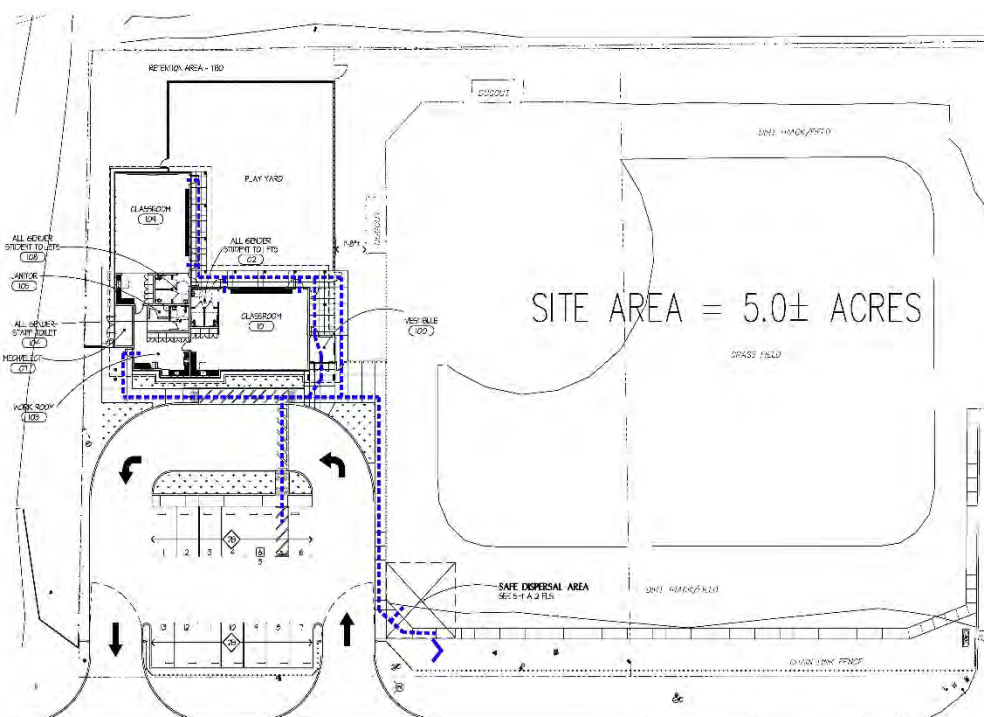


Public Review Mitigated Negative Declaration

Lagunita School Expansion

October 26, 2023



Prepared by
EMC Planning Group



PUBLIC REVIEW MITIGATED NEGATIVE DECLARATION

LAGUNITA SCHOOL EXPANSION

PREPARED FOR

Lagunita School District

Daniel Stonebloom

Principal/Superintendent

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October 26, 2023





975 San Juan Grade Road, Salinas, California 93907

Board of Trustees:
Don Chapin, Board President
Dick Johnson, Board Clerk
Darcy Bikle, Board Member

Lagunita Elementary School District

Daniel Stonebloom, Principal/Superintendent

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

In compliance with the California Environmental Quality Act (CEQA), the Lagunita School District has undertaken environmental review for the proposed Lagunita School Expansion and intends to adopt a Mitigated Negative Declaration. The Lagunita School District invites all interested persons and agencies to comment on the proposed Lagunita School Expansion Mitigated Negative Declaration.

Lead Agency: Lagunita School District

Project Location: 975 San Juan Grade Road
Salinas, CA 93907

Project Description: The proposed project includes 29,459 square feet of improvements to the project site including two classrooms, staff restroom, student restrooms, a janitor room, workroom, and vestibule totaling 3,445 square feet; a 3,980 square foot kindergarten play area; accessible parking lot with a total of 13 new parking spaces and bicycle parking; ingress and egress at the new parking lot; paved walkway connecting the existing campus to the new classroom; and chain link fencing, landscape improvements, and stormwater retention basin. Total school enrollment capacity will not be increased by the project.

Public Review Period: Begins– October 30, 2023
Ends – November 29, 2023

Proposed Mitigated Negative Declaration is Available for Public Review at this Location: <http://www.lagunitadistrict.org>

Address Where Written Comments May be Sent: Daniel Stonebloom, Superintendent
Lagunita School District
975 San Juan Grade Road
Salinas, CA 93907
dstonebloom@lagunitadistrict.org

Public Hearing: Date to be determined

MITIGATED NEGATIVE DECLARATION

In Compliance with the California Environmental Quality Act (CEQA)

Project Name	Lagunita School Expansion
Lead Agency	Lagunita School District
Project Proponent	Lagunita School District
Project Location	975 San Juan Grade Road Salinas, CA 93907
Project Description	The proposed project is an expansion of the existing Lagunita School, including a classroom building 'G' consisting of two classrooms, staff restroom, student restrooms, a janitor room, workroom, and vestibule totaling 3,445 square feet; a 3,980 square foot kindergarten play area; an accessible parking lot with a total of 13 new parking spaces and bicycle parking; an ingress and egress at the new parking lot; a paved walkway connecting the existing campus to the new classroom; and chain link fencing, landscape improvements, and stormwater retention basin.
Public Review Period	Begins– October 30, 2023 Ends – November 29, 2023
Written Comments To	Daniel Stonebloom, Superintendent Lagunita School District 975 San Juan Grade Rd. Salinas, CA 93907. dstonebloom@lagunitadistrict.org
Proposed Findings	The Lagunita School District is the custodian of the documents and other material that constitute the record of proceedings upon which this decision is based. The CEQA Initial Study indicates that the proposed project has the potential to result in significant adverse environmental impacts. However, the mitigation measures identified in the initial study would reduce the impacts to a less than significant level. There is no substantial evidence, in light of the whole record before the lead agency, Lagunita School District, that the project, with mitigation measures incorporated, may have a significant effect on the environment. See the following project-specific mitigation measures:

Mitigation Measures

Biological Resources

BIO-1 California tiger salamander and California red-legged frog have been recorded in close proximity to the project site. The school district shall obtain Incidental Take Permits from the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) for potential project impacts to California tiger salamander and California red-legged frog and implement all avoidance, minimization, and compensatory mitigation measures required by these permits.

Take permit conditions may include, but not be limited to, the following avoidance and minimization measures identified below to minimize the potential for “take” of California tiger salamander and California red-legged frog:

1. At least 15 days prior to ground disturbance, the biologist shall submit the name and credentials of the project biologists who would conduct activities specified in this measure. No project activities shall begin until the biologist has received written approval from the USFWS and CDFW that the biologists are qualified to conduct the work.
2. The qualified biologist shall conduct preconstruction surveys for California red-legged frog and California tiger salamander no more than two weeks (14 days) prior to the start of construction activities. The project site will be surveyed for potential migratory and/or upland activity. The qualified biologist shall prepare a report documenting the results of the preconstruction surveys for submittal to the school district prior to ground disturbance.
3. Biologists shall have the authority to halt construction work at any time to prevent harm to California tiger salamander and California red-legged frog or when any of the permit-specified protection measures have been violated. Work shall re-commence only when authorized by the biologists. If work is stopped due to potential harm to protected species, the project biologists shall contact the USFWS and/or CDFW by telephone or email on the same day to communicate the event and coordinate appropriate action.
4. Biologists shall conduct biological construction monitoring for California tiger salamander and California red-legged frog during ground-disturbing activities. Before the start of work each day, a biologist or their designee shall check for wildlife under any equipment such as vehicles and stored pipes within active construction zones. A biologist or their designee shall also check all excavated steep-walled holes or trenches greater than one foot deep for trapped animals. If California tiger salamander or California red-legged frog is observed within an active construction zone, a biologist shall be notified immediately and all work within 100 feet of the individual animal shall be halted and all equipment turned off until the biologist has captured and removed the individual from the work area. Individuals shall be relocated to a USFWS/CDFW-approved off-site location according to permit specifications.

4. Offsite habitat mitigation. Offsite habitat shall be procured at an appropriate ratio of project site impact area to compensation habitat area, as determined in coordination with USFWS and/or CDFW. Offsite mitigation may include purchasing credits at a mitigation bank or permanent protection of land with established aquatic and upland habitat or sites with known upland habitat where the creation of a pond may enhance the habitat value of the site.

BIO-2 Prior to ground disturbance, the school district shall hire a qualified biologist to conduct a training session for all construction personnel. At a minimum, the training shall include a description of special-status species potentially occurring in the project vicinity, including, but not limited to, California tiger salamander, California red-legged frog, special-status bats, and nesting birds and raptors. Their habitats, general measures that are being implemented to conserve species as they relate to the project, and the boundaries within which construction activities will occur will be explained. Informational handouts with photographs clearly illustrating the species' appearances shall be used in the training session. All new construction personnel shall undergo this mandatory environmental awareness training.

The qualified biologist shall provide documented evidence of completion of this training to the school district prior to ground disturbance. The qualified biologist shall provide documented evidence of completion of this training to the school district prior to ground disturbance.

BIO-3 The following measures shall be implemented to avoid loss of or harm to special-status bat species:

- a. Approximately 14 days prior to construction activities, a qualified biologist shall conduct a habitat assessment for bats and potential roosting sites in trees or buildings within 50 feet of the construction easement. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked.
- b. If no roosting sites or bats are found, a letter report will be prepared by the biologist and submitted to the school district, where it will be kept on file, and no further measures are required.
- c. If bats or roosting sites are found, bats shall not be disturbed without specific notice to and consultation with California Department of Fish and Wildlife.
- d. If bats are found roosting outside of the nursery season (May 1 through October 1), California Department of Fish and Wildlife shall be consulted prior to any eviction or

other action. If avoidance or postponement is not feasible, a Bat Eviction Plan will be submitted to California Department of Fish and Wildlife for written approval prior to project implementation. A request to evict bats from a roost includes details for excluding bats from the roost site and monitoring to ensure that all bats have exited the roost prior to the start of activity and are unable to re-enter the roost until activity is completed. Any bat eviction shall be timed to avoid lactation and young-rearing. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the California Department of Fish and Wildlife) shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.

BIO-4 To avoid impacts to nesting birds during the nesting season (January 15 through September 15), all Phase I construction activities should be conducted between September 16 and January 14, which is outside of the bird nesting season. If construction or project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys.

- a. Two surveys for active bird nests will occur within 14 days prior to start of construction, with the final survey conducted within 48 hours prior to construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys will be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. If no nesting birds are found, a letter report confirming absence will be prepared and submitted to the school district and no further mitigation is required.
- b. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize “normal” bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no

longer active. Once the absence of nesting birds has been confirmed, a letter report will be prepared and submitted to the school district. BIO-5 To avoid impacts to nesting birds during the nesting season (January 15 through September 15), all Phase I construction activities should be conducted between September 16 and January 14, which is outside of the bird nesting season. If construction or project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys.

BIO-5 Prior to any ground disturbance, the school district will hire an International Society of Arboriculture (ISA)-certified arborist to conduct a tree survey and prepare an evaluation report with associated data and location map for all potentially affected trees on and immediately adjacent to the project site. The school district will follow the arborist's recommendations, such as planting replacement trees in appropriate on-site or off-site areas, along with any required maintenance and monitoring.

Cultural Resources

- CR-1 A qualified archaeologist shall provide archaeological and cultural sensitivity training for all construction personnel associated with any ground disturbing activities (including tree and vegetation removal, tree planting, demolition and/or grading). The training will be conducted by a qualified archaeologist that meets the Secretary of the Interior's standards for archaeology. The training will take place at a day and time to be determined in conjunction with the project construction foreman, and prior to any scheduled ground disturbance. The training will include the following: a discussion of applicable laws and penalties; samples or visual aids of artifacts that could be encountered in the project vicinity, including what those artifacts and resources may look like partially buried, or wholly buried and freshly exposed; and instructions to halt work in the vicinity of any potential cultural resource discovery. The foreman will keep a copy of the sensitivity training materials in his or her vehicle as a reference. Having reference material in the vehicle does not replace contacting an archaeologist and a Native American monitor should resources be uncovered.
- CR-2 If any prehistoric or historic subsurface cultural resources, including tribal cultural resources, are discovered during ground-disturbing activities (including tree and vegetation removal, tree planting, demolition and/or grading):
- a. All work within 50 feet of the resources shall be halted and a qualified archaeologist shall be consulted to assess the significance of the find according to CEQA Guidelines Section 15064.5.
 - b. Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites.

- c. All significant prehistoric cultural materials and or tribal cultural resources recovered shall be returned to Native American tribes traditionally and culturally affiliated with the area.
- d. In considering any suggested mitigation proposed by the consulting archaeologist to mitigate impacts to historical resources or unique archaeological resources, the lead agency shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, proposed project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) would be implemented.
- e. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is being carried out.

CR-3 California Health and Safety Code Section 7050.5 and the CEQA Guidelines Section 15064.5(e) contain the mandated procedures of conduct following the discovery of human remains. According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The Monterey County Coroner shall be notified immediately. The coroner shall then determine whether the remains are Native American. If the coroner determines the remains are Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours, who would, in turn, notify the person the Native American Heritage Commission identifies as the Most Likely Descendant (MLD) of any human remains. Further actions shall be determined, in part, by the desires of the MLD. The MLD has 48 hours to make recommendations regarding the disposition of the remains following notification from the Native American Heritage Commission of the discovery. If the Most Likely Descendant does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the Most Likely Descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.

Geology and Soils

GEO-1 Prior to initiation of any grading or land clearing activities, an erosion control plan indicating methods to sufficiently control runoff, erosion, and sediment movement will be prepared and implemented during earth moving activities. The erosion control plan will also identify site design and post-construction treatment control measures to limit stormwater runoff and control erosion.

GEO-2 The following language shall be included in all demolition and grading permits: "If paleontological resources are accidentally discovered during earthmoving activities, work shall stop within 100 feet of the find until a qualified paleontologist can assess if the find is unique and, if necessary, develop appropriate treatment measures in consultation with the school district."

Noise

N-1 The school district shall implement the following measures to minimize construction-related noise:

- a. Locate construction equipment and equipment staging areas at the furthest distance possible from nearby noise-sensitive land uses;
- b. Ensure that construction equipment is properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds should be closed during equipment operation;
- c. When not in use, motorized construction equipment should not be left idling; and
- d. Install temporary noise barriers when activities would significantly impact existing classrooms.

Tribal Cultural Resources

TRIBAL-1 The school district will coordinate monitoring by the Indian Canyon Band of Costanoan Ohlone People during earth-moving activities.

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PUBLIC REVIEW INITIAL STUDY

LAGUNITA SCHOOL EXPANSION

PREPARED FOR

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October 26, 2023

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A. BACKGROUND

Project Title	Lagunita School Expansion
Lead Agency Contact Person and Phone Number	Lagunita School District (831) 449-2800
Date Prepared	October 26, 2023
Study Prepared by	EMC Planning Group Inc. 601 Abrego Street Monterey, CA 93940
Project Location	975 San Juan Grade Road Salinas, CA 93907
Project Sponsor Name and Address	Lagunita School District 975 San Juan Grade Road Salinas, CA 93907
General Plan Designation	Public/Quasi-Public
Zoning	Public/Quasi Public (PQP)

Setting

The proposed project is located at 975 San Juan Grade Road, in unincorporated Monterey County (county), north of the City of Salinas. [Figure 1, Regional Location Map](#) shows the regional location of the project site. The project site is north of San Juan Grade Road, west of an undeveloped non-native grassland area and Crazy Horse Canyon Road, and south of an active agricultural row crop property. The project site is approximately 0.67 acres of an approximate five-acre site (Assessor's Parcel Numbers 113-212-069 and 113-212-007) that is currently developed with Lagunita School. The project site is positioned immediately southwest of the existing Lagunita School facilities and is undeveloped. Trees line the southern and eastern boundary of the project site. [Figure 2, Aerial Photograph](#) shows the existing site conditions including the adjacent existing school facility and the project site.

The site is located within the *Greater Salinas Area Land Use Plan* and has a land use designation of "Public/Quasi Public" within the *2010 Monterey County General Plan*. The project site is zoned "Public/Quasi Public" (PQP) by the county.

Description of Project

The proposed project includes 29,459 square feet of improvements to the project site including:

- classroom building 'G' consisting of two classrooms, staff restroom, student restrooms, a janitor room, workroom, and vestibule totaling 3,445 square feet;

- 3,980 square foot kindergarten play area;
- accessible parking lot with a total of 13 new parking spaces and bicycle parking;
- ingress and egress at the new parking lot;
- paved walkway connecting the existing campus to the new classroom; and
- chain link fencing, landscape improvements, and stormwater retention basin.

The proposed project will also require rough grading, building pad construction, and installation of site utilities including plumbing, mechanical, electrical, fire alarm, and photovoltaic systems.

[Figure 3, Site Plan](#) shows the site plan for the project and illustrates the existing school facilities.

The full plan set is included in [Appendix A](#).

Existing Capacity

The school currently has a total of five classrooms with a capacity of 25 students per classroom or a total maximum capacity of 125 students. The school employs four teachers and serves grades kindergarten through 6th grade. The school utilizes combined grade-level classes (combo classes) where several grades are taught in a single classroom both currently, and historically. Historically, the school served kindergarten through 8th grade.

Proposed Capacity

The school will be adding a new grade: transitional kindergarten (TK). However, one of the existing five classrooms has already been converted to provide a confidential meeting space for Special Education and therapy/counseling. Upon completion of the proposed project (two new classrooms), one existing classroom will be converted to a cafeteria/ multipurpose room.

Therefore, the total number of classrooms ultimately remains at five and with 25 students per room, the maximum capacity is unchanged at 125 students for TK-6th grades.

Enrollment

Current enrollment is approximately 60 students. The proposed improvements are intended to allow the elementary school campus to achieve a target enrollment of 96 students ranging from grades TK-6. However, for CEQA purposes the maximum enrollment capacity is considered in this initial study.

