIRE ALARM (SEE DRAWINGS FOR QUANTITIES & MOUNTING HEIGHT)	
	METER W/ CURRENT TRANSFORMER		CONVENIENCE RECEPTACLE - DUPLEX ★		SINGLE RECEPTACLE★
	JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE PER CODE, TAPE AND TAG WIRES		DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		HALF SWITCHED RECEPTACLE - DUPLEX★
	MOTOR CONNECTION		RECEPTACLE DOUBLE DUPLEX★		CONVENIENCE RECEPTACLE - DUPLEX CEILING MOUNTED
	NON-FUSED DISCONNECT SWITCH		DOUBLE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		LETTER INDICATES DUPLEX HALF CONTROLLED RECEPTACLE ★
	FUSED DISCONNECT SWITCH; FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFG'S NAMEPLATE DATA		GFCI CONVENIENCE RECEPTACLE - DUPLEX★		LETTER INDICATES DUPLEX FULLY CONTROLLED RECEPTACLE ★
	COMBINATION STARTER/FUSED DISCONNECT SWITCH; FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFG'S NAMEPLATE DATA		GFCI CONVENIENCE RECEPTACLE - DOUBLE DUPLEX★		FLOOR MOUNTED DUPLEX RECEPTACLE
	MAGNETIC STARTER - NEMA SIZE INDICATED		GFCI CONVENIENCE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		FLOOR MOUNTED BOX
	NEMA 3R ENCLOSURE UNLESS OTHERWISE SPECIFIED		GFCI CONVENIENCE DOUBLE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		POWER OUTLET - SEE PLANS FOR NEMA TYPE SEE PLANS FOR NEMA TYPE★
	CIRCUIT BREAKER				PLUG LOAD CONTROLLER
	GROUND ROD WITH GROUNDWELL BOX	SYSTEMS (SEE DRAWINGS FOR QUANTITIES & MOUNTING HEIGHT)		REFERENCE	
	GROUND ELECTRODE		VOICE/DATA WALL OUTLET - INSTALL ABOVE COUNTER - FIELD VERIFY HEIGHT		SHEET NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET
	NORMALLY OPEN CONTACT		VOICE/DATA WALL OUTLET★		DETAIL NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME DETAIL
	NORMALLY CLOSED CONTACT		DATA WALL OUTLET NEAR CEILING - 12" BELOW FINISHED CEILING		SCHEDULE NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET
	TRANSFORMER - SEE SINGLE LINE FOR SIZE		FLOOR MOUNTED VOICE/DATA OUTLET		FEEDER DESIGNATION; SEE ASSOCIATED NOTE ON SAME DETAIL
	PULLBOX		TV OUTLET★		DETAIL NUMBER DETAIL REFERENCE SHEET NUMBER
	FLEX CONDUIT WITH CONNECTION		INTERIOR SPEAKERS CEILING MOUNTED		INDICATES QUANTITY OF TELEPHONE OUTLETS
	CONDUIT - UP		INTERIOR SPEAKERS WALL MOUNTED		INDICATES QUANTITY OF DATA OUTLETS
	CONDUIT - DOWN		CLOCK +8"-0" AFF U.O.N. VERIFY BEFORE INSTALLATION	ABBREVIATIONS	
	CONDUIT EMERGENCY SYSTEM		THERMOSTAT - SEE MECHANICAL DRAWINGS DRAWINGS★	A	AMPERE
	CONDUIT - TELEPHONE	LIGHTING (SEE DRAWINGS FOR QUANTITIES & LIGHT FIXTURE SCHEDULE FOR TYPE)		A.F.F.	ABOVE FINISHED
	CONDUIT - TELEVISION		FLUORESCENT OR LED LUMINAIRE	ALUMAL	ALUMINUM
	LOW VOLTAGE WIRING		EMERGENCY OR NIGHT LIGHT	ARCH	ARCHITECT
	SURFACE METAL OR NON-METALLIC RACEWAY		STRIP FLUORESCENT OR LED LUMINAIRE	AWG	AMERICAN WIRE GAUGE
	CONDUIT - CONCEALED IN WALLS OR CEILING		LUMINAIRE RECESSED	BKR	BREAKER
	CONDUIT - EXISTING		RECESSED WALL WASHER	C	CABLE TV
	CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4"MIN.		DIGITAL DUAL TECHNOLOGY OCC. SENSOR	CB	CIRCUIT BREAKER
	CAPPED OR STUB-OUT CONDUIT		LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED	CCTV	CLOSED CIRCUIT TV
	CONDUIT CONTINUATION		DIMMER ROOM CONTROLLER	CKT	CIRCUIT
	CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12AWG.		ROOM LIGHTING CONTROLLER	CL	CENTER LINE
			LIGHTING CONTROL PANEL	CLG	CEILING
			LUMINAIRE - POLE OR POST MOUNTED	CO	CONDUIT ONLY
			LUMINAIRE WALL MOUNTED	CTR	CENTER
			BOLLARD OR PATH LIGHT	D	DIMMER
			EXIT LIGHT - DIRECTIONAL ARROWS AS INDICATED	DIM	DIMENSION
			DIGITAL DAYLIGHT SENSOR	DIST	DISTRIBUTION
			DOUBLE SWITCHED WALL OCCUPANCY SENSOR★	(E)	EXISTING
			DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR★	EC	ELECTRICAL
			WALL OCCUPANCY SENSOR★	EM	EMERGENCY
			DIGITAL MULTI SCENE LIGHTING SWITCH★	EMT	ELECTRICAL METALLIC TUBING
			DIGITAL DUAL TECHNOLOGY WALL OCC. SENSOR★	EQUIP	EQUIPMENT
			DOUBLE SWITCHED WALL OCCUPANCY SENSOR★	FA	FIRE ALARM
			DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR★	FACP	FIRE ALARM CONTROL PANEL
			WALL OCCUPANCY SENSOR★	FC	FOOT CANDLE
			DOUBLE SWITCHED WALL OCCUPANCY SENSOR★	FIN	FINISH
			DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR★	FL	FLOOR
			WALL OCCUPANCY SENSOR★	FLA	FULL LOAD AMPS
			DOUBLE SWITCHED WALL OCCUPANCY SENSOR★	(F)	FLUORESCENT
			DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR★	(NL)	NOT IN CONTRACT
			WALL OCCUPANCY SENSOR★	NO.	NOT IN ELECTRICAL CONTRACT

