

Exhibit F

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From: [Irene Miranda](#)
To: [cegacomments](#)
Cc: [Richard Stedman](#); [David Frisbey](#); [Shawn Boyle](#)
Subject: Castroville Self Storage LLC Mitigated Negative Declaration
Date: Tuesday, November 19, 2024 8:38:25 AM
Attachments: [MBARD Comments Monterey Co - Castroville Self Storage project.pdf](#)

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Dear Kayla Nelson,

Thank you for providing the Monterey Bay Air Resources District (MBARD) with the opportunity to comment on the Castroville Self Storage LLC Mitigated Negative Declaration (MND). MBARD has reviewed the MND. Please see the attached comment letter.

Best regards,
Irene Miranda

[Irene Miranda, Ph.D., Air Quality Planner](#)
Monterey Bay Air Resources District
24580 Silver Cloud Court, Monterey, CA 93940
Office 831-647-9411 Direct 831-718-8021
imiranda@mbard.org
www.mbard.org





Richard A. Stedman
Air Pollution Control Officer

November 18, 2024

Monterey County
Housing & Community Development
Attention: Kayla Nelson, Associate Planner
1441 Schilling Place South, 2nd Floor
Salinas, CA 93901

Submitted as hard copy to physical address and via email: CEQAcomments@co.monterey.ca.us

Re: Castroville Self Storage LLC Mitigated Negative Declaration

Dear County of Monterey,

Thank you for providing the Monterey Bay Air Resources District (MBARD) with the opportunity to comment on the Castroville Self Storage LLC Mitigated Negative Declaration (MND). MBARD has reviewed the MND and has the following comments:

Hazardous Materials

The project's 3.03-acre site will be excavated and graded. If any buildings are renovated or demolished as part of this project, MBARD rules may apply. These include Rule 424, National Emissions Standards for Hazardous Air Pollutants, and Rule 439, Building Removals. Rule 424 contains the investigation and reporting requirements for asbestos which includes surveys and advanced notification on structures being renovated or demolished. Notification to MBARD is required at least ten days prior to renovation or demolition activities. Rule 424 could also apply when encountering any active or abandoned Asbestos Cement Pipe (ACP) or other asbestos-containing subsurface infrastructure. Grading and trenching activities in particular can disturb ACP and release fibrous material, exposing sensitive receptors. If building materials, ACP, or other sub-surface asbestos containing materials are encountered and need to be removed, please follow proper procedures including notification, handling and removal, and proper disposal of regulated asbestos containing materials per MBARD Rule 424. Rules 424 and 439 can be found online at <https://ww2.arb.ca.gov/current-air-district-rules>. Please contact Bronwyn Nielson, Air Quality Compliance Inspector, at 831-718-8024 for more information regarding these rules.

Air Quality

- Fugitive Dust Control

Fugitive dust should be mitigated during the construction phase of the project. Compliance with MBARD Rule 402 (Nuisance) and CEQA Guidelines, Section 8.2 can be maintained by implementing the following Best Management Practices as applicable:

- Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.
- Prohibit all grading activities during periods of high wind (over 15 mph).
- Cover all trucks hauling dirt, sand, or loose materials.
- Cover inactive storage piles.
- Maintain at least 2'0" of freeboard in haul trucks.
- Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).

Construction Equipment

To further reduce construction emissions, MBARD recommends using cleaner than required equipment that conforms to the California Air Resources Board's (CARB) Tier 3 or Tier 4 emission standards. We further recommend that whenever feasible, construction equipment use alternative fuels such as compressed natural gas (CNG), propane, electricity, or biodiesel. This would have the added benefit of reducing diesel exhaust emissions.

Portable or Stationary Engines

If a generator, boiler, or another stationary source of air pollutants is needed to support the construction process or will be installed for use in the operation of the project, a permit may be required. Per MBARD Rule 201, any stationary piston-type internal combustion engine of greater than or equal to 50 brake horsepower (bhp) requires an MBARD Permit to Operate. Please contact MBARD's Engineering Division if there are any questions regarding the permitting process.

Portable Equipment Registration Program

If project construction uses portable equipment registered with the California Air Resources Board (CARB) in the Portable Equipment Registration Program (PERP), MBARD must be notified within two working days of commencing operations when a registered unit will be at a location for more than five days. Portable equipment not registered with CARB may be subject to MBARD permit requirements.