Other Public Agencies Whose Approval is or May Be Required

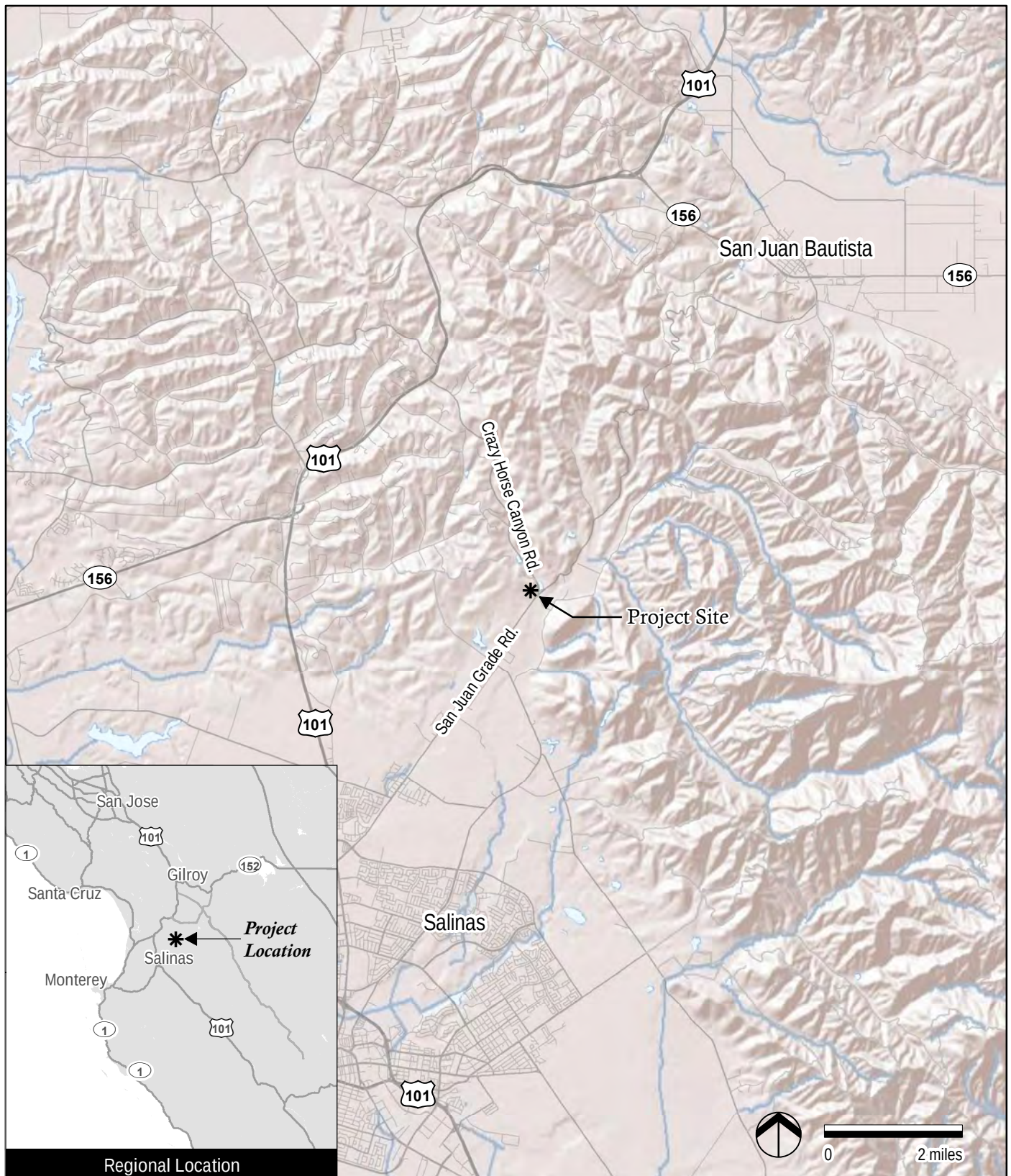
- County of Monterey- Encroachment Permit for work done within the San Juan Grade Road right-of-way
- The U.S. Fish and Wildlife Service-Incidental Take Permit
- California Department of Fish and Wildlife-Incidental Take Permit

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

See Section 18, Tribal Cultural Resources for a discussion of the consultation process.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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Source: ESRI 2023

Figure 1

Regional Location Map

Lagunita School Expansion Initial Study

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0 150 feet



Project Site



School Property

Source: ESRI 2023, Google Earth 2023

Figure 2

Aerial Photograph

Lagunita School Expansion Initial Study



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KEYED NOTES

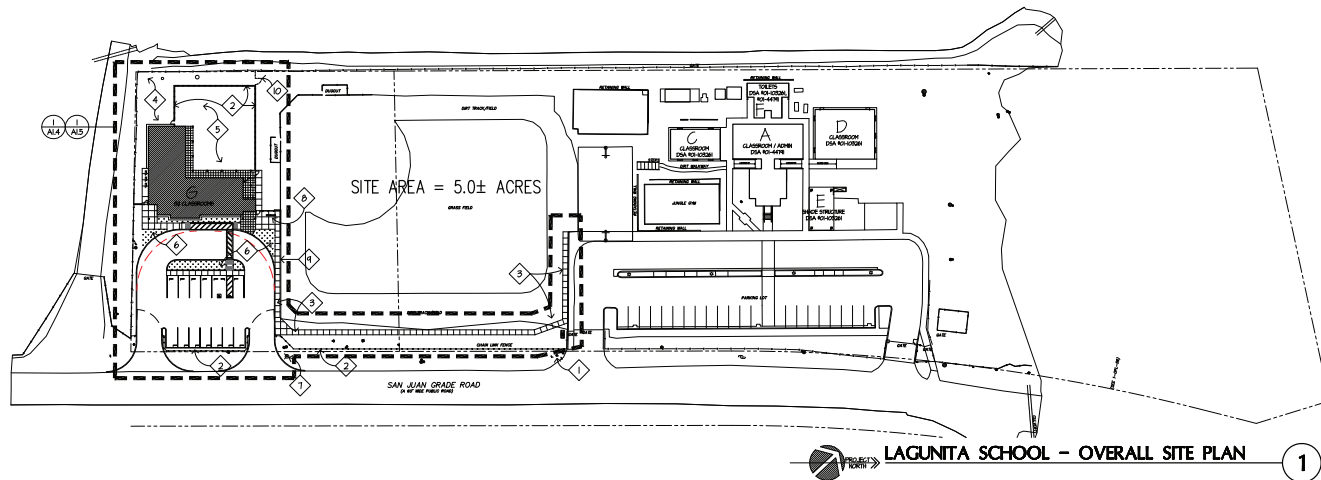
- 1 (E) FIRE HYDRANTS, NO CHANGE.
- 2 (N) 6' H. ORNAMENTAL FENCE, SEE PART. SITE PLANS & DTL. X/AXX
- 3 (N) PAVED WALK, SEE DTL. X/AXX
- 4 (N) RETENTION BASIN, SEE CIVIL DWGS.
- 5 (N) KINDERGARTEN PLAY AREA, SEE ENLARGED PLAN, CIVIL & LANDSCAPE DWGS.
- 6 (N) LANDSCAPE / RETENTION BASIN, SEE CIVIL DWGS.
- 7 (N) FIRE HYDRANT, SEE CIVIL DWGS.
- 8 (N) BIKE PARKING, SEE LANDSCAPE DWGS.
- 9 (N) SITE CURB, SEE CIVIL DWGS.
- 10 (N) CHAIN LINK FENCE, SEE PART. SITE PLANS & DTL. X/AXX

GENERAL NOTES

1. INFORMATION TAKEN FROM DOCUMENTS PREPARED BY BELL/CHRISTENSEN DATED 1984 AND 2001.
2. EVERYTHING SHOWN IS (E) NO CHANGE, U.O.N.
3. FLS & SITE ACCESSIBILITY INFO, SEE SHT. A1.2 & A1.3
4. SEE ALL PLANS, CIVIL, PLUMBING, MECHANICAL, ELECTRICAL & FIRE ALARM FOR COMPLETE SCOPE OF WORK.
5. ALL WORK OUTSIDE CONSTRUCTION FENCE MUST BE SCHEDULED IN ADVANCE WITH OWNER'S APPROVAL.
6. VERIFY ALL (E) CONDITIONS IN THE FIELD & REPORT IN WRITING TO THE ARCHITECT IF YOU FIND ANYTHING THAT DEVIATES FROM THE DRAWINGS.
7. FIRE ALARM - SEE FIRE ALARM DWGS.
8. FLOOD HAZARD AREAS:
- FLOOD ZONE DESIGNATION: ZONE X
- FLOOD INSURANCE RATE MAP (FIRM) PANEL DESIGNATION: 060535C0136
- EFFECTIVE DATE OF THE FIRM: APRIL 2, 2004
- BASE FLOOD ELEVATION: NONE
9. DSA NOTE: DISTRICT HAS BEEN ADVISED THAT BUILDING LISTED AS DSA # UNKNOWN MAY BE NON-CERTIFIED.

LEGEND

- (E) FIRE HYDRANT, NO CHANGE
- PROJECT AREA, SEE ENLARGED PLANS, SHT. A1.2, A1.3, A1.4 & A1.5
- (N) BUILDING 'B'



Source: Kasavan Architects 2023

Figure 3
Site Plan

Lagunita School Expansion Initial Study

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B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| ☐ Aesthetics | ☐ Greenhouse Gas Emissions | ☐ Public Services |
| ☐ Agriculture and Forestry Resources | ☐ Hazards & Hazardous Materials | ☐ Recreation |
| ☐ Air Quality | ☐ Hydrology/Water Quality | ☐ Transportation |
| ☐ Biological Resources | ☐ Land Use/Planning | ☐ Tribal Cultural Resources |
| ☐ Cultural Resources | ☐ Mineral Resources | ☐ Utilities/Service Systems |
| ☐ Energy | ☐ Noise | ☐ Wildfire |
| ☐ Geology/Soils | ☐ Population/Housing | ☐ Mandatory Findings of Significance |

C. DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Daniel Stonebloom, Superintendent

Date

D. EVALUATION OF ENVIRONMENTAL IMPACTS

Notes

1. All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
2. Once it has been determined that a particular physical impact may occur, then the checklist answers indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
3. “Negative Declaration: Less-Than-Significant Impact with Mitigation Measures Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less-Than-Significant Impact.” The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from section XVII, “Earlier Analyses,” may be cross-referenced).
4. Earlier analyses are used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. [Section 15063(c)(3)(D)] In this case, a brief discussion would identify the following:
 - a. “Earlier Analysis Used” identifies and states where such document is available for review.
 - b. “Impact Adequately Addressed” identifies which effects from the checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and states whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. “Mitigation Measures”—For effects that are “Less-Than-Significant Impact with Mitigation Measures Incorporated,” mitigation measures are described which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
5. Checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances, etc.) are incorporated. Each reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated.
6. “Supporting Information Sources”—A source list is attached, and other sources used or individuals contacted are cited in the discussion.
7. The explanation of each issue identifies:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any to reduce the impact to less than significant.

1. AESTHETICS

Except as provided in Public Resources Code Section 21099 (Modernization of Transportation Analysis for Transit-Oriented Infill Projects), would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Comments:

- a. A scenic vista is typically considered a location from which the public can experience unique and exemplary high-quality views of an area. According to the *2010 Monterey County General Plan Environmental Impact Report* “general plan EIR” (Monterey County 2010b), the County’s scenic vistas include coastal views, agricultural fields, natural ridgelines, and oak woodlands, which are all prominent elements of the county’s visual character (Monterey County 2010b p.4.14-1). The project site and surrounding land is not located within a general plan-designated visual sensitivity area (Monterey County 2010b). Additionally, the location from which the public can best experience views of hills and agricultural fields that may be considered scenic would be from San Juan Grade Road looking south, which is the opposite direction of the project site as views of agricultural fields beyond the project site are obscured by heavy existing tree cover along the southern project boundary. Development of the project site would not have an adverse effect on a scenic vista.
- b. The project site is not within the vicinity of a state designated scenic highway; therefore, the proposed project would not damage scenic resources within, or viewed from, a state scenic highway (California Department of Transportation 2023).

- c. Development of the proposed project would be consistent with the existing visual character of the site and would become an extension of the existing adjacent school use. Public views of the site would be limited to passersby on San Juan Grade Road. Due to the flat topography of the site and existing trees along the southern border of the site adjacent to San Juan Grade Road, visibility of the project site is limited. Additionally, because the proposed project is an extension of the existing school the project would blend into the existing character of the area and the visual change that would result from the project is not substantial. The proposed project would have a less than significant impact on the existing visual character or quality of public views of the site and its surroundings.
- d. Nighttime lighting would continue to be provided within the adjacent existing school facility's parking lots buildings. The outdoor lighting proposed by the project would be similar to the existing school facility's lighting. The lighting would comply with all applicable State of California requirements and would be designed to minimize off-site illumination and glare. The proposed project may increase the level of illumination in the project area, however due to the existing and proposed landscaping and fencing, and compliance with State requirements, off-site illumination and glare will be minimal. Additionally, there are no nearby residences or businesses that would be impacted by light or glare. Therefore, the light and glare impacts associated with the proposed project would be less than significant.

2. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts on agricultural resources are significant environmental effects and in assessing impacts on agriculture and farmland, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Comments:

- a. The project site is identified as "Urban and Built-up Land" and "Grazing Land" on the California Department of Conservation's Monterey Important Farmlands Map 2018 (California Department of Conservation 2021) and would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.
- b. The project site is not zoned for agricultural use and there are no Williamson Act parcels on the project site.

- c, d. The site is not zoned for forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g) and there is no forest land in the vicinity of the project site.
- e. The project site is surrounded by agricultural uses. However, the proposed project is an extension of the existing adjacent school use and would not result in conversion of adjacent farmland to nonagricultural use.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d. Result in other emissions, such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☐	☒

The project site is located in the North Central Coast Air Basin, which is under the jurisdiction of the Monterey Bay Air Resources District (“air district”), formerly known as the Monterey Bay Unified Air Pollution Control District (MBUAPCD). The air district has regulatory authority over stationary sources of air emissions, monitoring air quality within the air basin, providing guidelines for analysis of air quality impacts pursuant to CEQA, and preparing an air quality management plan to maintain or improve air quality in the air basin. The air district has developed thresholds of significance for criteria air pollutants. These are contained in the *CEQA Air Quality Guidelines* (“CEQA Guidelines”) (Monterey Bay Unified Air Pollution Control District 2008).

Comments:

- a. A consistency determination is a process by which the Lead Agency demonstrates that the population associated with a proposed project is accommodated by the Association of Monterey Bay Area Governments’ regional growth forecasts. The regional growth forecasts for population and dwelling units are embedded in the emission inventory projections used in the air quality plan. Projects within the regional growth forecasts have been accommodated in the air quality plan, and are therefore consistent with the air quality plan. The proposed project is not population generating and would not conflict with or obstruct implementation of the air quality management plan (MBUAPCD Air Quality Guidelines, page 5-10).

- b. Emissions from construction activities (e.g., excavation, grading, on-site vehicles) represent temporary impacts that are typically considered short term in duration, depending on the size, phasing, and type of project. Construction activities which generate levels of PM₁₀ that exceed the established threshold of significance (82 pounds per day) would be considered to have significant impact on local air quality. The air district has established screening thresholds for construction-related activities with minimal earthmoving (8.1 acres per day). Construction projects below the screening level threshold are not considered to have a significant impact. The required grading for the proposed project would not exceed the screening threshold due to the fact that construction will only take place on 0.67 acres of the school property. Therefore, the project would not generate construction PM₁₀ emissions that would exceed the air district threshold of significance.

Per the air district's CEQA Guidelines, ozone precursor emissions from construction projects using typical equipment are included in the emission inventories of the air quality management plan. Since the proposed project would use typical construction equipment, ozone precursor emissions from project construction have already been accounted for in the emission inventories and would not have a significant impact on the attainment and maintenance of the National or State ambient air quality standards for ozone. Therefore, construction activities would have a less-than-significant air quality impact from ozone generation.

Table 3-1, *Thresholds of Significance for Criteria Air Pollutants*, provides project-level thresholds of significance for criteria air pollutants during operation of a project.

Table 3-1 Thresholds of Significance for Criteria Air Pollutants

Pollutants Source	Threshold(s) of Significance ¹
ROG	137 lb/day (direct + indirect) ²
NO _x , as NO ₂	137 lb/day (direct + indirect) ²
PM ₁₀	82 lb/day (on-site) ³
CO	550 lb/day (direct)

SOURCE: Monterey Bay Unified Air Pollution Control District 2008

NOTE:

1. Projects that emit other criteria pollutant emissions would have a significant impact if emissions would cause or substantially contribute to the violation of state or national ambient air quality standards. Criteria pollutant emissions could also have a significant impact if they would alter air movement, moisture, temperature, climate, or create objectionable odors in substantial concentrations. When estimating project emissions, local or project-specific conditions should be considered.
2. Because of the complexities of predicting ground level ozone concentrations in relation to the state and national ambient air quality standards, the air district has developed mass emissions thresholds for VOC and NO_x that can be used to make significance determinations. The air district ties these thresholds to the local attainment status of ozone. Exceedance of VOC and/or NO_x thresholds indicates that a project would be inconsistent with ozone standards, resulting in a significant contribution to ground level ozone impacts.
3. The air district's 82 pounds per day operational phase threshold of significance applies only to onsite emissions and project-related exceedances along unpaved roads. These impacts are generally less than significant. On large development projects, almost all travel is on paved roads (0% unpaved), and entrained road dust from vehicular travel can exceed the significance threshold. Please contact the air district to discuss estimating emissions from vehicular travel on paved roads. Air district-approved dispersion modeling can be used to refute (or validate) a determination of significance if modeling shows that emissions would not cause or substantially contribute to an exceedance of California and national ambient air quality standards.

Projects whose operational activities have the potential to generate 82 pounds per day or more of PM₁₀ at the project site (e.g., quarries, truck stops) would result in substantial air emissions and have a significant impact on local air quality. This threshold of significance applies only to on-site emissions and project-related exceedances along unpaved roads. Due to the small scale of the project and the fact that the all travel will take place on paved roads, the project would not be considered to exceed the significance threshold for PM₁₀. This can be shown by comparing the proposed project to an analysis conducted for a different school project. The Apple Avenue Elementary School project was approved by the Greenfield Elementary School District in 2017. The project included 45,433 square feet of new building. The air quality analyses included in the *Final Initial Study for the Apple Avenue Elementary School* (EMC Planning 2017) concluded the project would generate PM₁₀ emissions of 5.14 pounds per day, which is approximately 94 percent less than the air district threshold of significance of 82 pounds per day. Given the small scale of the proposed project relative to the comparison project, the proposed project would not exceed the significance threshold for PM₁₀.