LIGHT FIXTURE SCHEDULE			
<u>FIXTURE NOTES:</u> 1. ALL FLUORESCENT/LED LIGHT FIXTURE BALLASTS/DRIVERS SHALL BE ELECTRONIC TYPE, 10% TOTAL HARMONIC DISTORTION MAXIMUM. 2. ALL FLUORESCENT LIGHT FIXTURE LAMPS AND LED LIGHT MODULES SHALL BE ENERGY SAVING 3500° K, 80 CRI MINIMUM, U.O.N. (SEE SPECIFICATIONS FOR MORE INFORMATION). 3. ALL FLUORESCENT BALLASTS AND LED DRIVERS (AND ASSOC. FIXTS.) SHALL HAVE MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH CALIFORNIA ENERGY COMMISSION STANDARDS AND REQUIREMENTS, WHERE SUCH ARE USED IN CONDITIONED SPACES. 4. ALL LINEAR FLUORESCENT FIXTURES SHALL BE FURNISHED WITH A DISCONNECTING MEANS COMPLYING WITH C.E.C. 410.130 (G). 5. EXIT SIGNS, EMERGENCY LIGHTS AND LIGHT FIXTURES WITH EMERGENCY BATTERY BACK-UP SHALL SUPPLY A MINIMUM DURATION OF 90 MINUTES OF POWER IN THE EVENT OF A POWER OUTAGE/FAILURE.			
TYPE	DESCRIPTION	LAMPS	MANUFACTURER
XA	15 1/2" W x 30" L POLE MTD LED FIXTURE, ALUMINUM. HOUSING, FULL CUT OFF, ARM MOUNT, TYPE 2, OPTICS, MOTION RESPONSE SENSOR FOR 50% DIMMING, FINISH PER ARCH., NW COLOR, UNIVERSAL VOLTAGE ELECTRONIC DRIVER, 5" DIA. 18" ALUM. POLE WITH SINGLE BANNER ARM OPTION.	(1) 110W LED 4000°K	VISIONAIRE LIGHTING VMX LED SERIES RNTA-STB-18" POLE
XB	12 1/2" DIA. HEAD, 10" DIA. BASE x 3' H BOLLARD LED FIXTURE, ALUMINUM BODY, FINISH PER ARCHITECT, FROSTED FLAT GLASS LENS, ELECTRONIC DRIVER, 120V.	(1) 30W LED 4000°K	STERNBERG LIGHTING SOLANA SL360 SERIES

APPLICABLE CODES & STANDARDS	
<u>CODES:</u> 1. 2013 CALIFORNIA ADMINISTRATIVE CODE C.C.R., TITLE 24, PART 1. 2. 2013 CALIFORNIA BUILDING CODE (CBC) C.C.R., TITLE 24, VOL. 1 & 2 BASED ON THE 2012 INTERNATIONAL BUILDING CODE (IBC) WITH CALIFORNIA AMENDMENTS. 3. 2013 CALIFORNIA RESIDENTIAL CODE C.C.R., TITLE 24, PART 2.5 BASED ON THE 2012 INTERNATIONAL RESIDENTIAL CODE WITH CALIFORNIA AMENDMENTS. 4. 2013 CALIFORNIA ELECTRICAL CODE (CEC) C.C.R., TITLE 24, PART 3 BASED ON THE 2011 NATIONAL ELECTRICAL CODE (NEC) WITH CALIFORNIA AMENDMENTS. 5. 2013 CALIFORNIA MECHANICAL CODE (CMC) C.C.R., TITLE 24, PART 4 BASED ON THE 2012 UNIFORM MECHANICAL CODE (UMC) WITH CALIFORNIA AMENDMENTS. 6. 2013 CALIFORNIA PLUMBING CODE (CPC) C.C.R., TITLE 24, PART 5 BASED ON THE 2012 UNIFORM PLUMBING CODE (UPC) WITH CALIFORNIA AMENDMENTS. 7. 2013 CALIFORNIA ENERGY CODE C.C.R., TITLE 24, PART 6. 8. 2013 CALIFORNIA FIRE CODE (CFC) C.C.R., TITLE 24, PART 9 BASED ON THE 2012 INTERNATIONAL FIRE CODE (IFC) WITH CALIFORNIA AMENDMENTS. 9. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE C.C.R., TITLE 24, PART 11. 10. 2013 CALIFORNIA REFERENCED STANDARDS CODE C.C.R., TITLE 24, PART 12. 11. TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS. 12. NATIONAL FIRE ALARM CODE (NFPA 72) 2013. 13. CITY OF SALINAS ORDINANCES, CODES, AND REGULATIONS. <u>STANDARDS:</u> 1. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) 2. ELECTRONICS INDUSTRIES ASSOCIATION (EIA) 3. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE) 4. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) 5. NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA) 6. UNDERWRITER LABORATORIES (UL) 7. CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL/OSHA)	

SHEET INDEX	
E0.1	SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE, CODES, STANDARDS & SHEET INDEX
E2.0	ELECTRICAL SITE PLAN
E2.0P1	PHOTOMETRIC SITE PLAN
E2.0P2	EXTERIOR LIGHT FIXTURE CUT SHEETS





AURUM CONSULTING
ENGINEERS
MONTEREY BAY, INC.

Project No. 17204.00

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SHEET NOTES

1. XX

Project / Owner:

Casa Boronda
Agricultural
Employee Housing
Project

BORONDA ROAD
SALINAS, CA 93908

THE
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Project Number: 17.046



Drawn By: SF

Drawing Date: 05/17/2017

Project Number: 1713

Revisions:

NOTES:

- A. CONTRACTOR SHALL LOCATE ALL (E) UNDERGROUND UTILITIES PRIOR TO TRENCHING AND TAKE CAUTION TO AVOID DAMAGE DURING TRENCHING. HAND TRENCH IF NECESSARY. CONTRACTOR SHALL MAKE ALL REPAIRS TO DAMAGED UTILITIES AT NO CHARGE TO OWNER.
- B. ALL WIRING FOR SITE LIGHTING SHALL BE #10 AWG MINIMUM, U.O.N.
- C. ALL UTILITIES (PG&E, AT&T AND CATV) ARE SHOWN IN SCHEMATIC FORM ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS WITH UTILITY COMPANY ENGINEERED DRAWINGS PRIOR TO START OF CONSTRUCTION AND PROVIDE FACILITIES ACCORDINGLY.