Transportation Emissions

- Electrical Vehicle Charging Stations

- Due to the construction of the self-storage facility that will bring site attendees, MBARD supports incorporating electric vehicle infrastructure goals in the project plan. To achieve further emission reduction of criteria pollutants and greenhouse gases, MBARD suggests including publicly available dual port Level 2

& DC fast-charge charging stations in the facility parking areas as part of the project.

We appreciate the opportunity to comment on the Castroville Self Storage LLC Mitigated Negative Declaration. Please let me know if you have any questions. You can reach me at 831-718-8021.

Best regards,

Irene Miranda

Irene Miranda, Ph.D.
Air Quality Planner I

cc: Rich Stedman, Air Pollution Control Officer
David Frisbey, Planning and Air Monitoring Manager
Shawn Boyle, Planning and Air Monitoring Supervisor

California Department of Transportation

CALTRANS DISTRICT 5
50 HIGUERA STREET | SAN LUIS OBISPO, CA 93401-5415
(805) 549-3101 | FAX (805) 549-3329 TTY 711
www.dot.ca.gov



November 21, 2024

SCH # 2024100983
MON/183 / 9.58

Kayla Nelson, Associate Planner
County of Monterey Housing & Community Development
1441 Schilling PL South 2nd Floor
Salinas, CA 93901

RE: Castroville Self Storage LLC, Mitigated Negative Declaration (MND)

Dear Kayla Nelson:

The California Department of Transportation (Caltrans) appreciates the opportunity to review the MND for the Castroville Self Storage LLC project, which proposes adding a 54,409 square foot mini-warehouse self-storage facility with an attached two-story mixed-use building consisting of a 1,294 square foot office on the first floor and a 1,294 square foot residential unit on the second floor. Caltrans supports local development that is consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. We accomplish this by working with local jurisdictions to achieve a shared vision of how the transportation system should and can accommodate interregional and local travel and development. Caltrans offers the following comments in response to the MND:

1. Please be aware that if any future work is completed in the State's right-of-way it will require an encroachment permit from Caltrans and must be done to our engineering and environmental standards, and at no cost to the State. The conditions of approval and the requirements for the encroachment permit are issued at the sole discretion of the Permits Office, and nothing in this letter shall be implied as limiting those future conditioned and requirements. For more information regarding the encroachment permit process, please visit our Encroachment Permit Website at: <https://dot.ca.gov/programs/traffic-operations/ep>.
2. Please be aware of the Castroville Improvement Project near the proposed project. The Castroville Improvement Project is anticipated to overlap with the proposed project. Please contact the Project Manager Jackson Ho at jackson.ho@dot.ca.gov for additional information and coordination with the construction team to coordinate passage of equipment on State Route (SR) 183.

Kayla Nelson, Associate Planner

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3. Please be aware that there is no discussion about bicycle safety. Any fair share contribution from the project needs to be banked towards improving the safety for vulnerable road users (pedestrians and bicycles) on the State Highway System and complies with the Department's goal and vision per Director's Policy DP-36 (Road Safety - A Safe System Approach) and DP-37 (Complete Streets – improve safety for all road users, motorist, pedestrians, and bicyclist).
4. In the Transportation Impact Analysis (TIA) prepared by Keith Higgins, exhibit 7 shows the proposal of "No Parking" restrictions. Any new "No Parking" proposed requires the consultation with District Sign Coordinator in the Traffic Safety Branch. In addition, any new "No Parking" orders requires a resolution passed from the County Board of Supervisors.
5. Please revise the collision rates calculated and presented in exhibit 5 & 6 of the TIA for the studied intersections with Caltrans TASAS data. TASAS data can be requested through the CPRA portal:
[https://caltrans.mycusthelp.com/WEBAPP/_rs/\(S\(vhr0e32twpnbmpflrmpyvub\)\)/suporthome.aspx](https://caltrans.mycusthelp.com/WEBAPP/_rs/(S(vhr0e32twpnbmpflrmpyvub))/suporthome.aspx)
6. Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits.

Thank you for the opportunity to review and comment on the proposed project. If you have any questions or need further clarification on the items discussed above, please contact me at (805) 835-6543 or email Jacob.m.Hernandez@dot.ca.gov.

Sincerely,



Jacob Hernandez
Transportation Planner
District 5 Local Development Review Coordinator