Similarly, the magnitude of CO emissions from the proposed project can be qualitatively compared to the Apple Avenue Elementary School project analysis. That project was found to generate 32.73 pounds of CO per day, primarily associated with new mobile sources, which is also about 94 percent below the air district threshold of 550 pounds per day. Given the small scale of the proposed project relative to the sample project, the proposed project would not exceed the significance threshold for CO.

Table 5-4, Indirect Sources with Potentially Significant Impacts on Ozone, in the air district's CEQA Guidelines, provides reference for indirect sources with potentially significant impacts on ozone and identifies project types and sizes below which ozone impacts can be screened out as less than significant. The table references VOCs and NO_x as the components of ozone. ROG_s are a class of VOCs, and for analysis purposes, the two are assumed to be equivalent. New elementary schools are a specific land use type listed in this table. Typical operations of an elementary school are considered by the air district to produce emissions significantly below the threshold of significance. Since the proposed project consists of a small 3,445 square-foot addition to an existing elementary school, ROG and NO_x emission impacts would be well below the screening threshold and less-than-significant.

- c. Sensitive receptors refer to those segments of the population most susceptible to poor air quality. Children, the elderly, and the chronically or acutely ill are the most sensitive population groups that are more susceptible to adverse effects of air pollution than others. These sensitive receptors are commonly associated with specific land uses such as residential areas, elementary schools, retirement homes, and hospitals.

Toxic air contaminants (TACs) are pollutants that may be expected to result in an increase in mortality or serious illness or may pose a present or potential hazard to human health. Health effects include cancer, birth defects, neurological damage, damage to the body's natural defense system, and diseases that lead to death. TACs are found in ambient

air, especially in urban areas, and are caused by industry, agriculture, fuels combustion, and commercial operations (e.g., dry cleaners). Construction equipment and associated heavy-duty truck traffic generates diesel exhaust and fugitive dust that poses health risks for sensitive receptors. Diesel particulate matter, which is a known TAC, is a component of diesel exhaust. Diesel exhaust is the predominant TAC in urban air and is estimated to represent about two-thirds of the cancer risk from TACs.

The location and intensity of a development project are major factors in determining whether the project will result in localized air quality impacts. From a health risk perspective there are basically two types of land use projects that have the potential to cause long-term public health risk impacts; (1) land use projects that will place new toxic sources in the vicinity of existing receptors, and (2) land use projects that will place new receptors in the vicinity of existing toxic sources. However, the proposed project does not constitute a new land use project but rather minor modifications to an existing land use, where the operations would not be a source of operational TACs.

Toxic air contaminants in the form of diesel exhaust from equipment used during construction would be the primary consideration. TACs such as diesel particulate matter are commonly produced from the short-term use of diesel-powered construction equipment. Construction emissions are considered to be “short-term” in the sense that they would be limited to the limited duration when such equipment is used. In this case, the proposed school improvements would not require intensive use of diesel-powered equipment.

The air district’s CEQA Guidelines do not provide screening thresholds for TACs generated by construction equipment. Therefore, this analysis is qualitative. Although there are sensitive receptors associated with existing adjacent school, construction activities for the project will not be intensive (e.g., no substantial earthmoving, grading, excavations, building construction, etc.), would not require substantial use of diesel-powered equipment, and would occur over a relatively short period of time. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations.

- d. The most common sources of odors identified in complaints received by local air districts are sewage treatment plants, landfills, recycling facilities, waste transfer stations, petroleum refineries, biomass operations, autobody shops, coating operations, fiberglass manufacturing, foundries, rendering plants, and livestock operations. The proposed would not produce these types or other significant objectionable odors that would adversely affect a substantial number of people (MBUAPCD Air Quality Guidelines, page 3-5). Therefore, there would be no impacts associated with odor.

4. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☒	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Comments:

A reconnaissance-level biological field survey of the project site was conducted by EMC Planning Group biologists Patrick Furtado, M.S., and Katherine Hardisty-Cranstone on August 7, 2023, to document existing plant communities/wildlife habitats and assess the suitability of the site to support special-status species. Biological resources were documented in field notes, including plant and wildlife species observed, dominant plant communities, wildlife habitat quality, disturbance levels, and aquatic resources.

Prior to conducting the survey, EMC biologists reviewed site plans, aerial photographs, natural resource database accounts, and other relevant scientific literature. This included searching the U.S. Fish and Wildlife Service (USFWS) *Endangered Species Database* (USFWS 2023a), California Department of Fish and Wildlife (CDFW) *California Natural Diversity Database* (CDFW 2023a, CDFW 2023b), and California Native Plant Society (CNPS) *Inventory of Rare and Endangered Plants* (CNPS 2023a) to identify special-status plants, wildlife, and habitats known to occur in the vicinity of the project. A review of the USFWS National Wetlands Inventory (NWI) database was also conducted to identify jurisdictional aquatic features (wetlands, drainages, and/or riparian areas) on or adjacent to the project site (USFWS 2023b).

Existing Conditions. The approximately five-acre school parcel is located at 975 San Juan Grade Road, four miles north of the City of Salinas and three and a half miles east of U.S. Highway 101. The parcel is bounded on three sides by organic strawberry fields along San Juan Grade Road. Agricultural drainages are present throughout the agricultural fields and a drainage flows to a silted pond along the southwestern edge of the parcel. A wide unpaved agricultural road is between the project site and the ponded area.

The proposed project site includes approximately 0.67 acres of the five-acre school parcel and would contain one building (5,100 sq ft) with a play yard (4,100 sq ft) and parking lot (11,400 sq ft). At the time of the site survey, the project site was primarily vacant with two small sheds set along the western fenceline. The project site was heavily disturbed with evidence of mowing, disking and grading. East of the project site is a weedy playground with baseball backstop, existing school buildings and a parking lot, and a border of native and non-native ornamental trees. See [Figure 4, Habitat Map](#). Chain link fencing surrounds the school parcel, including the project site.

Plant and Wildlife Habitat. Wildlife habitat was entirely ruderal and dominated by non-native grasses and weedy species such as ripgut brome (*Bromus diandrus*), poison hemlock (*Conium maculatum*), prickly lettuce (*Lactuca serriola*), stork's bill (*Erodium cicutarium*), Italian rye grass (*Festuca perennis*), summer mustard (*Hirschfeldia incana*), narrow-leaf plantain (*Plantago lanceolata*), Jersey cudweed (*Pseudognaphalium luteoalbum*), and narrowleaf plantain (*Plantago lanceolata*). Few native species were encountered, among them fringed willowherb (*Epilobium ciliatum*) and coyote brush (*Baccharis pilularis*).

Wildlife observed while on the project site included California scrub jay (*Aphelocoma californica*), Canada geese (*Branta canadensis*), and lesser goldfinch (*Spinus psaltria*). One California ground squirrel (*Otospermophilus beecheyi*) burrow was observed and Virginia opossum (*Didelphis virginiana*) and racoon (*Procyon lotor*) tracks were observed in the silt pond directly adjacent to the site indicating site presence.

Aquatic/Wetland. There were no wetland or aquatic features on the project site. A single degraded water pipe from an old well leaking onto the site, however this appeared recent and no ponding or changes in vegetation had occurred.

Modified agricultural drainages are present throughout the project vicinity. An agricultural drainage located offsite to the west of the project site flows south towards a silted pond and drains under San Juan Grade Road, eventually reaching a tributary to Gabilan Creek, approximately 0.4 miles from the project site. See [Figure 5, National Wetland Inventory Map](#).

At the time of the site survey approximately one inch of standing water was present, with non-native plant species dominant within the silted area, including annual beard grass (*Polypogon monspeliensis*) and summer mustard. In addition, Lagunita Lake, a freshwater pond, is located approximately 0.2 miles northeast of the site. At the time of the survey, Lagunita Lake was dominated by a thick thatch of bulrush (*Scirpus* sp.) and open standing water was not visible.

- a. **Special-Status Species.** A search of the California Department of Fish and Wildlife *California Natural Diversity Database* was conducted for the site and the surrounding eight U.S. Geological Survey (USGS) quadrangles in order to generate a list of potentially occurring special-status species for the project vicinity. Records of occurrences for special-status plants were reviewed for those quadrangles in the CNPS *Inventory of Rare and Endangered Plants of California*. A USFWS *Endangered Species Program* threatened and endangered species list was also generated for Monterey County, and the USFWS *Critical Habitat for Threatened & Endangered Species* online mapper was reviewed (USFWS 2023c). Special-status species in this report are those listed as Endangered, Threatened, or Rare or as candidates for listing by the USFWS and/or CDFW; as Species of Special Concern or Fully Protected species by the CDFW; or as Rare Plant Rank 1B or 2B species by CNPS. [Appendix B, Special-Status Species with Potential to Occur in the Project Vicinity](#), presents tables with CNDDDB results, which lists the special-status species documented within the project vicinity, their listing status, suitable habitat description, and their potential to occur on the project site. [Figure 6, Special-Status Species in the Project Vicinity](#), presents a map of the CNDDDB results.

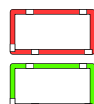
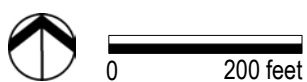
Special-Status Plant Species. No special-status plants were observed during the biological survey. Suitable habitat for special-status plant species recorded as occurring in the vicinity of the project site was not found at the project site.

Special-Status Wildlife Species. Special-status wildlife species with the potential to occur on the project site include California tiger salamander (*Ambystoma californiense*) and California red-legged frog (*Rana draytonii*). Nesting birds and roosting bats may also occur on the project site. These species are addressed below.

California Tiger Salamander. The federally and state-listed threatened California tiger salamander (*Ambystoma californiense*) is a large terrestrial salamander. It occurs in central California from the Sacramento Valley to the south-central San Joaquin Valley, and in the surrounding foothills of both the Coast Ranges and the Sierra Nevada Mountains. California tiger salamanders are also recorded from the San Francisco Bay region, Sonoma County, the Monterey Bay region, and the valleys and foothills of San Luis Obispo and Santa Barbara counties. California tiger salamanders breed in temporary wetland pools, such as vernal pools, and other seasonal wetland bodies where ponded water is present for a minimum of three to four months, extending into the early spring. Such ponds and temporary wetlands provide necessary breeding and larval-stage habitat for the species. Adults spend most of the year in aestivation, underground in the burrows of small mammals, such as the California ground squirrel and/or Botta's pocket gopher (*Thomomys bottae*), or within other suitable subterranean retreats.



Source: ESRI 2023, Monterey County 2020



Project Site

School Property



Developed



Ruderal/Annual Grassland



Fragmented Oak Woodland

Figure 4

Habitat Map



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0 500 feet



Project Site



School Property



Freshwater Emergent Wetland



Freshwater Forested/Shrub Wetland



Lake



Freshwater Pond



Riverine

Source: ESRI 2023, Monterey County 2020, USFWS NWI 2020

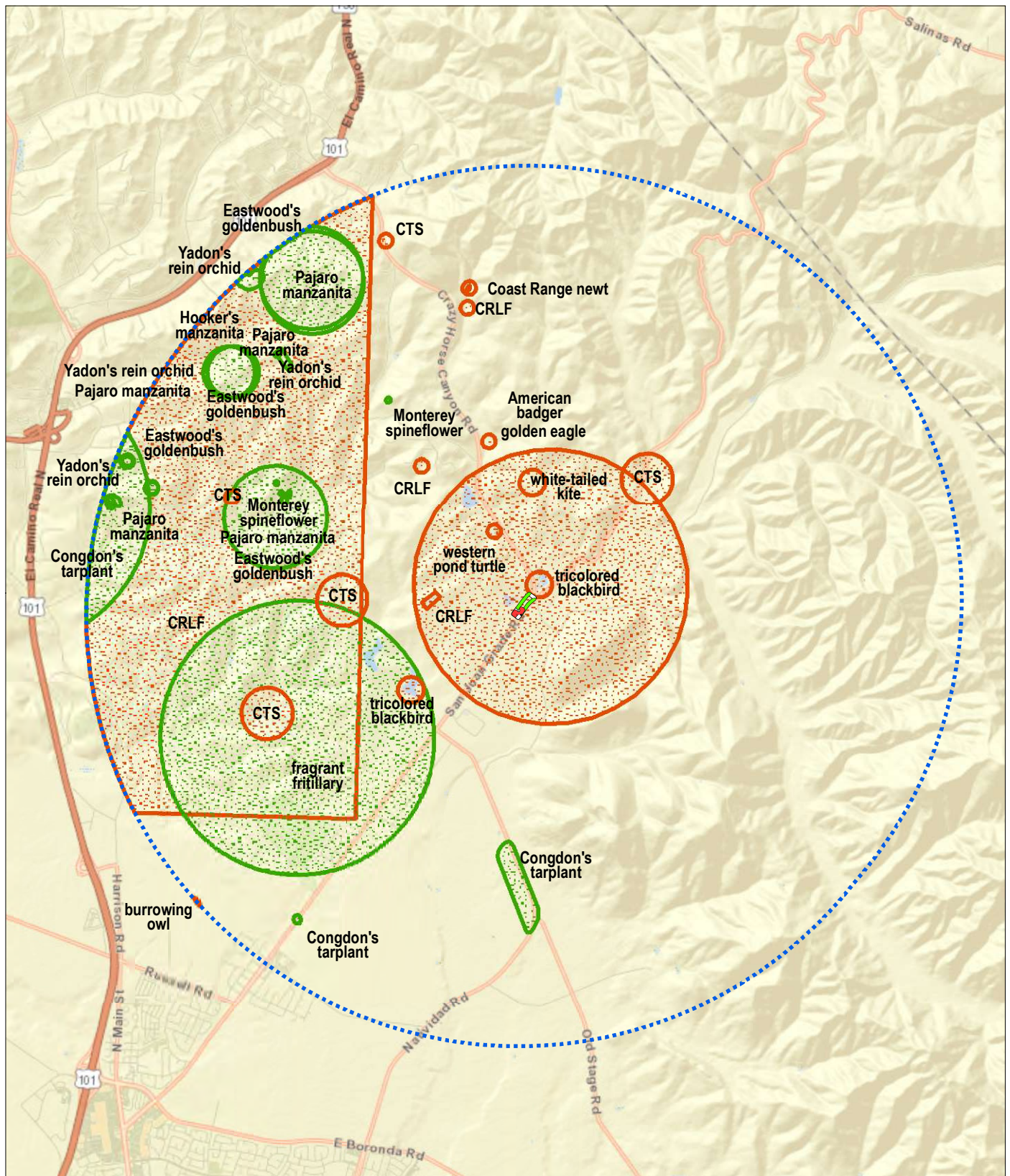
Figure 5



National Wetland Inventory Map

Lagunita School Expansion Initial Study

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Source: ESRI 2023, CDFW CNDDB 2023



Figure 6

Special-Status Species in the Project Vicinity

Lagunita School Expansion Initial Study

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CNDDDB records indicate that the closest known occurrence of California tiger salamander to the project site was recorded in 1990, within a wetland 1.1 miles west of the site (Occurrence No. 192, CNDDDB 2023). The next closest record is 1.29 miles north recorded in 1999 (Occurrence No. 29, CNDDDB 2023). There is no aquatic habitat present on the project site and frequent disturbance and the lack of burrows indicate upland habitat is absent or of low quality. However, based on occurrences documented in the project vicinity, the site is located in the middle of a fragmented habitat area and could be used as migratory habitat for California tiger salamander as they move to and from breeding habitat and aestivation habitat. If present, the proposed project has the potential to result in impacts to California tiger salamander, and impacts to the species are considered significant. A preliminary consultation call with USFWS and CDFW was conducted and Incidental Take Permits for impacts to California tiger salamander will be obtained (Leilani Takano, USFWS, Lawrence Bonner and Evelyn Barajas-Perez, CDFW; personal communication, 2023). Implementation of mitigation measures BIO-1 and BIO-2 (below) would reduce this potential, significant impact to California tiger salamander to a less-than-significant level.

California Red-legged Frog. A federally-listed Threatened species and California Species of Special Concern, California red-legged frog occurs in lowlands and foothills primarily in perennial or ephemeral ponds, pools, and streams where water remains long enough (14-28 weeks) for breeding and metamorphosis of tadpoles. Specific breeding sites include streams, creeks, ponds, marshes, sag ponds, deep pools, backwater areas, dune ponds, lagoons, and estuaries. California red-legged frog may disperse from their aquatic breeding habitats to upland habitats during the dry season. They prefer upland habitats that provide moisture to prevent desiccation and protection from predators, including downed logs, woody vegetation, boulders, moist leaf litter, or other refugia during the dry season. In areas where upland habitats do not contain structure, they take refuge in burrows. However, if there is sufficient water at their breeding location, they may remain in aquatic habitats year-round instead of moving to adjacent uplands.

During wet seasons, frogs can move long distances between habitats, traversing upland areas or ephemeral drainages. Dispersal distances are typically less than 0.3 mile, with a few individuals moving 1.2-2.2 miles. Seeps and springs in open grasslands can function as foraging habitat or refugia for wandering frogs.

CNDDDB records indicate that the closest known occurrence of California red-legged frog to the project site was recorded in 2001, within a retention basin 0.58 miles northwest of the site (Occurrence No. 1,036, CNDDDB 2023). The next closest record is 1.59 miles north recorded in 1999 (Occurrence No. 26, CNDDDB 2023). No aquatic habitat was observed at the project site the time of the site survey. Frequent disturbance and the limited presence of refugia such as damp bush and thicket habitats indicate upland habitat is absent or of low quality. However, based on occurrences documented in the project vicinity, the site is located in the middle of a fragmented habitat area and could be used as migratory habitat for California red-legged frog as they move to and from breeding habitat and upland habitat. If present, the proposed project has the potential to result in

impacts to California red-legged frog, and impacts to the species are considered significant. A preliminary consultation call with USFWS was conducted and an Incidental Take Permit for impacts to California red-legged frog will be obtained (Leilani Takano, USFWS; personal communication, 2023). Implementation of mitigation measures BIO-1 and BIO-2 would reduce this potential, significant impact to California red-legged frog to a less-than-significant level.

Mitigation Measures

BIO-1 California tiger salamander and California red-legged frog have been recorded in close proximity to the project site. The school district shall obtain Incidental Take Permits from the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) for potential project impacts to California tiger salamander and California red-legged frog and implement all avoidance, minimization, and compensatory mitigation measures required by these permits.