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Sheet Title:

ELECTRICAL
SITE PLAN



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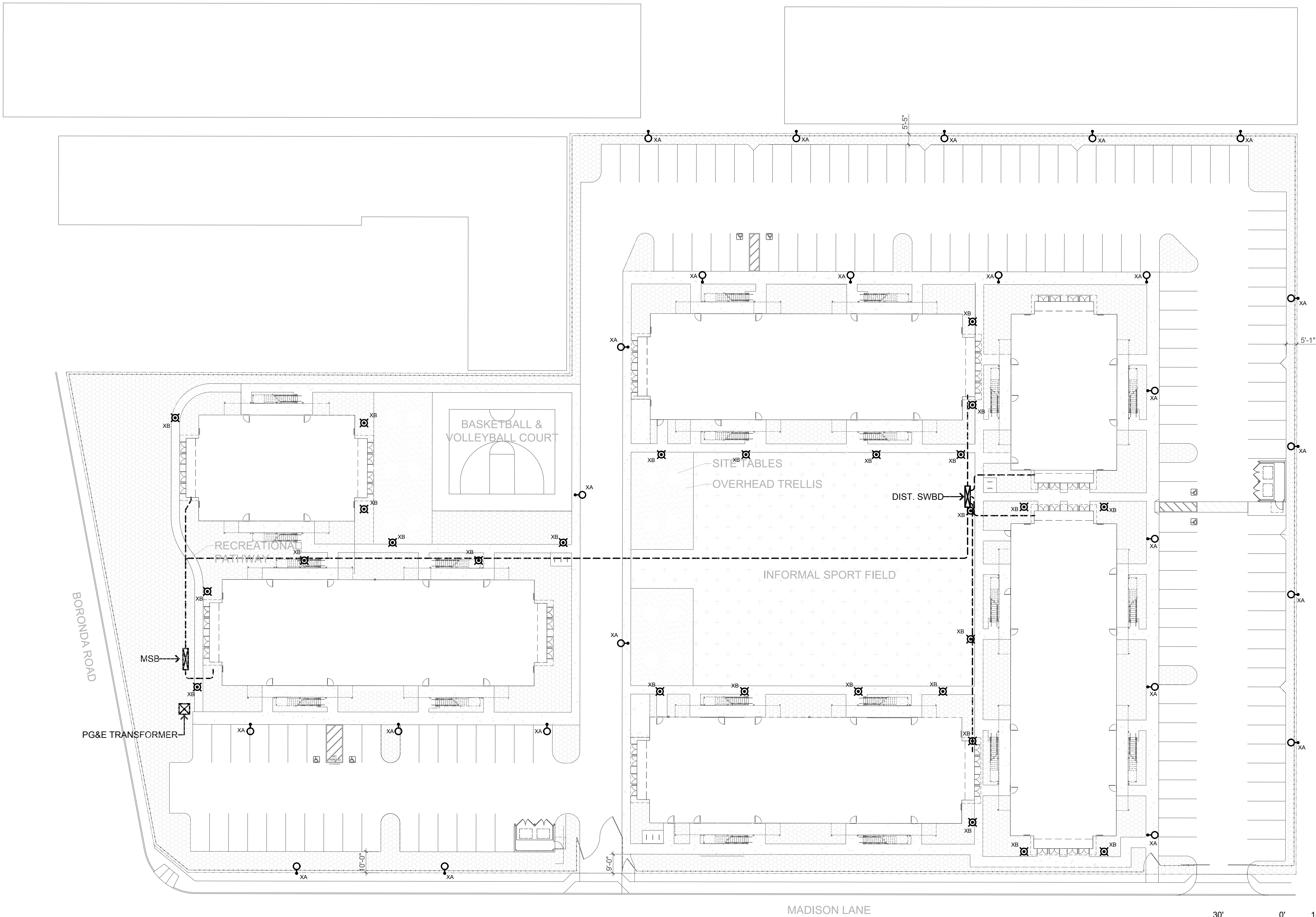
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Sheet Number:

E2.0



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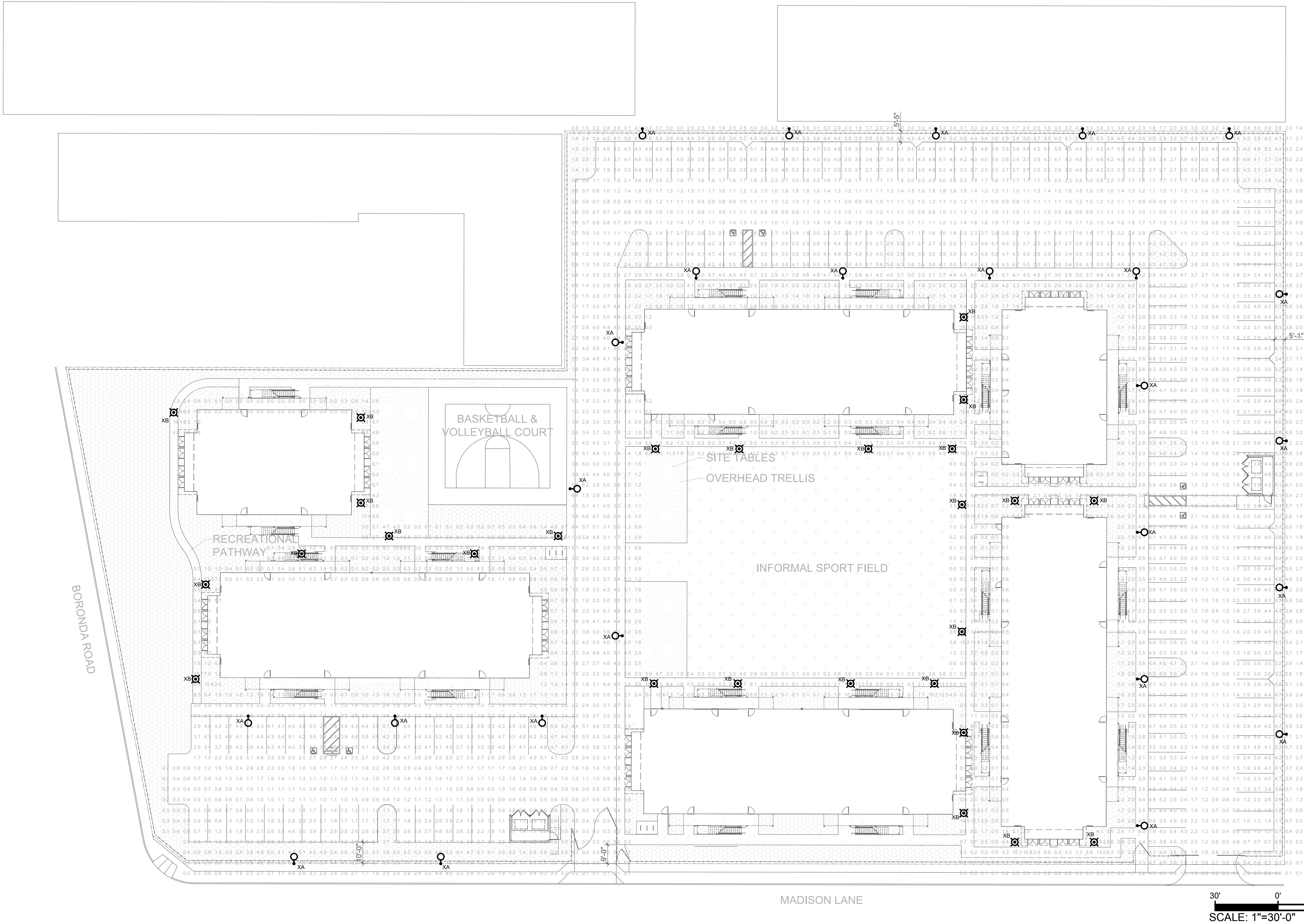
PHOTOMETRIC
SITE PLAN