Take permit conditions may include, but not be limited to, the following avoidance and minimization measures identified below to minimize the potential for “take” of California tiger salamander and California red-legged frog:

1. At least 15 days prior to ground disturbance, the biologist shall submit the name and credentials of the project biologists who would conduct activities specified in this measure. No project activities shall begin until the biologist has received written approval from the USFWS and CDFW that the biologists are qualified to conduct the work.
2. The qualified biologist shall conduct preconstruction surveys for California red-legged frog and California tiger salamander no more than two weeks (14 days) prior to the start of construction activities. The project site will be surveyed for potential migratory and/or upland activity. The qualified biologist shall prepare a report documenting the results of the preconstruction surveys for submittal to the school district prior to ground disturbance.
3. Biologists shall have the authority to halt construction work at any time to prevent harm to California tiger salamander and California red-legged frog or when any of the permit-specified protection measures have been violated. Work shall re-commence only when authorized by the biologists. If work is stopped due to potential harm to protected species, the project biologists shall contact the USFWS and/or CDFW by telephone or email on the same day to communicate the event and coordinate appropriate action.
4. Biologists shall conduct biological construction monitoring for California tiger salamander and California red-legged frog during ground-disturbing activities. Before the start of work each day, a biologist or their designee

shall check for wildlife under any equipment such as vehicles and stored pipes within active construction zones. A biologist or their designee shall also check all excavated steep-walled holes or trenches greater than one foot deep for trapped animals. If California tiger salamander or California red-legged frog is observed within an active construction zone, a biologist shall be notified immediately and all work within 100 feet of the individual animal shall be halted and all equipment turned off until the biologist has captured and removed the individual from the work area. Individuals shall be relocated to a USFWS/CDFW-approved off-site location according to permit specifications.

5. Offsite habitat mitigation. Offsite habitat shall be procured at an appropriate ratio of project site impact area to compensation habitat area, as determined in coordination with USFWS and/or CDFW. Offsite mitigation may include purchasing credits at a mitigation bank or permanent protection of land with established aquatic and upland habitat or sites with known upland habitat where the creation of a pond may enhance the habitat value of the site.

BIO-2 Prior to ground disturbance, the school district shall hire a qualified biologist to conduct a training session for all construction personnel. At a minimum, the training shall include a description of special-status species potentially occurring in the project vicinity, including, but not limited to, California tiger salamander, California red-legged frog, special-status bats, and nesting birds and raptors. Their habitats, general measures that are being implemented to conserve species as they relate to the project, and the boundaries within which construction activities will occur will be explained. Informational handouts with photographs clearly illustrating the species' appearances shall be used in the training session. All new construction personnel shall undergo this mandatory environmental awareness training.

The qualified biologist shall provide documented evidence of completion of this training to the school district prior to ground disturbance.

Special-Status Bats. Bats were not observed during the reconnaissance-level biological field survey. However, trees in the project area and/or buildings or structures on or adjacent to the project site could provide roosting habitat for special-status bat species known to occur in the vicinity of the project site, including the California Species of Special Concern hoary bat (*Lasiurus cinereus*).

Bat species inhabit a wide variety of habitats including grasslands, woodlands, and forests. Project development and construction activities at the project site could result in the disturbance of roost and/or natal sites occupied by special-status bats on or adjacent to the project site, if present. Loss or harm to special-status bats is considered a significant adverse impact. Implementation of Mitigation Measure BIO-2, which requires all new

construction personnel to undergo environmental awareness training, and the following mitigation measure will reduce the potential impact to special-status bats to a less-than-significant level.

Mitigation Measure

BIO-3 The following measures shall be implemented to avoid loss of or harm to special-status bat species:

- a. Approximately 14 days prior to construction activities, a qualified biologist shall conduct a habitat assessment for bats and potential roosting sites in trees or buildings within 50 feet of the construction easement. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an “Anabat” unit. Potential roosting features found during the survey shall be flagged or marked.
- b. If no roosting sites or bats are found, a letter report will be prepared by the biologist and submitted to the school district, where it will be kept on file, and no further measures are required.
- c. If bats or roosting sites are found, bats shall not be disturbed without specific notice to and consultation with California Department of Fish and Wildlife.
- d. If bats are found roosting outside of the nursery season (May 1 through October 1), California Department of Fish and Wildlife shall be consulted prior to any eviction or other action. If avoidance or postponement is not feasible, a Bat Eviction Plan will be submitted to California Department of Fish and Wildlife for written approval prior to project implementation. A request to evict bats from a roost includes details for excluding bats from the roost site and monitoring to ensure that all bats have exited the roost prior to the start of activity and are unable to re-enter the roost until activity is completed. Any bat eviction shall be timed to avoid lactation and young-rearing. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the California Department of Fish

and Wildlife) shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.

Implementation of this mitigation measure would reduce the potential significant impact to special-status bat species to a less-than-significant level by requiring pre-construction surveys for bats and potential roosting sites and, if found, avoiding any disturbance unless coordinated with the California Department of Fish and Wildlife.

Nesting Birds. Protected nesting bird species have the potential to nest in buildings or structures, on open ground, or in any type of vegetation, including trees, during the nesting bird season (January 15 through September 15). The project site contains open grassland areas suitable for open ground nesting, as well as trees. Construction activities, including ground disturbance, can impact nesting birds protected under the federal Migratory Bird Treaty Act and California Fish and Game Code, should nesting birds be present during construction. If protected bird species are nesting adjacent to the project site during the bird nesting season, then noise-generating construction activities could result in the loss of fertile eggs, nestlings, or otherwise lead to the abandonment of nests. Implementation of Mitigation Measure BIO-2, which requires all new construction personnel to undergo environmental awareness training, and the following mitigation measure would reduce the potential impact to nesting birds to a less-than-significant level.

Mitigation Measure

BIO-4 To avoid impacts to nesting birds during the nesting season (January 15 through September 15), all Phase I construction activities should be conducted between September 16 and January 14, which is outside of the bird nesting season. If construction or project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys.

- a. Two surveys for active bird nests will occur within 14 days prior to start of construction, with the final survey conducted within 48 hours prior to construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys will be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. If no nesting birds are found, a letter report confirming absence will be prepared and submitted to the school district and no further mitigation is required.
- b. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of

each nest to characterize “normal” bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. Once the absence of nesting birds has been confirmed, a letter report will be prepared and submitted to the school district.

Implementation of these mitigation measures would reduce the potential significant impact to nesting birds to a less-than-significant level by requiring pre-construction surveys for active bird nests and the implementation of avoidance, minimization, and mitigation measures should they be found on the project site.

- b. **Riparian Habitat or Sensitive Natural Communities.** There were no riparian habitats or sensitive natural communities observed on the project site. The site abuts one seasonal wetland, discussed below.
- c. **Waters of the United States.** A review of the *National Wetlands Inventory* (NWI) online database was conducted to identify potential jurisdictional aquatic features on or adjacent to the project site (USFWS 2023b). The results showed an offsite palustrine (nontidal), forested, seasonally flooded wetland (NWI Classification Code: PFOC) bordering the southwest portion of the project site. Seasonally flooded is defined by the NWI as habitat where water is present for extended periods of time, but is typically gone by the end of the rainy season. It is part of a system connected by riverine drainages through the agricultural landscape. Drainage channels are defined by their ordinary high-water marks on channel banks and their connection to other waterways or aquatic features. The drainage is offsite, therefore there are no potentially jurisdictional features on the project site.
- d. **Wildlife Movement.** Wildlife movement corridors provide connectivity between habitat areas, enhancing processes like nutrient flow, gene flow, seasonal migration, pollination, and predator-prey relationships. Increasing connectivity is a critical strategy for addressing habitat loss and fragmentation, a top threat to biodiversity.

The school site is not located within any previously defined essential habitat connectivity areas as mapped by the California Essential Habitat Connectivity Project (CDFW 2023c). The school site was first developed in 1985 and is completely fenced. Movement of larger mammals between the project site and regional open space lands is likely to be restricted due to the lack of physical linkages and existing barriers (e.g., roads, developed areas). To the extent that small and fragmented patches of remnant habitats occur adjacent to the school site, such as the agricultural drainage and ponded area to the west, they have become virtual islands of habitat and provide limited opportunity for wildlife movement

and exchange of genetic material. Dispersal to and from the project site by small mammals, amphibians, and reptiles is possible, but limited by fencing, school buildings and parking areas, agricultural and paved roads, and agricultural fields. Therefore, the project site does not act as a major wildlife corridor, movement pathway, or linkage between larger habitat areas for terrestrial wildlife and the proposed project would have a less-than-significant impact on wildlife movement.

- e. **Local Biological Resource Policies/Ordinances.** Even though the governing board of the school district has the authority to render city or county zoning ordinances and general plan requirements inapplicable to the project site and proposed project, pursuant to California Government Code Section 53094, this initial study evaluates the proposed project's consistency with local regulations and policies for purposes of CEQA compliance.

Monterey County General Plan. The *2010 Monterey County General Plan* Conservation and Open Space (OS) element contains the following goal and policies associated with biological resources that are applicable to the proposed project:

Goal OS-5. Conserve listed species, critical habitat, habitat and species protected in area plans; avoid, minimize and mitigate significant impacts to biological resources.

Policy OS-5.4. Development shall avoid, minimize, and mitigate impacts to listed species and critical habitat to the extent feasible.

Policy OS-5.16. A biological study shall be required for any development project requiring a discretionary permit and having the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of an endangered, rare, or threatened species.

Policy OS-5.25. Occupied nests of statutorily protected migratory birds and raptors shall not be disturbed during the breeding season (generally February 1 to September 15).

Greater Salinas Area Plan (2010) The *2010 Greater Salinas Area Plan* contains the following goal and policies associated with biological resources that are applicable to the proposed project:

GS-3.2 Native plant materials should be used to integrate the man-made environment with the natural environment and to screen or soften the visual impact of new development.

Monterey County Code of Ordinances

Title 16, Section 16.60.030 – Regulations, states that “no landmark oak tree shall be removed in any area except as may be approved by the Director of Planning pursuant to Section 16.60.040. Landmark oak trees are those trees which are twenty-four (24) inches or more in

diameter when measured two feet above the ground, or trees which are visually significant, historically significant, or exemplary of their species.”

Title 16, Section 16.60.040 –The Monterey County Code of Ordinances restricts the removal of mature trees countywide. No person may conduct any tree cutting or removal without first obtaining a Tree Removal permit from the Monterey County Director of Planning.

The Monterey County Director of Planning may approve the removal of no more than three protected trees per lot in a one-year period. The following information shall be submitted to the Director of Planning prior to consideration of such removal:

1. Applicants or authorized representatives name, address and telephone number;
2. The description of the site(s) involved, including the street address, if any, and the assessor’s parcel number;
3. A site plan sufficient to identify and locate the trees to be removed, other trees, buildings, proposed buildings, and other improvements;
4. The purpose for the tree removal;
5. A description of the species, diameter two feet above ground level, estimated height, and general health of the trees to be removed;
6. A description of the method to be used in removing the tree(s);
7. A statement showing how trees not proposed for removal are to be protected during removal or construction;
8. Proposed visual impact mitigation measures the applicant intends to take (if appropriate). Size, location and species of replacement trees, if any, shall be indicated on the site plan; and
9. Such further information as may be required by the Director of Planning, including but not limited to the opinion of a registered professional forester, tree surgeon, or other qualified expert to enable the determination of matter required under these regulations.

Protected Trees. Project plans indicate 13 mature trees slated for removal. Among them, three coast live oak (30-inch, 25-inch, and 12-inch diameters at breast height respectively), and one Monterey pine at a 25-inch diameter at breast height. Protected trees present on the site are limited to coast live oak (*Quercus agrifolia*). The landscape plan provided by the school district does not indicate locations of replacement trees.

Direct impacts as a result of the proposed project would occur through tree removal and indirect impacts could potentially jeopardize tree health through damage to roots and paving under tree driplines, resulting in the potential need to remove the trees. Implementation of the following mitigation measure would reduce this potential, significant impact to a less-than-significant level.

Mitigation Measure

BIO-5 Prior to any ground disturbance, the school district will hire an International Society of Arboriculture (ISA)-certified arborist to conduct a tree survey and prepare an evaluation report with associated data and location map for all potentially affected trees on and immediately adjacent to the project site. The school district will follow the arborist's recommendations, such as planting replacement trees in appropriate on-site or off-site areas, along with any required maintenance and monitoring.

- f. **Conservation Plans.** There are no critical habitat boundaries, habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans applicable to the proposed project site (CDFW 2023c, USFWS 2023c).

5. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to section 15064.5?	☐	☒	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5?	☐	☒	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

Comments:

- a. The current Lagunita School facilities were constructed in 1985 after the original school building was moved to the Boronda Adobe site in Salinas. The original Lagunita School building, built in 1897, is included on Monterey's County Register of Historic Resources. However, the current school facilities are not listed in the County's Historic Register and therefore, does not require further evaluation by a qualified architectural historian to determine if the proposed expansion of the school site would impact a historical resource under CEQA.

According to the California Historical Resources Information System (CHRIS), records that were received on August 25, 2023 show that no known historic resources have been located in the project's site boundary. However, there is always the possibility that buried historic resources could be discovered during earth-moving activities.

- b. According to the CHRIS records that were received on August 25, 2023, there are no known archaeological resources identified within the project area. However, there could be disturbance or destruction of unknown archaeological resources resulting from the development of the project area. Although there is no evidence of archaeological resources on the project site, there is the potential during project-related excavation and construction for the discovery of archaeological resources. Impacts to historic and/or unique archaeological resources are considered a significant, adverse environmental impact. Implementation of the following mitigation measures would reduce this potential, significant impact to a less-than-significant level.
- c. Although there are no formal cemeteries or Native American burial grounds known to exist at the site or in the vicinity, there is always the potential that construction activities could accidentally uncover human remains. Disturbance of Native American skeletal remains during the project's construction would be a significant, adverse environmental impact. However, implementation of the following mitigation measure would ensure potential impacts are less than significant.

Mitigation Measures

CR-1 A qualified archaeologist will provide archaeological and cultural sensitivity training for all construction personnel associated with any ground disturbing activities (including tree and vegetation removal, tree planting, demolition and/or grading). The training will be conducted by a qualified archaeologist that meets the Secretary of the Interior's standards for archaeology. The training will take place at a day and time to be determined in conjunction with the project construction foreman, and prior to any scheduled ground disturbance. The training will include the following: a discussion of applicable laws and penalties; samples or visual aids of artifacts that could be encountered in the project vicinity, including what those artifacts and resources may look like partially buried, or wholly buried and freshly exposed; and instructions to halt work in the vicinity of any potential cultural resource discovery. The foreman will keep a copy of the sensitivity training materials in his or her vehicle as a reference. Having reference material in the vehicle does not replace contacting an archaeologist and a Native American monitor should resources be uncovered.

CR-2 If any prehistoric or historic subsurface cultural resources, including tribal cultural resources, are discovered during ground-disturbing activities (including tree and vegetation removal, tree planting, demolition and/or grading):

- a. All work within 50 feet of the resources shall be halted and a qualified archaeologist shall be consulted to assess the significance of the find according to CEQA Guidelines Section 15064.5.
- b. Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites.
- c. All significant prehistoric cultural materials and or tribal cultural resources recovered shall be returned to Native American tribes traditionally and culturally affiliated with the area.
- d. In considering any suggested mitigation proposed by the consulting archaeologist to mitigate impacts to historical resources or unique archaeological resources, the lead agency shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, proposed project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) would be implemented.
- e. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is being carried out.

CR-3 California Health and Safety Code Section 7050.5 and the CEQA Guidelines Section 15064.5(e) contain the mandated procedures of conduct following the discovery of human remains. According to the provisions in CEQA, if human remains are encountered at the

site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The Monterey County Coroner shall be notified immediately. The coroner shall then determine whether the remains are Native American. If the coroner determines the remains are Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours, who would, in turn, notify the person the Native American Heritage Commission identifies as the Most Likely Descendant (MLD) of any human remains. Further actions shall be determined, in part, by the desires of the MLD. The MLD has 48 hours to make recommendations regarding the disposition of the remains following notification from the Native American Heritage Commission of the discovery. If the Most Likely Descendant does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the Most Likely Descendant's recommendations, the owner or the descendant may request mediation by the Native American Heritage Commission.

6. ENERGY

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

The following analysis identifies the major forms of the anticipated project energy demand. This analysis is qualitative, commensurate with the qualitative nature of the threshold of significance.

Comments:

- a. The primary sources of energy demand will be from increased fuel use and electricity consumption during construction and operations of the proposed project.

During the process, diesel and gasoline use in construction equipment, material transport vehicles, portable power generation systems, and worker vehicles would be the primary sources of fuel use. Transportation fuel demand commonly increases when a proposed project generates new vehicle trips and vehicle miles traveled (VMT). Since the school enrollment capacity or number of employees is not anticipated to increase, neither will the number of vehicle trips or associated vehicle miles traveled, and therefore, additional transportation fuel demand would be negligible.

The power provided to the new classroom building will be the primary source of new electricity demand. New demand would be nominal given the limited application and frequency/duration of use. Additionally, the new building must conform to the California Energy Code, Building Energy Efficiency Standards (Title 24, Part 6), which are uniformly applied to reduce energy consumption and improve energy-efficiency for residential and non-residential development (California Energy Commission 2022). As an example, the project includes rooftop solar photovoltaic panels as required by the standards.

The project energy demand would be typical for a common land use and project type evaluated under CEQA. Energy demand from common land use projects is not considered to be unnecessary, as such projects typically are proposed in response to identified demand.

Given the considerations summarized above, the proposed project would have a less-than-significant impact from wasteful, inefficient, or unnecessary energy resource demand during construction and operations.

- b. The school district has not adopted a plan for renewable energy, nor is it subject to complying with renewable energy plans of other local special districts or government agencies. State renewable energy plans do not specifically require action at the local special district or government agency level.

A multitude of state regulations and legislative acts are aimed at improving energy efficiency and enhancing energy conservation. While most of the energy-related legislation is enforced at the State level, the California Building Standards Code is enforceable at the local level by the school district, specifically the Board of Education, through the project approval process and required review by the Division of the State Architect which issues a "Written Approval of Plans" letter after it reviews the project for code compliance. That enforcement is the primary mechanism through which State mandated energy efficiency/conservation measures that are within the control of the school district must be implemented. Per California Building Energy Efficiency Standards requirements, the project includes a rooftop photovoltaic system as a source renewable power generation. Therefore, the project will not conflict with renewable energy efficiency/conservation plans.

7. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	☐	☐	☐	☒
(2) Strong seismic ground shaking?	☐	☐	☐	☒
(3) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
(4) Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Comments:

This analysis is provided against the backdrop of CEQA case law addressing the scope of analysis required for potential impacts resulting from existing environmental hazards found at or in the vicinity of a proposed project site. In *California Building Industry Association v. Bay Area Air Quality Management District* (2015), the California Supreme Court held that “agencies subject to CEQA

generally are not required to analyze the impact of existing environmental conditions on a project's future users or residents.” The court reasoned that “ordinary CEQA analysis is concerned with a project's impact on the environment, rather than with the environment's impact on a project and its users or residents.”

The court did not hold, however, that CEQA never requires consideration of the effects of existing environmental conditions on the future occupants or users of a proposed project. But the circumstances in which such conditions may be considered are narrow: “when a proposed project risks exacerbating those environmental hazards or conditions that already exist, an agency must analyze the potential impact of such hazards on future residents or users. In those specific instances, it is the project's impact on the environment, and not the environment's impact on the project, that compels an evaluation of how future residents or users could be affected by exacerbated conditions.”

Risks from geologic and soils hazards are largely related to risks of the environment on the project that cannot be exacerbated by the project. Nevertheless, the analysis here is provided for informational purposes.

- a. **Faults.** According to the most recent Alquist-Priolo Earthquake Fault Zone Map, there are no known earthquake faults within the vicinity of the project site and the project site is not within an Alquist-Priolo fault zone (California Department of Conservation 2023).

Ground Shaking. According to the general plan EIR, the entire county is within Seismic Zone 4, considered the most seismically active zone in the United States (County of Monterey 2010b p. 4.4-9).

Although the project area may experience severe ground shaking in the event of an earthquake, the proposed project would be designed and constructed consistent with state seismic design parameters identified in the California Building Code (CBC). Compliance with these uniformly applicable regulations would reduce impacts associated with risks from seismic hazards, including ground shaking, to a less-than-significant level.

Liquefaction. Liquefaction is a phenomenon where loose, saturated, non-cohesive soils such as silts, sands, and gravels undergo a sudden loss of strength during earthquake shaking. According to the general plan EIR Exhibit 4.4.3. Relative Liquefaction Potential, the project site is in a low potential liquefaction hazard zone. Compliance with uniformly applicable regulations in the CBC would reduce the potential for impacts from seismic hazards, including liquefaction, to a less than significant level.

Landslides. According to general plan EIR Exhibit 4.4.4. Earthquake Induced Landslide Susceptibility, the project site is within a low landslide risk area. Compliance with uniformly applicable regulations in the CBC would reduce the potential for impacts from seismic hazards, including landslides, to a less-than-significant level.

- b. The Department of Agriculture's Natural Resources Conservation Service assigns erosion factor values to soils ranging from 0.02 to 0.69; the higher the value, the more susceptible the soil is to sheet and rill erosion by water. The estimates are based primarily on

percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). The project site soils are identified as Chualar loam which have a moderate erosion factor of 0.32. (United States Department of Agriculture 2023).

Construction activity could expose excavated soils to wind and water erosion.

Implementation of the following mitigation measure would ensure that the proposed project would not result in substantial erosion or loss of topsoil and that erosion related impacts would be less than significant.

Mitigation Measure

GEO-1 Prior to initiation of any grading or land clearing activities, an erosion control plan indicating methods to sufficiently control runoff, erosion, and sediment movement will be prepared and implemented during earth moving activities. The erosion control plan will also identify site design and post-construction treatment control measures to limit stormwater runoff and control erosion.

- c, d. Expansive soils tend to swell with seasonal increases in soil moisture and shrink during the dry season as the soil moisture decreases. Shrinking and swelling of some soils can cause damage to building foundations, basement walls, roads and other structures unless precautionary measures are incorporated into the design. The soils at the project site are characterized as Chualar Loam (CbC) five to nine percent slopes (United States Department of Agriculture 2023). The site soils are considered “somewhat limited” due to shrink-swell potential, which indicates that the soil has features that are moderately favorable for development. These soils limitations can be overcome or minimized by special planning, design, or installation. Compliance with the CBC would ensure that impacts associated with unstable or expansive soils would be less than significant.
- e. The proposed project will utilize an existing onsite septic tank and primary and secondary leach field area. No improvements are required for the proposed project.
- f. According to the general plan EIR, paleontological resources can be found throughout the county because of the widespread distribution of marine deposits (County of Monterey 2010, p. 4.10-7). It is possible that paleontological resources could be accidentally discovered during excavations or other related construction activities. Directly or indirectly destroying a unique paleontological resource would be a significant impact. Implementation of the following mitigation measure would reduce this potential impact to less than significant.

Mitigation Measure

GEO-2 The following language shall be included in all demolition and grading permits: “If paleontological resources are accidentally discovered during earthmoving activities, work shall stop within 100 feet of the find until a qualified paleontologist can assess if the find is unique and, if necessary, develop appropriate treatment measures in consultation with the school district.”

8. GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

The proposed project would generate GHG emissions during its operation and construction. Operational GHG emissions would be generated primarily from electricity use and by vehicle trips accessing the project site. GHG emissions from the proposed project that are common to land use development projects, including area sources, water supply, wastewater, and solid waste, are expected to be nominal and would not affect conclusions of the analysis. Therefore, these sources are not discussed further.

Comments:

- a. The school district has not adopted thresholds of significance for GHG emissions, nor has the air district, whose guidance the school district might otherwise relied upon. Lead agencies may also reference thresholds of significance supported by substantial evidence that have been adopted by other agencies. GHG emissions impact guidance developed by the Bay Area Air Quality Management District in its *CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plans* (Bay Area Air Quality Management District 2022) is often referenced by lead agencies in Monterey County for evaluating the significance of GHG impacts for land use projects. However, that guidance applies specifically to residential, office, and retail development, not school-related projects, so is not informative here. Due to the absence of applicable threshold guidance, the analysis here is qualitative and commensurate with the minimally intensive GHG characteristics of the proposed project. The analysis addresses the two main sources of GHG emissions from the project – electricity consumption and mobile source emissions from vehicle travel.

During its long-term operations, the proposed project would result in a minor increase electricity consumption associated with the new classroom building. Electricity is supplied to the campus by Central Coast Community Energy. Central Coast Community Energy is a locally controlled public agency supplying clean and renewable electricity for residents and businesses in Monterey County. Pacific Gas and Electric or Southern Coast Edison accounts within Central Coast Community Energy service area are enrolled in default electric program. Approximately 31-percent of electricity provided for this type of account is generated from renewable sources. Customers can opt up to pay more than

default rates for 100 percent renewable energy. Additionally, the proposed school improvements will include the installation of rooftop photovoltaic system as a source of renewable power generation in accordance with California Building Energy Efficiency Standards. Consequently, the minor increase in demand causes even lower GHG emissions than would otherwise be the case for electricity supplied from purely fossil-fuel based electricity generation sources.

As describe in section Section D.17, Transportation, the completion of the project would not cause an increase in school capacity or onsite employees that would result in an increase in the number of vehicle trips or vehicle miles traveled. Therefore, the project would result in a negligible increase in mobile source GHG emissions.

- b. Neither the school district nor the air district have adopted plans or regulations for reducing GHGs. No other current GHG reduction plans that might otherwise be used as reference to assess its GHG impacts (e.g., guidance of adjacent air districts such as the Bay Area Air Quality Management District) apply to the proposed project type. Therefore, the proposed project would not conflict with an applicable plan or regulation for reducing GHG emissions.

The proposed project must be consistent with the California Energy Code, Building Energy Efficiency Standards (Title 24, Part 6), which is designed to reduce energy use.

Given these factors, the project would have no impact from conflict with applicable GHG reduction plans or regulations.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or a public-use airport, result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Comments:

- a, b. **Short-Term Construction Impacts.** Construction activities would require the temporary use of hazardous substances, such as fuel, lubricants, and other petroleum-based products for operation of construction equipment as well as oil, solvents, or paints. As a result, the proposed project could result in the exposure of persons and/or the environment to an adverse environmental impact due to the accidental release of a hazardous material. However, the transportation, use, and handling of hazardous materials would be temporary during short-term project construction activities. Additionally, handling, Transport, use, and disposal of hazardous materials must comply

with all applicable federal, state, and local agencies and regulations. Compliance with these uniformly applicable local, state, and federal regulations would ensure hazardous materials-related short-term construction impacts would be less than significant.

Operational Impacts. The proposed project would not require the routine transport, use, or disposal of hazardous materials.

- c. Operations of the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste.

Regarding construction, school districts are required to indicate that they have complied with the requirements of California Education Code Section 17213.1 regarding Phase 1 or a Preliminary Endangerment Assessment and if necessary, the remediation of potentially hazardous materials. The Lagunita School District has met these requirements, and the Department of Toxic Substances Control has issued a determination letter dated June 19, 2004 indicating that no action or no further action is required for this site (California Department of Education, letter to Lagunita Elementary Governing Board, July 31, 2023).

- d. The proposed project site is not included in the California Department of Toxic Substances Control's Cortese List (Envirostor) (California Department of Toxic Substances Control 2023a); the State Water Control Board list of leaking underground storage tank sites (Geotracker) (State Water Resources Control Board 2023a); the State Water Control Board list of solid waste disposal sites with waste constituents above hazardous waste levels outside the waste management unit (State Water Resources Control Board 2023b); the list of "active" Cease and Desist Orders and Cleanup and Abatement Orders from the State Water Resources Control Board (State Water Resources Control Board 2023c); or the California Department of Toxic Substances Control's list of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code (California Department of Toxic Substances Control 2023b).
- e. The nearest public airport to the project site is the Salinas Municipal Airport, located approximately eight miles south of the project site. The project site is not located within an airport land use plan or within two miles of a public airport. Therefore, the proposed project would not result in a safety hazard or excessive noise for people at the project site.
- f. The proposed project is an extension to an existing school and will include two new driveways (one for ingress and one for egress) along San Juan Grade Road. However, the proposed project would not limit existing access conditions, nor impair the function of adjacent roadways such that it would interfere with emergency response or evacuation. The proposed project would not have an emergency access related impact.

- g. According to the California Department of Forestry and Fire Protection's map for Fire Hazard Severity Zones in Monterey County, the project site includes both high and moderate fire hazard severity zones in a State Responsibility Area (County of Monterey 2023d). According to the CalFire Fire Hazard Severity Zone Map, the project site is outside of the state responsibility area. Whether the project is within a state responsibility area or local responsibility area, implementation of State of California-required fire protection measures will be required, such as defensible space requirements, to reduce the potential for exposure to wildfire that could damage structures or significant risk of loss, injury or death.

10. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(1) Result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
(2) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐
(3) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
(4) Impede or redirect flood flows?	☐	☐	☒	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Comments:

- a. Construction activities, such as grading and excavation, have the potential to result in temporary impacts to surface water quality in nearby waterways. When disturbance to the soil occurs, sediments may be dislodged and discharged into nearby waterways. The proposed project would disturb less than one acre and therefore does not require a Notice of Intent to be covered by the State of California Construction General Permit. However, the project will be required to implement mitigation measure GEO-1, which requires preparation and implementation an erosion control plan during earth moving

activities, that indicates methods for the control of runoff, erosion, and sediment movement during construction. Additionally, the erosion control plan will require implementation site design measure to prevent and treat runoff so as to prevent erosion and degradation of water quality. Implementation of an erosion control plan would ensure that the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.

- b. **Groundwater Supplies.** Although the proposed classroom building does include bathrooms, the proposed project would not result in an overall capacity increase for the school and would not require an increase in water supplies above what is currently required. Therefore, the proposed project would not decrease groundwater supplies.

Groundwater Recharge. According to the General Plan EIR, groundwater recharge in the Salinas Valley basin is principally from infiltration from the Salinas River, from Arroyo Seco, and, to a much lesser extent, from deep percolation of rainfall. Minor amounts are derived from infiltration from small streams and inflow from bedrock areas adjoining the basin. The Salinas Valley groundwater basin consists of one large hydrologic unit composed of subareas with different hydrogeologic and recharge characteristics, but barriers to horizontal flow do not separate them, and water can move between them (County of Monterey 2010b, p. 4.3-7). The project site is not located in a groundwater recharge area (Stanford University 2015), and includes a bioretention pond to allow for stormwater percolation (Appendix A, Sheet C2). Therefore, the proposed project would not substantially interfere with groundwater recharge.

- c. The project would increase impervious surface area relative to existing site conditions thereby altering the existing drainage pattern of the site. However, mitigation measure GEO-1 requires the preparation and implementation of an erosion control plan that will require site design for post-construction treatment control measures to limit stormwater runoff and control erosion. Treatment control measures, including flow-through planters and the bioretention pond, would reduce the rate, volume, and pollutant load of runoff leaving the site. Implementation of mitigation measure GEO-1 would assure that the project would not result in substantial erosion or siltation on- or off-site, exacerbate downstream flooding, and would ensure that runoff from the site would not exceed the capacity of existing storm drainage facilities. Associated project effects would be less than significant.
- d. The 100-year floodplain denotes an area that has a one percent chance of being inundated during any particular 12-month period. Floodplain zones (Special Flood Hazard Areas [SFHA]) are determined by the FEMA and used to create Flood Insurance Rate Maps. According to FEMA Flood Insurance Rate Maps for Monterey County, the project site is located in a Flood Zone X, which is an area of minimal flood hazard, (Federal Emergency Management Agency 2023).

There are no landlocked bodies of water near the project site that would affect the site in the event of a seiche, and there is no risk from tsunami hazards at the project site. Therefore, the proposed project would not risk the release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones.

- e. The project site is within Salinas Valley Groundwater Basin- Langley Area Subbasin (subbasin). This subbasin is designated by the Department of Water Resources as medium priority (Salinas Valley Basin Groundwater Sustainability Agency 2022, p ES-1). The Sustainable Groundwater Management Act (SGMA) of 2014 (as amended) allows customized groundwater sustainability plans to be designed by groundwater sustainability agencies to manage groundwater resources. The goal of SGMA is to have sustainably managed groundwater within 20 years of the initial groundwater sustainability plan submittal and maintain sustainability for a 50-year planning and implementation horizon. The Salinas Valley Groundwater Basin Langley Area Subbasin Groundwater Sustainability Plan (Langley Area GSP) was adopted in January 2022 (Salinas Valley Basin Sustainable Groundwater Management Agency 2022).

A project is consistent with the Langley Area GSP as the project would not result in an increased school capacity or increased water demand. The existing demand is assumed as part of the cumulative groundwater demand projected for the subbasin and the project would not increase the demand relative to that identified in the GSP. To achieve the sustainability goals for the subbasin, and to avoid undesirable results over the remainder of a 50-year planning horizon, multiple projects and management actions have been identified and considered in the Langley Area GSP to ensure subbasin sustainability. The proposed project would not interfere with implementation of the projects identified in the GSP.

11. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause any significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☒	☐	☐

Comments:

- a. The project site is the extension of an existing school site and is surrounded by agricultural uses. The project would not divide an established community.
- b. The project is the extension of an existing school in an area designated as Public/Quasi Public (PQP) in the Monterey County general plan and zoning ordinance, in which schools are permitted.

As discussed in Section 3.0, Air Quality, the project is consistent with the Clean Air Plan and would have a less-than-significant impacts associated with construction and operational air quality. As discussed in Section 4.0, Biological Resources, there are no habitat conservation plans that apply to the project site; however, the project site is in an area of potential upland habitat for the California tiger salamander and the California red-legged frog and therefore, the proposed project has the potential for impacts to these species. In addition, the proposed project could impact nesting birds and special-status bat species. All of these species are protected by state and/or federal laws. Mitigation measures have been identified in this initial study to eliminate potential impacts and/or to reduce potential impacts to less-than-significant levels.

Regarding noise, the discussion in Section 13.0, Noise, concludes that the proposed project, as mitigated, would not conflict with general plan policies or county code requirements for reducing noise exposure to acceptable levels. As described in Section 16.0, Transportation, the proposed project would not conflict with County policies or plans regarding vehicle miles traveled, public transit, bicycle, or pedestrian facilities.

Therefore, the proposed project could have the potential to result in significant environmental impacts due to conflicts with policies or regulations adopted for the purpose of avoiding or mitigating an environmental effect. However, with implementation of the mitigation measures identified in this initial study, the potential impacts would be less than significant.

12. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Result in loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land-use plan?	☐	☐	☐	☒

Comments:

- a, b. According to general plan EIR Exhibit 4.5.1, Mineral Resources, the project site is not located within a mineral resource area. Additionally, the California Department of Conservation's Mineral Resources Online Spatial Data Interactive Map does not identify any mineral resource areas within and adjacent to the site (California Department of Conservation 2023). Therefore, the project would not result in the loss of availability of a known or locally important mineral resource delineated in any land use map or that would be of value to the region and the residents of the state.

13. NOISE

Would the project result in:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in applicable standards of other agencies?	☐	☒	☐	☐
b. Generation of excessive ground-borne vibration or ground borne noise levels?	☐	☐	☒	☐
c. For a project located within the vicinity of a private airstrip or an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public-use airport, expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Comments:

- a. The project site is an extension of the adjacent school and otherwise surrounded by existing agricultural fields, as well as San Juan Grade Road. Existing noise levels in the vicinity consist of road, agricultural activity, and noise from the existing school.

Temporary Construction Noise. Development of the proposed project could temporarily raise ambient noise levels in the vicinity of the proposed project during the construction period, which is anticipated to last approximately one year. Construction-related short-term noise levels may be higher than existing ambient noise levels in the vicinity of the proposed project including at the existing school but would end once construction is completed. Construction noise, although temporary, can be considered significant, if sensitive noise receptors (e.g., residences, nursing homes, schools, etc.) are located in the immediate vicinity. Other than the existing school, there are no noise-sensitive receptors in the immediate vicinity. The construction area is located approximately 300 feet from the nearest existing classroom building. Implementation of the following mitigation measure would reduce this potential, significant impact to a less-than-significant level.

Mitigation Measure

N-1 The school district shall implement the following measures to minimize construction-related noise:

- a. Locate construction equipment and equipment staging areas at the furthest distance possible from nearby noise-sensitive land uses;

- b. Ensure that construction equipment is properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds should be closed during equipment operation;
 - c. When not in use, motorized construction equipment should not be left idling; and
 - d. Install temporary noise barriers when activities would significantly impact existing classrooms.
- b. **Permanent Operational Noise.** Noise associated with new classrooms, play area, and parking lot would be the same types of noise that currently exist at the school. The proposed project site is otherwise surrounded by agricultural fields and adjacent to San Juan Grade Road. There are no residences or businesses in the vicinity that would be impacted by noise. Any minimal increase in noise resulting from the proposed school expansion would be considered less than significant.