Sheet Number:

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	XA	25	Visionaire Lighting LLC	VMX-1-T2-96LC-3-4K-UNV	31-1/2 in.L X 15 in.W. X 11-3/4 in.H. LED LUMINAIRE		1	XA-VMX-1_T2_96LC_3_4K.IES	11521.12	0.89	102
	XB	27	Sternberg Lighting	SL360-FG-26L45T5-F-MDL03	SL360 Solana Boland, Post Top, Type 5 Optic, Clear Glass (AR)	26 LEDs	1	SL360-FG-26L45T5-F-MDL03.IES	2389.649	0.89	31.3

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot and Walkway	+	2.6 fc	17.4 fc	0.0 fc	N/A	N/A

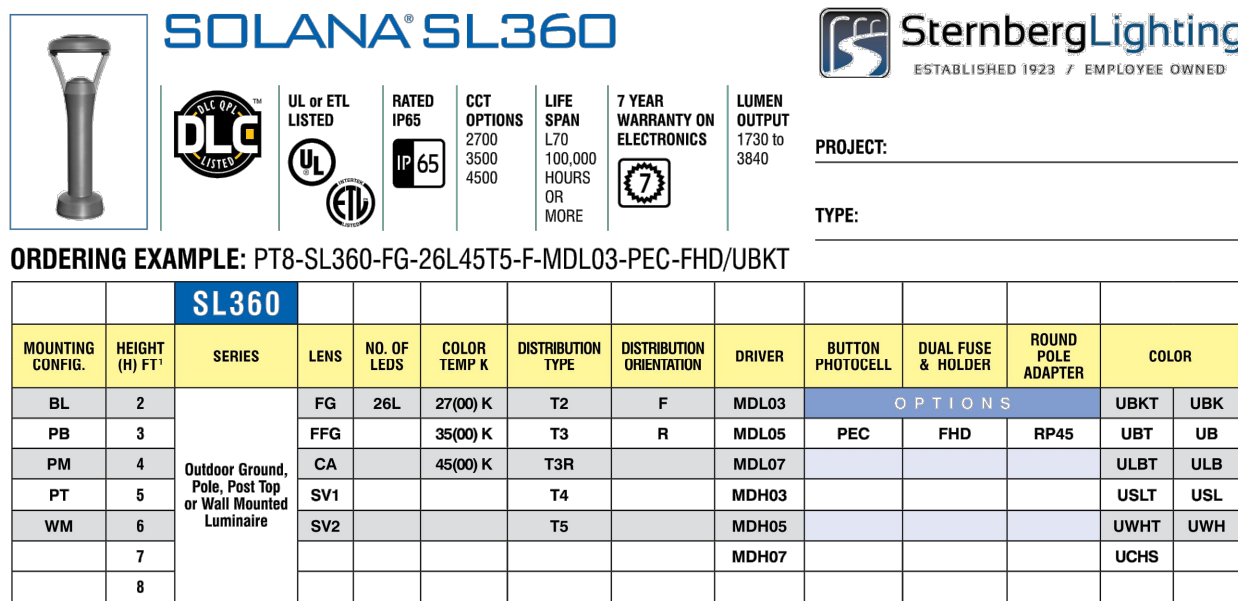


- NOTES:**
- CONTRACTOR SHALL LOCATE ALL (E) UNDERGROUND UTILITIES PRIOR TO TRENCHING AND TAKE CAUTION TO AVOID DAMAGE DURING TRENCHING. HAND TRENCH IF NECESSARY. CONTRACTOR SHALL MAKE ALL REPAIRS TO DAMAGED UTILITIES AT NO CHARGE TO OWNER.
 - ALL WIRING FOR SITE LIGHTING SHALL BE #10 AWG MINIMUM, U.O.N.
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DESIGN
REVIEW
SUBMITTAL
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FIXTURE XB



Product Specs

- Full-cutoff, IP65 rated optic module.
- Available in IES Type 2, 3, 3R, 4 and 5 distributions.
- Utilizes high output, high brightness LEDs.
- Operates at -40°C (-40°F) to +50°C (122°F) ambient air temperature range.
- Typical CRI of 70, CCT 2700, 3500 and 4500K. Call fact for custom CCT.
- LM-79 and LM-80 tests in accordance with IESNA standards.
- Lumen depreciation rating L70 > 100,000 hours, projected per TM-21 guideline using 700mA drive current at 25°C ambient.
- RoHS Compliant.

Controls
- Optional electronic button protocol: PEC (120-277V).
- Finish
- Durable, color retentive powder coat finish.

Warranty & Standards
LED Systems and Drivers - 7 years.
All fixtures shall be free from all defects in materials and workmanship for a period of 7 years from the date of manufacture. The luminaire manufacturer shall warrant LED boards/systems, during the stated warranty period against failure defined as more than 10 percent of non-operating LEDs.

Drivers (0-10V dimming):
- MDLQ3: 350mA, 120-277V
- MDLQ5: 525mA, 120-277V
- MDLQ7: 700mA, 120-277V

- 120-277 volt and 347-480 volt available.
- Minimum driver power factor: > 0.9.
- Electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines.
- UL or ETL listed in U.S. and Canada.

Mechanical

- Cast aluminum heat sink, arms, lens cover, heat sink cover, housing top cover and housing/titler.
- AAD™ "Advanced Air-flow Dynamics" maximizes heat sink expulsion.

MODEL #	T2 DELIVERED LUMENS	EFFICIENCY (LP/W)	T3 DELIVERED LUMENS
26L271-MD_03	1739	57.0	1730
26L351-MD_03	1975	65.0	1975
26L451-MD_03	2105	70.0	2105
26L271-MD_06	2365	53.0	2340
26L351-MD_06	2700	61.0	2670
26L451-MD_06	2975	65.0	2845
26L271-MD_07	2800	59.0	2780
26L351-MD_07	3195	58.0	3170
26L451-MD_07	3405	61.0	3375

• MH1800™: 350mA, 347-480V
• MH900™: 505mA, 480V
• MH700™: 700mA, 347-480V
• MH600™: 1000mA, 347-480V

*Requires step down transformer

Lens:

F0 - Anti-Reflectance Flat Glass
F90 - Frosted Flat Glass
C0 - Clear Flat Acrylic

Soil Wash:


SV1™ - Flat Diffuse Acrylic Lens
SV2™ - Flat Diffuse Acrylic Lens

*Provides moderate reduction in lightness while only a minimal reduction in lumens
*Provides maximum reduction in lightness while only a nominal loss in lumens saved. Great photometric fix for most lamp performance as per UL requirements.