The proposed project would not result in ground-borne vibrations during the operational phase. The proposed project would not involve intensive construction activities, like pile driving, which could result in excessive ground-borne vibration levels. Construction activities on the project site would involve grading, trenching, and paving equipment. The equipment expected to be used during construction of the proposed project would be unlikely to exceed the established criteria for ground-borne vibrations. The impact would be less than significant.

- c. The project site is not within an airport land use plan, is not within two miles of a public airport, and is not near a private landing strip, and therefore, would not expose people in the project area to excessive aircraft noise.

14. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☐	☒
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Comments:

- a. The proposed project would not increase the maximum school capacity; therefore, no unplanned indirect or direct population growth would occur as a result of the project.
- b. The proposed project is the extension of school facilities onto an adjacent vacant site and would not displace anyone necessitating the construction of replacement housing.

15. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Fire protection?	☐	☐	☐	☒
b. Police protection?	☐	☐	☐	☒
c. Schools?	☐	☐	☐	☒
d. Parks?	☐	☐	☐	☒
e. Other public facilities?	☐	☐	☐	☒

Comments:

- a-e. The proposed project would not increase the maximum school capacity; therefore, no increase in demand for parks, libraries or health services would occur. The proposed project is the expansion of an existing school facility and would not increase school demand. No feature of the proposed project would pose unusual police or fire protection demands. With no substantial increase in demand for public services, construction of facilities needed to expand the capacity of these services would not be needed.

16. RECREATION

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Comments:

- a, b. The proposed project includes recreational facilities to be used by the school's students. Implementation of the project would not generate demand for park or recreation resources as it would not generate an increase in school capacity. Consequently, the project would not result in the increased use of existing neighborhood or regional parks or other recreational facilities that would cause or accelerate the physical deterioration of such facilities, and would not require the construction or expansion of such facilities that would cause an adverse effect on the environment.

17. TRANSPORTATION

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b. Conflict or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)?	☐	☐	☐	☒
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d. Result in inadequate emergency access?	☐	☐	☐	☒

Comments:

- a. Project implementation may require temporary increased traffic trips associated with construction including equipment and materials hauling to and from the school site, construction worker transportation to and from the site, and the hauling of equipment and materials within the project area. Upon completion of construction, there would not be any increase in school capacity or employees on site and there would be no increase in daily trips or change in the existing traffic circulation as a result of the proposed project. The proposed project would not conflict within any plans or ordinances addressing the circulation system.
- b. CEQA Guidelines Section 15064.3(b) applies to land use and transportation projects that would be expected to increase vehicle miles driven during their operations. A vehicle miles traveled analysis was not necessary because the proposed project would not result in long-term effects on traffic flow, circulation, or traffic congestion. The proposed project would not conflict or be inconsistent with the CEQA Guidelines Section 15064.3, subdivision (b).
- c, d. The proposed project does not include circulation improvements that could result in related public safety hazards or inadequate emergency access. Access will be at a new driveway on San Juan Grade Road, which will require an encroachment permit from Monterey County as improvements are likely required within the county right-of-way. All transportation improvements must be consistent with the County's specifications, which are based on standard engineering practice for safe and efficient facility design. This includes specifications for emergency vehicle access (both onsite and offsite), sight distance, vehicle speed, turning radii, etc. The project will not impact circulation safety and emergency access.

18. TRIBAL CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
(1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources code section 5020.1(k), or	☐	☒	☐	☐
(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Comments:

- a. On August 21, 2023 the school district submitted a formal offer of consultation to the Ohlone/Costanoan-Esselen Nation to solicit input on whether the project location may contain or represent a tribal cultural resource(s) and no response was received. The Esselen Tribe of Monterey County and Amah Mutsun Tribal Band of San Juan Bautista requested consultation. However, the school district responded with multiple phone calls to the tribes and was unable to reach anyone to initiate consultation.

The Indian Canyon Band of Costanoan Ohlone People requested consultation and the school district was able to consult with the tribe's archaeology consultant, Kanyon Consulting, LLC, and appropriate mitigation was agreed upon.

Mitigation measures CUL-1, CUL-2, and CUL-3 in Section 5, Cultural Resources, in addition to the mitigation measure below will reduce potential impacts on unknown buried tribal resources within the site should such resources be uncovered during earth-moving activities.

Mitigation Measure

TRIBAL-1 The school district will coordinate monitoring by the Indian Canyon Band of Costanoan Ohlone People during earth-moving activities.

19. UTILITIES AND SERVICES SYSTEMS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Comments:

a, c **Water.** The proposed project site would connect with the existing water supply system and would not require off-site improvements. The environmental effects of constructing necessary on-site water infrastructure are addressed in other sections of this initial study as part of the assessment of overall project environmental effects.

Wastewater Treatment Facilities. The proposed project will utilize an on-site septic system and leach field areas to dispose of solid waste. No improvements are necessary to serve the proposed project.

Storm Drainage Facilities. As discussed in Section 10.0, Hydrology and Water Quality, site design measures would be implemented to collect stormwater runoff, pretreat it for water quality purposes and detain it to ensure that the volume and rate of discharge from the site does not exceed that for existing conditions. Therefore, the proposed project would not create or contribute runoff that would exceed the capacity of the existing

stormwater drainage facilities into which stormwater would be discharged. The environmental effects of constructing the on-site storm drain collection system are addressed in other sections of this initial study as part of the assessment of overall project environmental effects.

Electricity/Natural Gas/Telecommunications Facilities. The project site is already served by PG&E and telecommunications facilities and would not require the construction or relocation of related infrastructure beyond minor on-site connection improvements that are addressed in other sections of this initial study as part of the assessment of overall project environmental effects.

- b. Refer to the analysis and conclusions provided in Section 10, Hydrology and Water Quality, item “b, e” regarding sufficiency of water supply for the project.
- d. The proposed project is an extension of the existing Lagunita School that is already served by Waste Management. Solid waste is transported to Johnson Canyon Landfill. The proposed project would not increase the maximum capacity of the school or generate a significant number of new employees. Therefore, other than construction-related solid waste, solid waste generation is not anticipated to change with operation of the proposed project. The proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.
- e. The Salinas Valley Solid Waste Authority (SVSWA) serves the eastern inland portions of Monterey County (County of Monterey 2010b, p 4.11-7). SVSWA is responsible for ensuring that its solid waste management activities are consistent with related state regulatory requirements and for providing sufficient solid waste capacity. As needed, SVSWA would implement programs (e.g., recycling, diversion, etc.) necessary to meet state solid waste management mandates. The school would continue to be required to participate in and implement such programs at the site level. The proposed project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Comments:

- a-d. According to the California Department of Forestry and Fire Protection's map for Fire Hazard Severity Zones in Monterey County, the project site includes both high and moderate fire hazard severity zones in a State Responsibility Area (County of Monterey 2023). According to the CalFire Fire Hazard Severity Zone Map, the project site is outside of the state responsibility area (Calfire 2023). The project site does not include, and is not adjacent to any very high fire hazard areas.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	☐	☒	☐	☐
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Comments:

- a. Fish and wildlife species and population levels, plant and animal communities, and endangered, rare, and threatened species are addressed in Section 4, Biological Resources. Although the proposed project has the potential to have an effect on some special-status animal species, the proposed project would not have the potential to substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare, or threatened species. Mitigation measures in this initial study would ensure that potential impacts to special-status species are mitigated to less-than-significant levels.

California history and pre-history are addressed in Section 5, Cultural and Resources. No examples of California history or pre-history are known to exist at the project site. However, there is always the possibility that unknown buried historic, pre-historic resources, and tribal cultural resources could be affected by project construction activities, mitigation measures have been included in this initial study that would ensure any potential impacts would be less than significant.

- b. The proposed project would not have impacts that are individually limited, but cumulatively considerable because all of the significant impacts, and potential significant impacts would be mitigated to a less-than-significant level. Mitigating a project's significant impacts ensure that the project would not contribute considerable to cumulative impacts in the region.
- c. Construction of the proposed project would be a source of criteria air emissions, toxic air contaminants and greenhouse gas emissions that can have adverse effects on humans. However, primarily due to the small size of the project and the fact that the project would not increase capacity at the school, associated air quality effects and greenhouse gas emissions effects were found to be less than significant. Additionally, construction-related noise impacts would be mitigated to a less-than-significant level and therefore, the project would not have substantial adverse effects on human beings.

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Tribal cultural resources are confidential.

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Mandatory Findings of Significance

No new sources.

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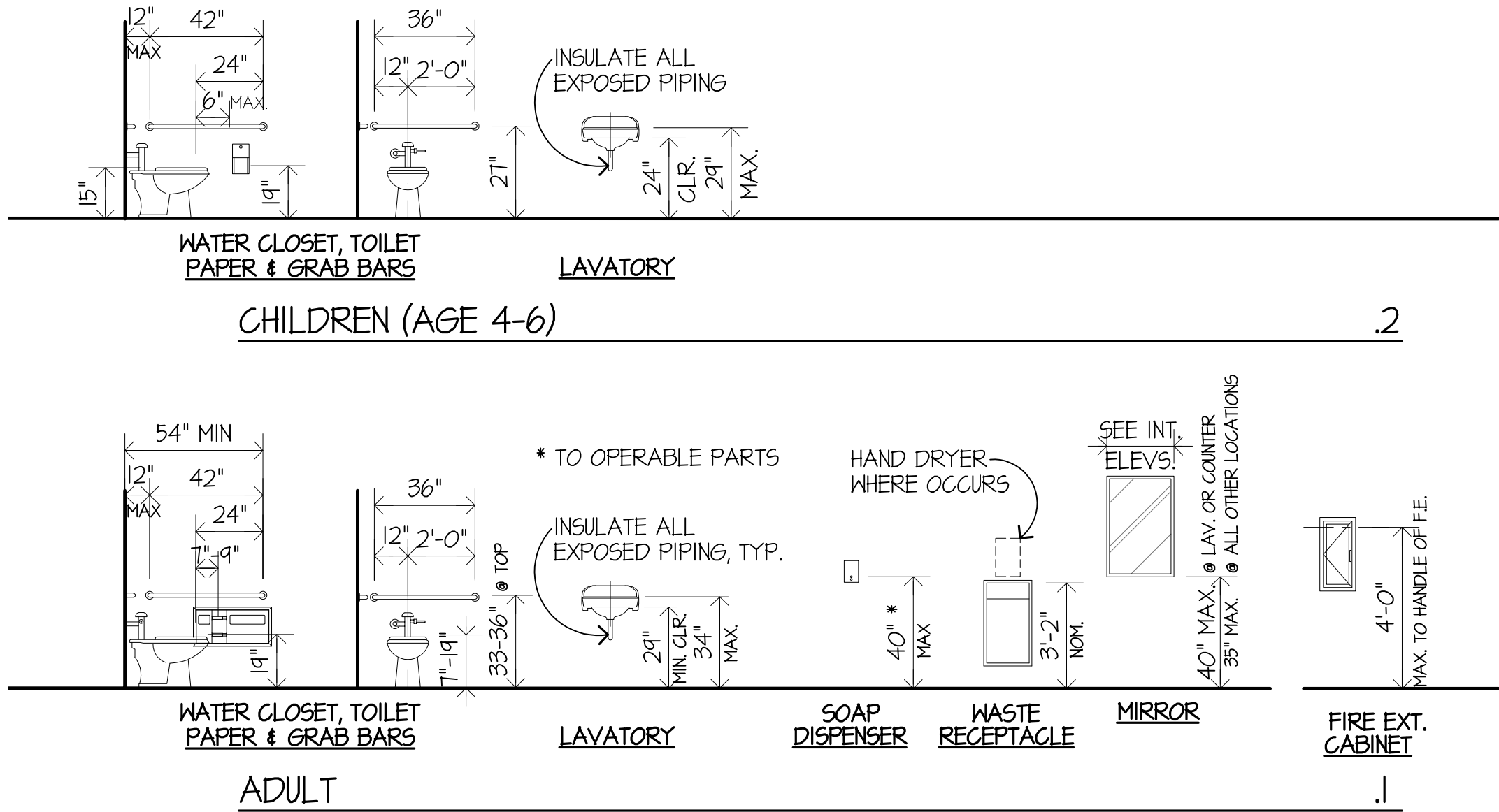
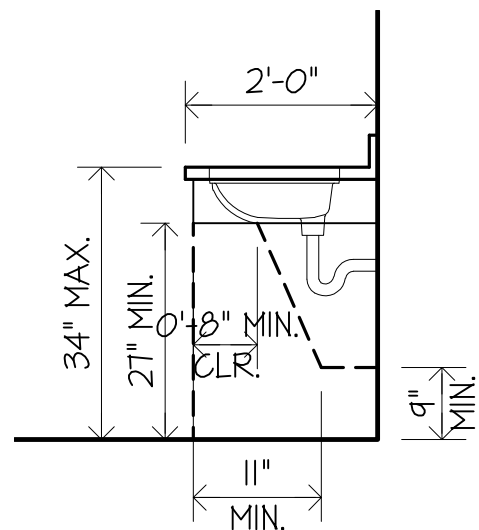
Project Plans



NOTE: NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES
KNEE CLEARANCE @ LAV.

SCALE: 1/2"=1'-0"

X



TYPICAL MOUNTING HEIGHTS

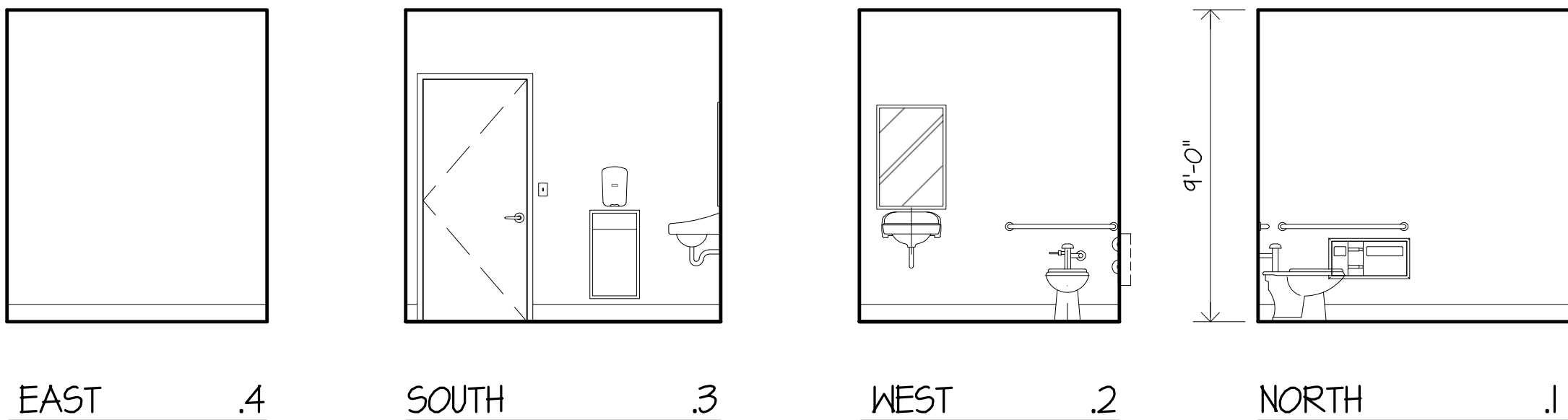
SCALE: 1/4"= 1'-0"

2

ALL GENDER TOILET (STAFF) 104 ELEV.

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

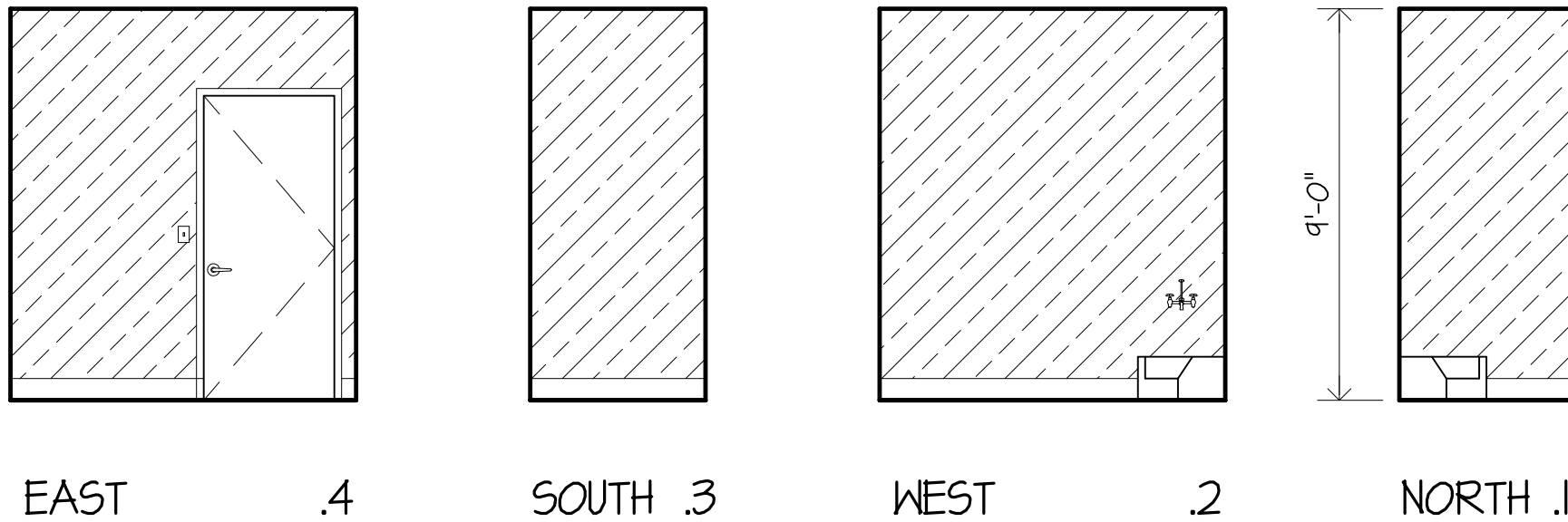
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JANITOR 105 ELEV.