EFFICIENCY (LM/W)	THE LUMENS (LM)	EFFICIENCY (LM/W)	THE LUMENS (LM)
70.0	1860	62.0	1930
65.0	2120	70.0	2205
70.0	2260	75.0	2345
63.0	2405	58.0	2610
60.0	2635	64.0	2980
54.0	3040	68.0	3175
50.0	3230	53.0	3075
57.0	3380	60.0	3505
61.0	3560	64.0	3735

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Distribution Orientation:

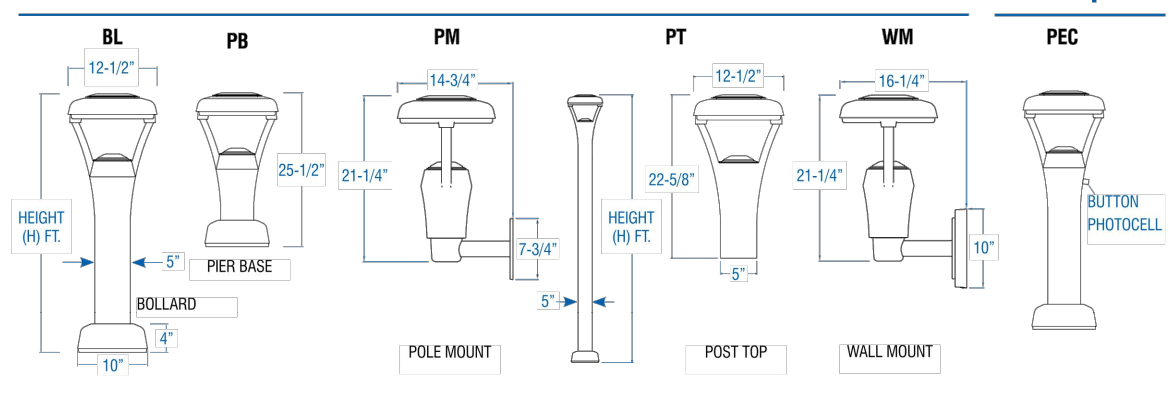


Front (F)

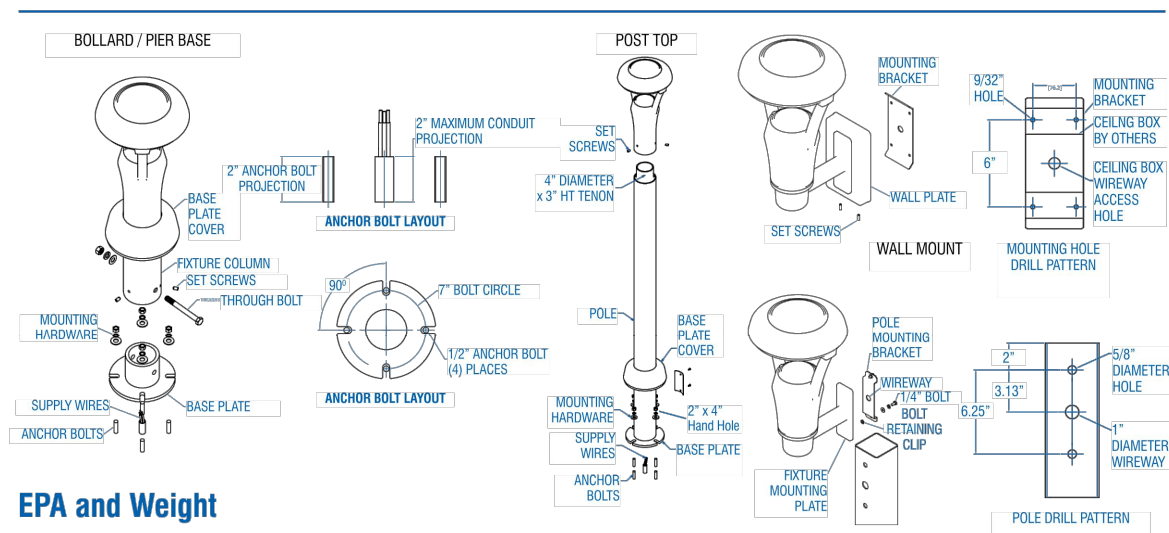
Rotated (R)

Round Pole Adapter:			
RP45: For 4" - 4" Pole Diameters			
Required for round poles			
Colors:			
UBT - Urban Black Textured			
UBT - Urban Bronze Textured			
ULBT - Urban Light Bronze Textured			
USLT - Urban Silver Textured			
UWTF - Urban White Textured			
UCSH - Urban Champagne Satin Smooth			
ULB - Urban Black Matte			
UBM - Urban Bronze Matte			
ULM - Urban Light Bronze Matte			
USM - Urban Silver Matte			
UWM - Urban White Matte			
Performance Data			
FRUGY (L/PW)	% DELIVERED LUMENS	EFFICACY (L/PW)	WATTAGE
64.0	1960	65.0	30
73.0	2235	74.0	30
78.0	2385	79.0	30
80.0	2665	80.0	44
87.0	3240	89.0	44
92.0	3240	73.0	44
95.0	3160	57.0	55
63.0	3605	65.0	55
67.0	3840	69.0	55

Product Dimensions & Features



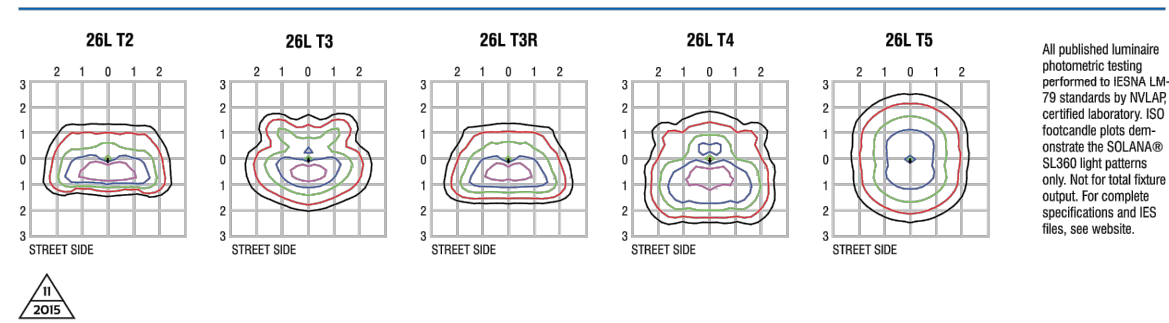
Mounting Configurations



EPA and Weight

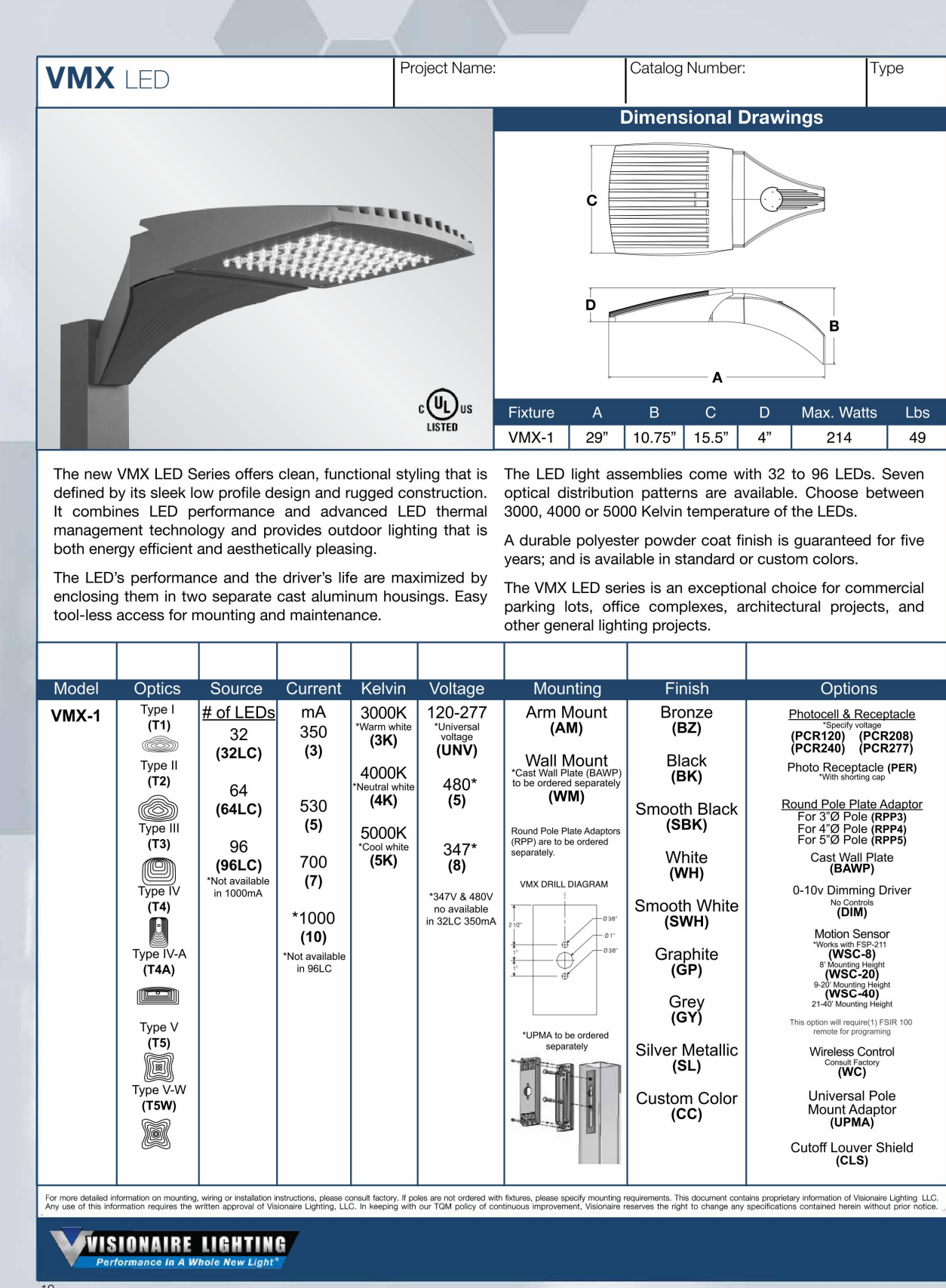
SL360	EPA	WT	SL360	EPA	WT
BL	1.5 SQ. FT.	28.6 LBS. (3 FT. HT.)	PT	0.7 SQ. FT.	18.5 LBS. (FIXTURE ONLY)
PB	1.2 SQ. FT.	25.3 LBS.	WM	0.8 SQ. FT.	22.9 LBS.
PM	0.7 SQ. FT.	20.3 LBS.			

ISO Footcandle Plots



800-621-3376
555 Lawrence Ave., Roselle, IL 60172
info@sternberglighting.com
www.sternberglighting.com

FIXTURE XA



Project / Owner:

Casa Boronda Agricultural Employee Housing Project

BORONDA ROAD
SALINAS, CA 93908

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PARTNERSHIP**
ARCHITECTS & PLANNERS

*The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com*



Project Number: 17.046

Drawn By: SF

Drawing Date: 05/17/2017

Project Number: 1713

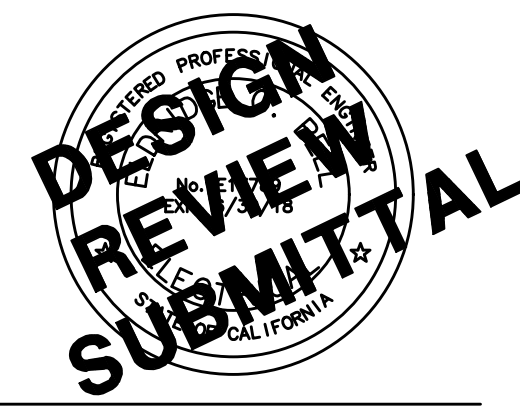
Revisions:

Sheet Title:

EXTERIOR LIGHTING CUT SHEETS

Sheet Number:

E2.0P2



AURUM CONSULTING
ENGINEERS
MONTEREY BAY, INC.