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

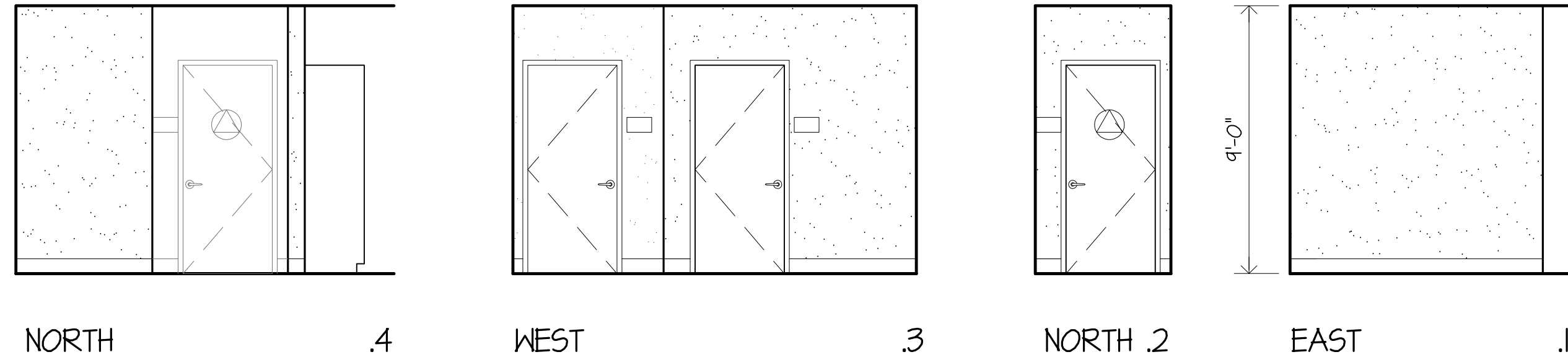
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HALL 106 ELEV.

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

5



GENERAL NOTES

- CLEAN & PREPARE ALL SURFACES, SCHEDULED TO BE COVERED, TO SUIT THE REQTS OF THE SPECIFIED ITEM.
- SEE MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, FIRE ALARM, ETC. FOR WALL MOUNTED ITEMS.
- ALL PLAN DIMENSIONS ARE TO FACE OF STUD AND CENTERLINE OF FIXTURE, U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH, TYP.
- SEE DTL. x/A4.1, FOR TYPICAL MOUNTING HTS.

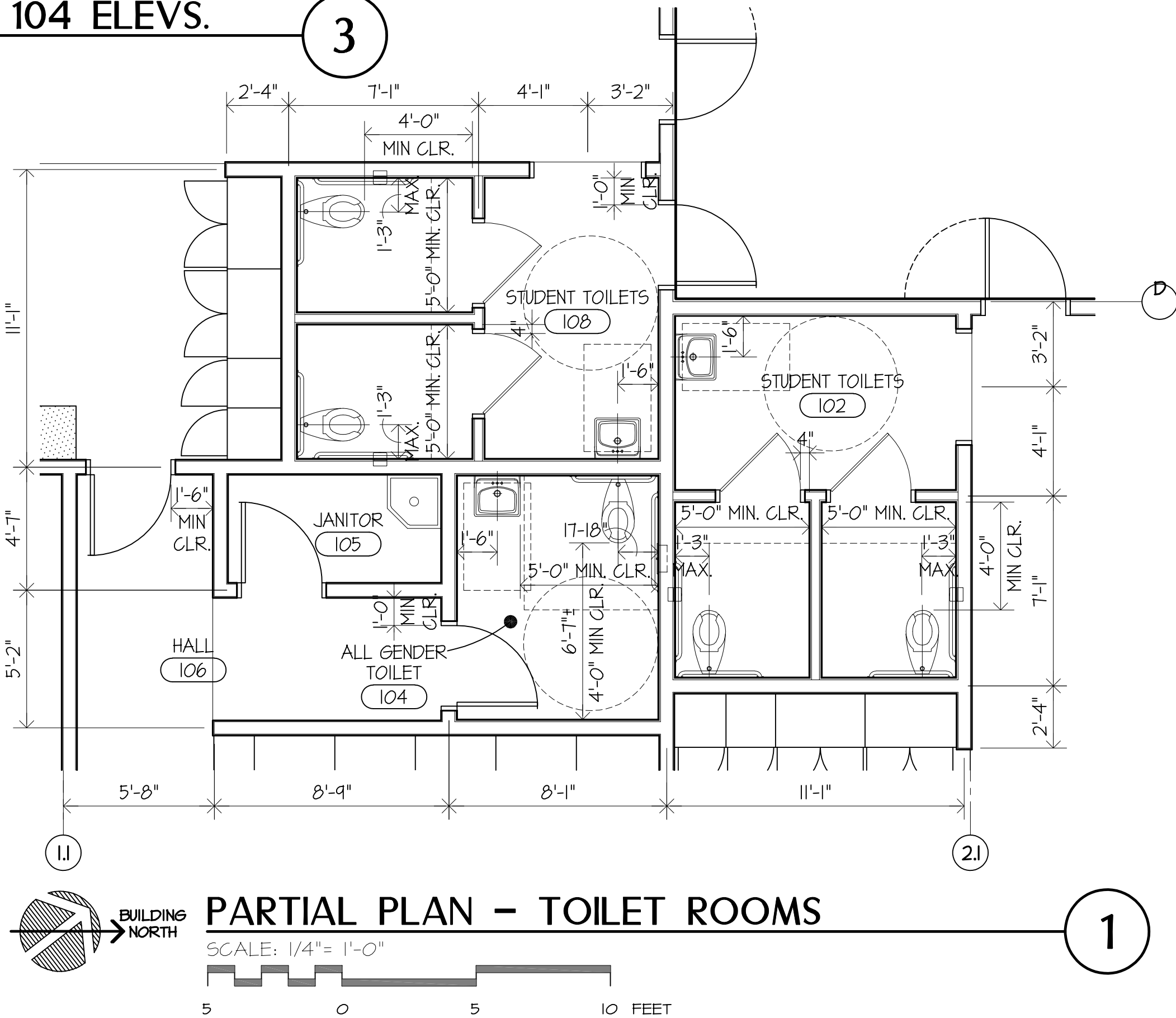
KEYED NOTES

- 1 SIGNAGE, SEE DTL. 1/A6.3.
- 2 ELECTRICAL ITEMS, SEE ELECT. DWGS.
- 3 FIRE ALARM DEVICE, SEE ELECT. DWGS.
- 4 30" X 48" CLEAR AREA (DIAGRAM ONLY)
- 5 (N) FLOOR DRAIN W/ 1/2" MAX OPNGS., SEE PLUMBING DWGS. SLOPE TO DRAIN 1% MIN, 2% MAX.
- 6 60" X 60" CLEAR AREA (DIAGRAM ONLY)

RESTROOM ACCESSORY SCHEDULE

SYMBOL	DESCRIPTION	MFR. OR APPROVED EQUAL
A	MIRROR - 24" X 36"	
B	36" GRAB BAR	
C	42" GRAB BAR	
D	TOILET TISSUE DISPENSER/ - RECESSED	
E	WASTE RECEPTACLE - RECESSED	
H	SOAP DISPENSER	
J	ELECTRIC HAND DRYER	
M		

NOTE: PROVIDE BLKG FOR ALL ITEMS PER DTL. x/A6.3

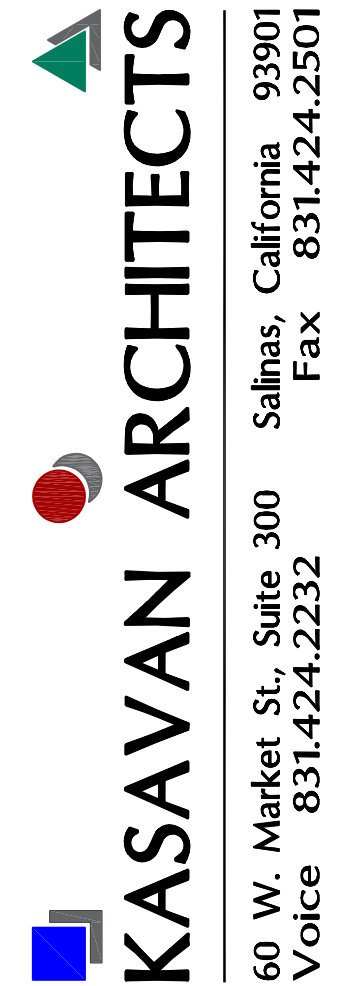


PARTIAL PLAN - TOILET ROOMS

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

1

DSA APPROVAL



CONSULTANTS

REVISIONS:

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Re-use, reproduction, or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains in the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

(N) CLASSROOM BUILDING FOR
LACUNTA SCHOOL DISTRICT
AT
LACUNTA SCHOOL
975 SAN JUAN GRADE ROAD, SALINAS, CA 93907
INTERIOR ELEVATIONS

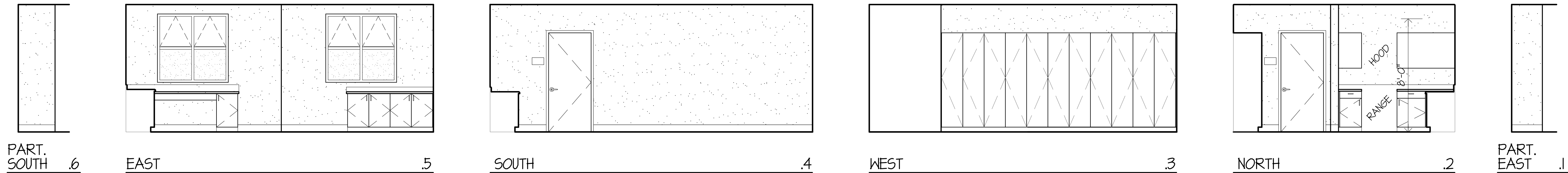
SHEET NUMBER

A4.1

DATE: XX MONTH 2023

JOB 2302

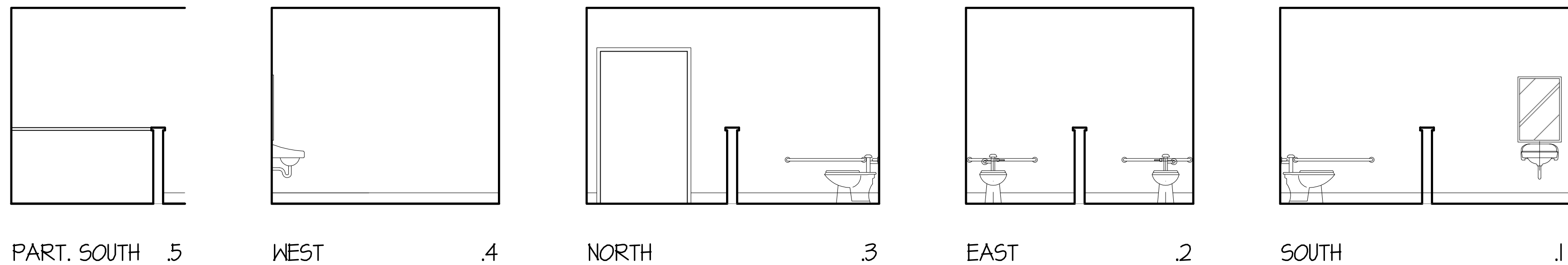
DRAWN CADD



WORKROOM 103 ELEVS.

1/4"=1'-0"

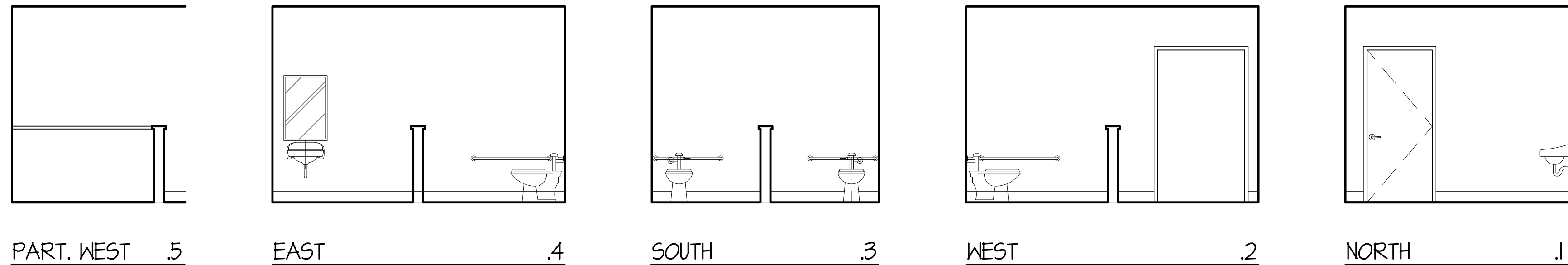
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STUDENT TOILETS 102 ELEVATIONS

1/4"=1'-0"

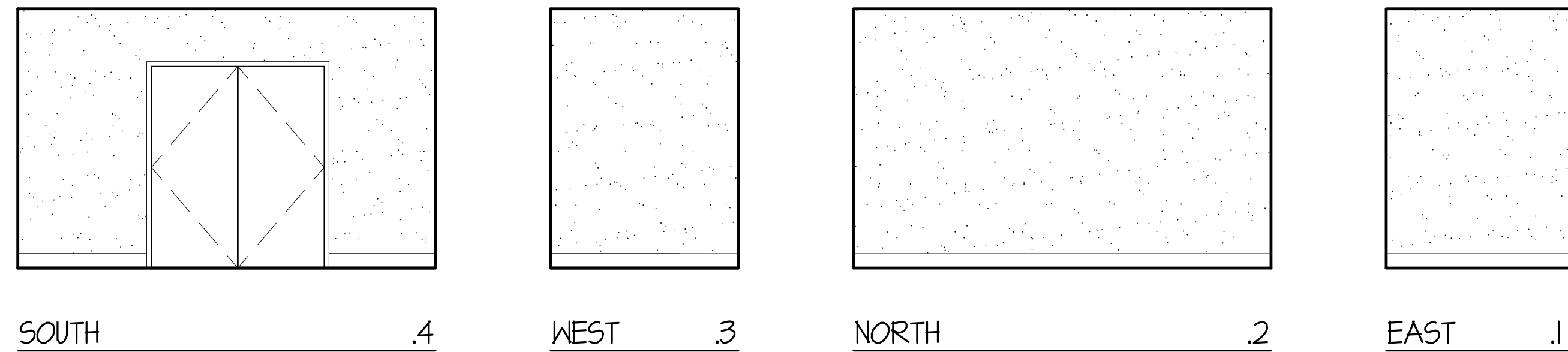
2



STUDENT TOILETS 108 ELEVATIONS

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

3



MECHANICAL 107 ELEVS.

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

3

GENERAL NOTES

1. CLEAN & PREPARE ALL SURFACES, SCHEDULED TO BE COVERED, TO SUIT THE REQ'TS OF THE SPECIFIED ITEM.
2. SEE MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, FIRE ALARM, ETC. FOR WALL MOUNTED ITEMS.
3. ALL PLAN DIMENSIONS ARE TO FACE OF STUD AND CENTERLINE OF FIXTURE, U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH, TYP.
4. SEE DTL. x/A4.1, FOR TYPICAL MOUNTING HTS.

KEYED NOTES

1. SIGNAGE, SEE DTL. T/A6.3.
2. ELECTRICAL ITEMS, SEE ELECT. DWGS.
3. FIRE ALARM DEVICE, SEE ELECT. DWGS.
4. 30" X 48" CLEAR AREA (DIAGRAM ONLY)
5. (N) FLOOR DRAIN W/ 1/2" MAX OPNGS., SEE PLUMBING DWGS. SLOPE TO DRAIN 1% MIN, 2% MAX.
6. 60" X 60" CLEAR AREA (DIAGRAM ONLY)

DSA APPROVAL



CONSULTANTS

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(N) CLASSROOM BUILDING FOR

LACUNTA SCHOOL DISTRICT

AT

LACUNTA SCHOOL

975 SAN JUAN GRADE ROAD, SALINAS, CA 93907

INTERIOR ELEVATIONS

SHEET NUMBER

A4.2

DATE: XX MONTH 2023

JOB 2302

DRAWN CADD

(N) CLASSROOM BUILDING FOR
LAGUNITA SCHOOL DISTRICT
AT
LAGUNITA SCHOOL
SAN JUAN GRADE ROAD, SALINAS, CA 95571
INTERIOR ELEVATIONS

SHEET NUMBER

DATE: XX MONTH 2023

JOB 0700

AWN

1. CLEAN & PREPARE ALL SURFACES, SCHEDULED TO BE COVERED, TO SUIT THE REQTS OF THE SPECIFIED ITEM.
2. SEE MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, FIRE ALARM, ETC. FOR WALL MOUNTED ITEMS.
3. ALL PLAN DIMENSIONS ARE TO FACE OF STUD AND CENTERLINE OF FIXTURE, U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH, TYP.
4. SEE DTL. x/A4.1, FOR TYPICAL MOUNTING HTS.

1 SIGNAGE, SEE DTL. 7/A6.3.

2 ELECTRICAL ITEMS, SEE ELECT. DWGS.

3 FIRE ALARM DEVICE, SEE ELECT. DWGS.

4 30" X 48" CLEAR AREA (DIAGRAM ONLY)

5 (N) FLOOR DRAIN W/ 1/2" MAX OPNGS., SEE PLUMBING DWGS.
SLOPE TO DRAIN 1% MIN, 2% MAX.