Project No. 17204.00

60 Garden Court • Suite 210 • Monterey, CA 93940
T.831.646.3330 • F.831.646.3336 • www.acemb.com

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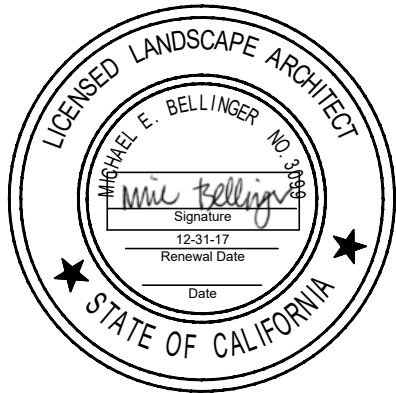
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Drawn By: AC

Drawing Date: 07/24/2017

Project Number: 1713

Revisions:
07/24/17 BID SET

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Sheet Title:

Planting Plan

Sheet Number:

PLANT LEGEND

--- Limit of Work Line
HDR Headerboard. See Specs. See (X/L-5.X)

*WUC	CODE	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
VL	Oe	Olea europaea 'Majestic Beauty'	Fruitless Olive	15 Gal.
L	Co	Cercis occidentalis	Western Redbud	15 Gal.
L	Pr	Platanus racemosa	California Sycamore	15 Gal.
L	Pe	Pinus eldarica	Afghan Pine	15 Gal.
L	Qa	Quercus agrifolia	Coast Live Oak	15 Gal.
Shrubs				
L	Apc	Arctostaphylos 'Pacific Mist'	Manzanita	1 Gal.
L	Am	Achillea 'Moonshine'	Moonshine Yarrow	1 Gal.
M	Bc	Bergenia cordifolia	Heartleaf Bergenia	1 Gal.
M	Aa	Agapanthus africanus	Lily of the Nile	1 Gal.
L	Cs	Calandrinia spectabilis	Rock Purslane	1 Gal.
L	Pt	Pittosporum tobira 'Variegatum'	Mock Orange	5 Gal.
L	Rc	Rhamnus californica 'Mound San Bruno'	Dwarf Coffeeberry	5 Gal.
L	Ro	Rosmarinus officinalis 'Tuscan Blue'	Upright Rosemary	5 Gal.
L	Ao	Anigozanthus 'Orange Cross'	Orange Kangaroo Paw	5 Gal.
L		Festuca rubra 'Molate'	Molate Fescue	1 Gal.
Groundcovers				
L		Juncus patens	California Gray Rush	1 Gal. 12" o.c.
L		Trachelospermum jasminoides	Star Jasmine	5 Gal. 60" o.c.
L		Myoporum parvifolium	Myoporum	
L		Senecio madraliscae	Chalk sticks	1 Gal. 12" o.c.
Turf				
Mulch				
Vines				
M	Hc	Hardenbergia comptoniana	Lilac Vine	1 Gal.
Bioswale Planting				
L	Jp	Juncus patens	California Gray Rush	1 Gal.
L	Sc	Salvia clevelandii	Cleveland Sage	1 Gal.
L	Fr	Festuca rubra 'Molate'	Molate Fescue	1 Gal.

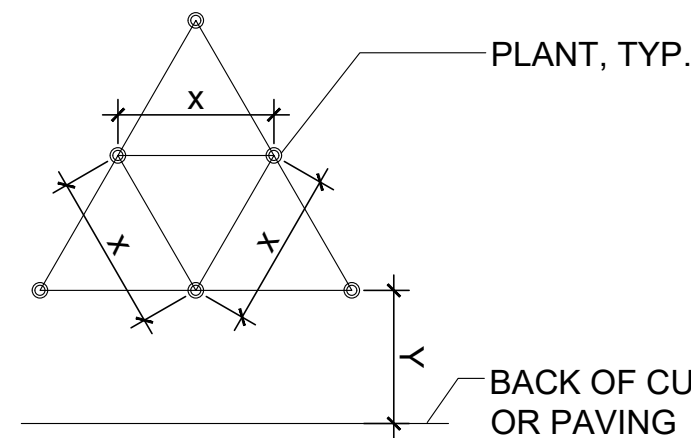
GENERAL NOTES

- See Specifications for materials and procedures including, but not limited to, soil preparation, amendments, fertilizers, herbicides, and mulch application.
- See Specifications for materials and procedures including plant pit size, staking, aeration tubes / bubblers, and windscreen. See (1/L-5.2)
- See Specifications for materials and procedures relating to weed mat and headerboard. See (4/L-5.2)
- Install root barrier panels around trees planted within 5' of foundations, walls, and curbs, and in all planters in paved areas. See (1/L-5.2)

GENERAL NOTES

- Landscape Architect to approve plant material BEFORE plant layout commences.
- Landscape Architect to approve layout of all plants BEFORE planting commences.
- Apply pre-emergent herbicide to all planting areas, excluding naturalized hydroseed areas/ See Specifications.
- Apply post-emergent herbicide to all naturalized hydroseed areas. See Specifications.
- Prepare, amend, and fertilize existing soil per Specifications. Import topsoil per Specifications.
- Install weed mat under river rock, gravel, and mulch-only areas. See Specifications.
- Install weed mat in all planting areas. See Specifications.
- Install header board / edge restraint per detail. See Specifications.
- Install root barrier panels at trees planted within 5' of foundations, walls, and curbs, and in all planters in paved areas. See Specifications. See (1/L-5.2).
- Pre-mix amendments into soil before backfilling plant pits - do not mix inside pits. Break large clods into small pieces. See Specifications.
- Plant shrubs and groundcovers per detail (2/L-5.2) . See Spacing Diagram.
- Plant and stake trees per detail (1/L-5.2).
- Install mulch to all planting areas. See Specifications for thickness.
- Install vine mounting per detail (6/L-5.2)
- Apply deer repellent to all plants. See Specifications.
- See Specifications for Maintenance Period.

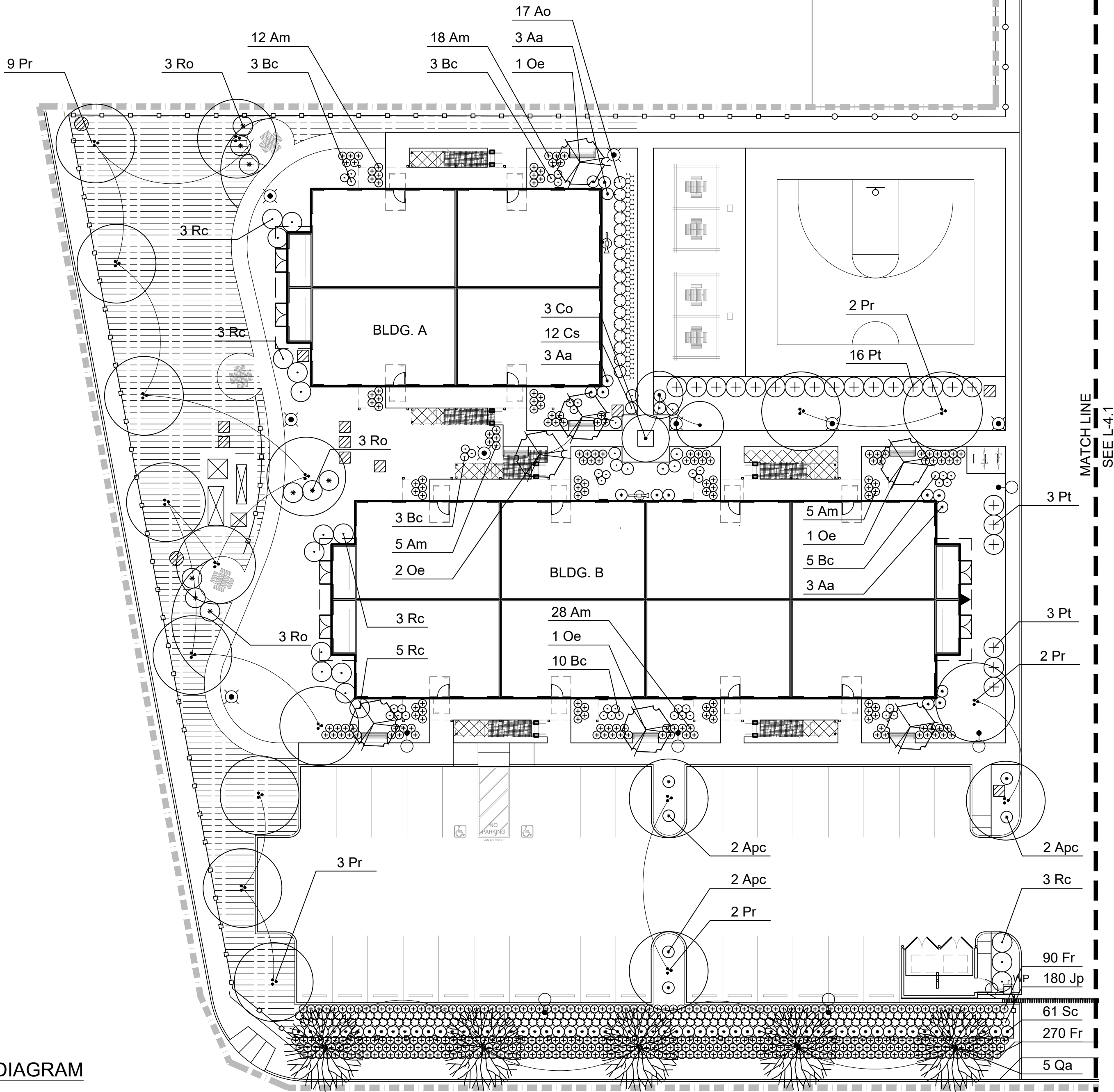
GROUNDCOVER SPACING AND PLANTING SETBACK DIAGRAM



- FOR SPACING 'X', SEE PLANTING PLAN LEGEND
- Y= 1/2X + 12"

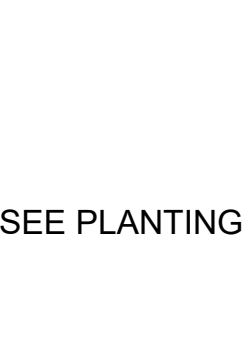
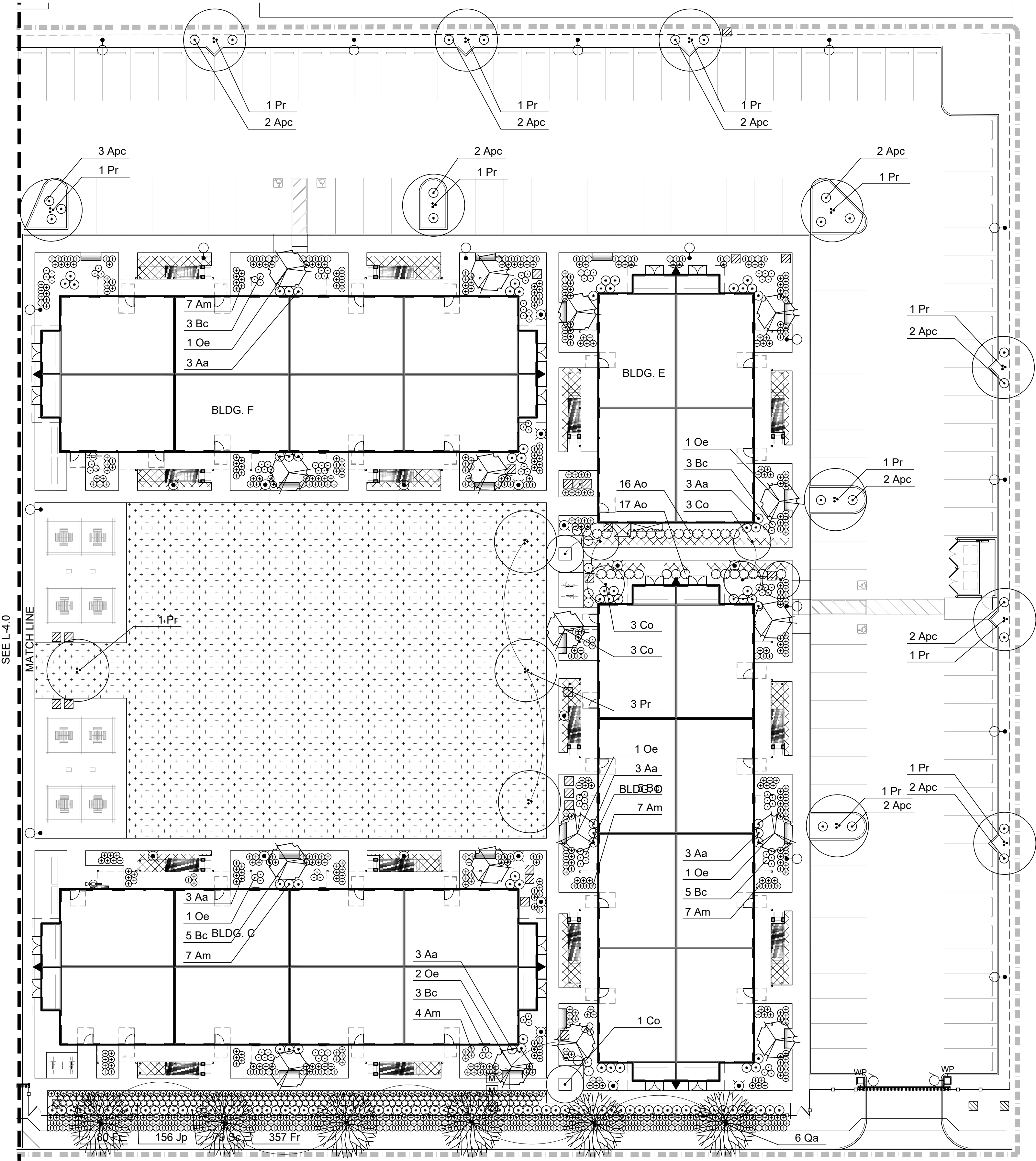
* WATER USE CATEGORY (WUC) KEY

WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)



SCALE: 1"= 20'-0"





1. FOR SPACING 'X', SEE PLANTING PLAN LEGEND
2. Y= 1/2X + 12"

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Revised 2014. University of California Cooperative Extension. L.R. Costello, K.S. Jones

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Project / Owner:

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