6 60" X 60" CLEAR AREA (DIAGRAM ONLY)

CLASSROOM 101 ELEVS.

$$1/4'' = 1' - 0''$$

1

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(N) CLASSROOM BUILDING FOR
LACUNITA SCHOOL DISTRICT
AT
LACUNITA SCHOOL
975 SAN JUAN GRADE ROAD, SALINAS, CA 93907
INTERIOR ELEVATIONS

A4.4

DRAWN

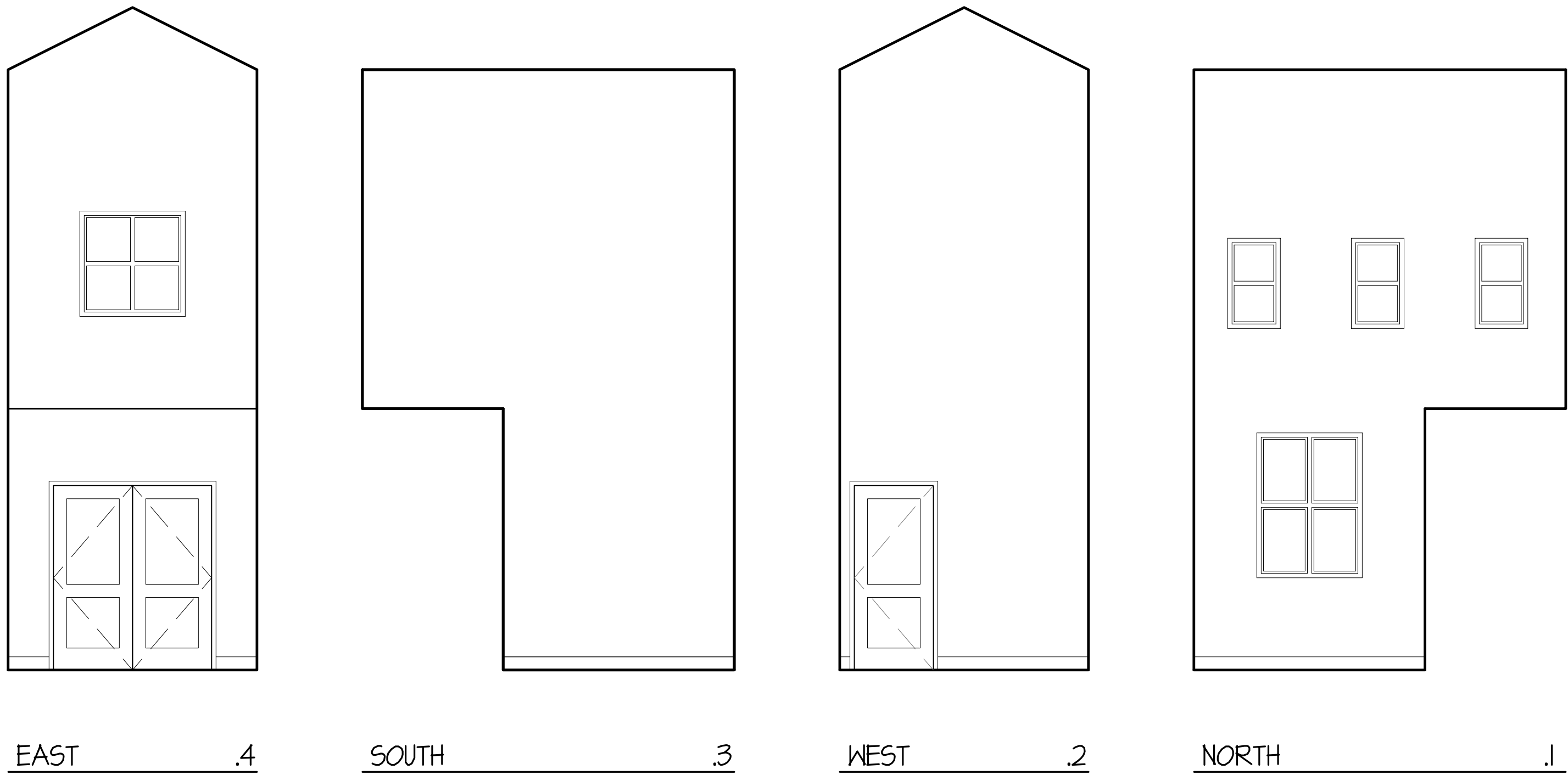
1. CLEAN & PREPARE ALL SURFACES, SCHEDULED TO BE COVERED TO SUIT THE REQ'TS OF THE SPECIFIED ITEM.
2. SEE MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, FIRE ALARM, ETC. FOR WALL MOUNTED ITEMS.
3. ALL PLAN DIMENSIONS ARE TO FACE OF STUD AND CENTERLINE OF FIXTURE, U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH, TYP.
4. SEE DTL. x/A4.1, FOR TYPICAL MOUNTING HTS.

1 SIGNAGE, SEE DTL. 7/A6.3.

- | | |
|---|--|
| 2 | ELECTRICAL ITEMS, SEE ELECT. DWGS. |
| 3 | FIRE ALARM DEVICE, SEE ELECT. DWGS. |
| 4 | 30" X 48" CLEAR AREA (DIAGRAM ONLY) |
| 5 | (N) FLOOR DRAIN W/ 1/2" MAX OPN ^{GS} ., SEE PLUMBING DWGS
SLOPE TO DRAIN 1% MIN, 2% MAX. |
| 6 | 60" X 60" CLEAR AREA (DIAGRAM ONLY) |


$$1/4'' = 1' - 0''$$

1



VESTIBULE 100 ELEVS.

1/4" = 1'-0"

1

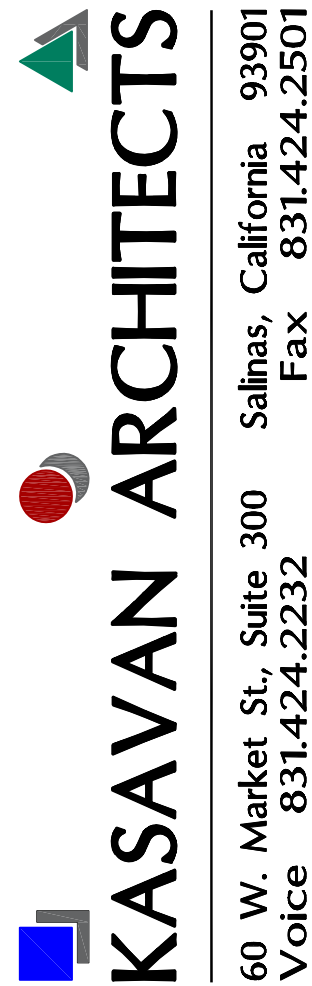
GENERAL NOTES

1. CLEAN & PREPARE ALL SURFACES, SCHEDULED TO BE COVERED, TO SUIT THE REQ'TS OF THE SPECIFIED ITEM.
2. SEE MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, FIRE ALARM, ETC. FOR WALL MOUNTED ITEMS.
3. ALL PLAN DIMENSIONS ARE TO FACE OF STUD AND CENTERLINE OF FIXTURE, U.O.N. ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH, TYP.
4. SEE DTL. x/A4.I, FOR TYPICAL MOUNTING HTS.

KEYED NOTES

- 1 SIGNAGE, SEE DTL. T/A6.3.
- 2 ELECTRICAL ITEMS, SEE ELECT. DWGS.
- 3 FIRE ALARM DEVICE, SEE ELECT. DWGS.
- 4 30" X 48" CLEAR AREA (DIAGRAM ONLY)
- 5 (N) FLOOR DRAIN W/ 1/2" MAX OPNGS., SEE PLUMBING DWGS. SLOPE TO DRAIN 1% MIN, 2% MAX.
- 6 60" X 60" CLEAR AREA (DIAGRAM ONLY)

DSA APPROVAL



CONSULTANTS

REVISIONS:

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(N) CLASSROOM BUILDING FOR

LAGUNITA SCHOOL DISTRICT

AT

LAGUNITA SCHOOL

975 SAN JUAN GRADE ROAD, SALINAS, CA 93907

INTERIOR ELEVATIONS

SHEET NUMBER

A4.5

DATE: XX MONTH 2023

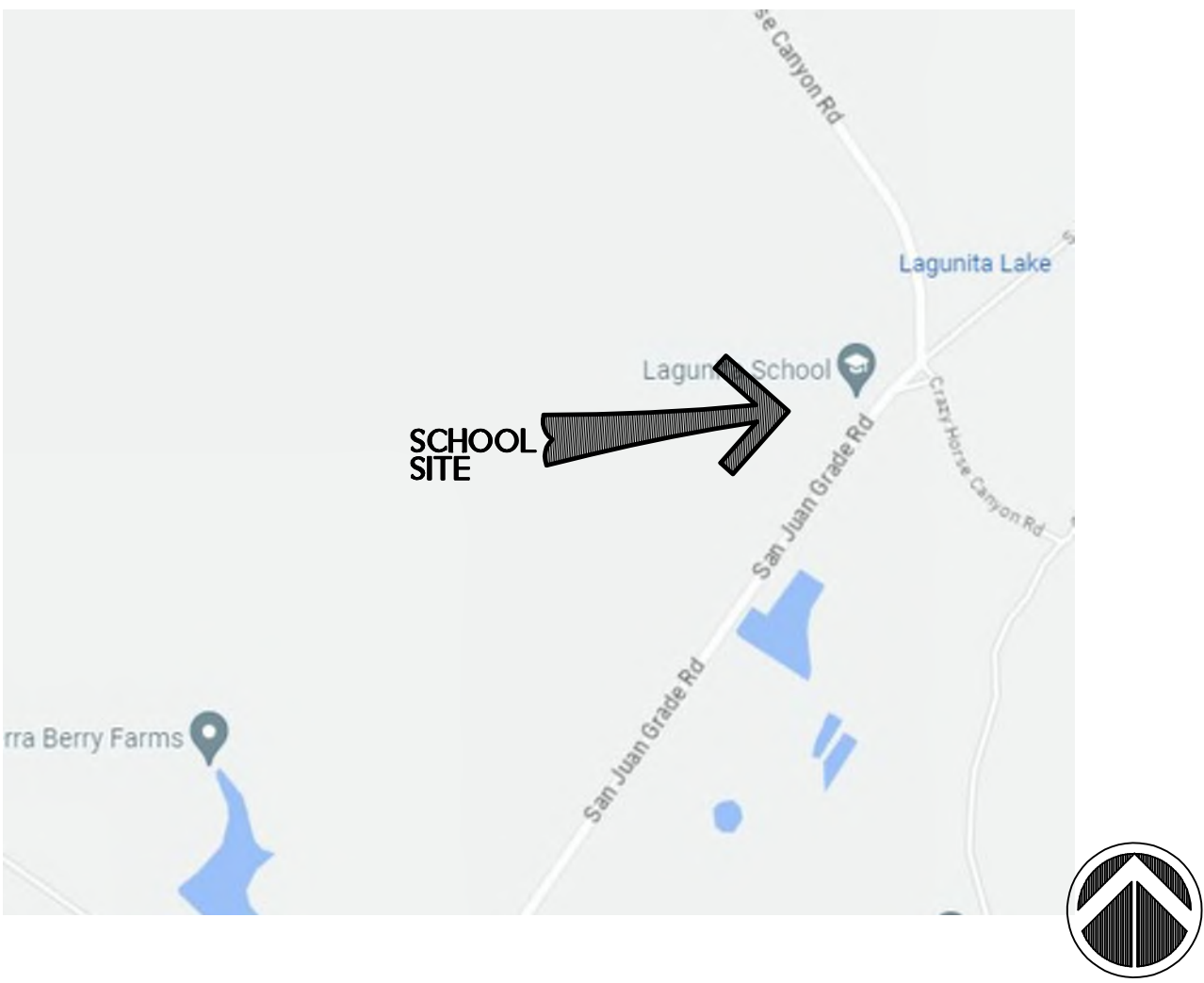
JOB 2302

DRAWN CADD

VICINITY MAP



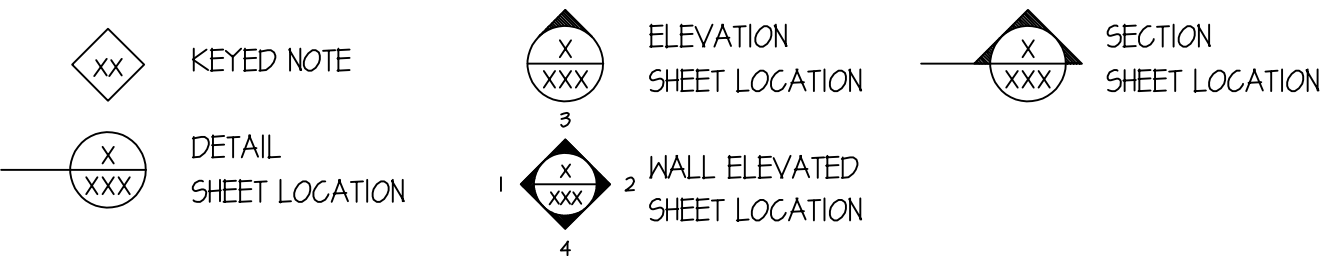
LOCATION MAP



ABBREVIATIONS

A.B.	ANCHOR BOLT	GA	GAUGE	P.A.F.	POWDER ACTUATED FASTENER
ACC	ACCESSIBLE	GC.	GENERAL CONTRACTOR	P.H.	PANIC HARDWARE
ADJ	ADJUSTABLE, ADJACENT	G.I.	GALVANIZED IRON	P.I.P.	POURED IN PLACE
A.F.F.	ABOVE FINISHED FLOOR	G.W.B.	GYP SUM WALL BOARD	PT	POINT
ARCH	ARCHITECT, ARCHITECTURAL	GYP BD	GYP SUM WALL BOARD	PTDF	PRESSURE TREATED DOUGLAS FIR PARTITION
BLKG	BLOCKING	H	HIGH	PTN	
BM	BEAM	H.WND	HARDWOOD	RAD	RADIUS
EX, BTM	BOTTOM	H.M.	HOLLOW METAL	R/F, REINF	REINFORCING
C/L, C	CENTERLINE	HT	HEIGHT	RM	ROOM
CLG	CEILING	INC.L	INCLUDING	R.O.	ROUGH OPENING
C.J.	CONSTRUCTION JOINT	INCL.	INSTALL BY CONTRACTOR	S	SOUTH
D	DEEP	INSUL	INSULATION	S.B.	SOLID BLOCKING
DET, DTL.	DETAIL	INV	INVERT	S.C.	SOLID CORE
DEMO	DEMOLISH, DEMOLITION	JT	JOINT	S.S.	STAINLESS STEEL
D.F.	DOUGLAS FIR	LAM	LAMINATE	SHTG	SHEATHING
DN	DOWN	MAX	MAXIMUM	SIM	SIMILAR
DR	DOOR	M.B.	MACHINE BOLT	STRUC	STRUCTURAL
D.S.	DOWNSPOUT	MECH	MECHANICAL	SYM	SYMMETRICAL
E	EAST	MFR	MANUFACTURER	T&G	TONGUE AND GROOVE
(E)	EXISTING	MIN	MINIMUM	THK	THICK
E.J.	EXPANSION JOINT	MTL	METAL	T.O., T/	TOP OF TYPICAL
ELEC	ELECTRICAL	N	NORTH	U.O.N.	UNLESS OTHERWISE NOTED
EQ	EQUAL	(N)	NEN	V.B.	VAPOR BARRIER
EXP	EXPANSION, EXPOSED	N.I.G.	NOT IN CONTRACT	V.I.F.	VERIFY IN FIELD
F.B.O.	FURNISHED BY OWNER	N.T.S.	NOT TO SCALE	W	WEST, WIDE
F.H.	FIRE HYDRANT	O/	OVER	W/	WITH
FL, FLR	FLOOR	O.C.	ON CENTER	W/O	WITHOUT
F.O.	FACE OF	O.C.E.N.	ON CENTER EACH WAY	W.O.	WHERE OCCURS
F.O.S.	FACE OF STUD			W.W.F.	WELDED WIRE FABRIC

SYMBOLS



PROJECT DATA

- PROJECT: NEW BUILDING 'G' AT LAGUNITA ELEMENTARY SCHOOL
INCREMENT #1 - SITE PACKAGE
INCREMENT #2 - BUILDING PACKAGE
- LOCATION: 975 SAN JUAN GRADE ROAD, SALINAS, CA 93907
- CODES:
2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART I, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE, VOLUMES 1 & 2; PART 2, TITLE 24 C.C.R.
2022 CALIFORNIA ELECTRICAL CODE; PART 3, TITLE 24 C.C.R.
2022 CALIFORNIA MECHANICAL CODE; PART 4, TITLE 24 C.C.R.
2022 CALIFORNIA PLUMBING CODE; PART 5, TITLE 24 C.C.R.
2022 CALIFORNIA ENERGY CODE, PART 6
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART II, TITLE 24, C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24, C.C.R.
2022 TITLE 19, C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
2022 NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDED)
2022 NFPA 12, NATIONAL FIRE ALARM AND SIGNALING CODE (CA AMENDED)
AMERICAN DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBILITY DESIGN
- ALL SECTION NUMBERS BELOW REFER TO GROUP I, CHAPTER 4, PART I, TITLE 24, C.C.R.
 - CHANGES TO THE APPROVED DINGS & SPECS SHALL BE MADE BY ADDENDA, CONSTRUCTION CHANGE DOCUMENTS (CCD) AND APPROVED BY DSA PER SECTION 4-338.
 - INSPECTOR APPROVED BY DSA. PER SECTION 4-339(b) & 4-342.
 - TESTS AND TESTING LABORATORY PER SECT. 4-335. DSA ACCEPTED LABORATORY SHALL BE EMPLOYED BY THE DISTRICT (OWNER) & SHALL CONDUCT ALL REQ'D TESTS & INSPECTIONS.
 - SPECIAL INSPECTION PER SECT. 4-333(c).
 - CONTRACTOR SHALL SUBMIT VERIFIED REPORTS PER SECT. 4-336 & 4-343(c).
 - ADMINISTRATION OF CONSTRUCTION PER PART I, TITLE 24, C.C.R. - DUTIES OF ARCHITECT, STRUCTURAL ENGINEER OR PROFESSIONAL ENGINEER PER SECT. 4-333(a) & 4-341.
 - GOVERNING CODES: ALL WORK SHALL CONFORM TO 2019 TITLE 24, C.C.R.
 - A COPY OF PART I - PART V OF TITLE 24 SHALL BE KEPT AVAILABLE IN THE FIELD DURING CONSTRUCTION.
 - DSA SHALL BE NOTIFIED OF START OF CONSTRUCTION PER SECT. 4-331.
 - SUPERVISION BY THE DIVISION OF THE STATE ARCHITECT PER SECT. 4-334.
 - CONTRACTOR, INSPECTOR, ARCHITECT AND ENGINEERS SHALL SUBMIT VERIFIED REPORTS IN ACCORDANCE WITH SECTION 4-336 AND 4-343, PART I, TITLE 24.
 - THE CONTRACTOR SHALL PERFORM HIS DUTIES IN ACCORDANCE WITH SECTION 4-343, PART I, TITLE 24.
 - "DSA CERTIFIED" CLASS 3 - RBIP PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY DSA SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR PER SECT. 4-342.
- ALL DEMOLITION AND CONSTRUCTION WORK SHALL COMPLY WITH CHAPTER 33 OF THE 2019 CBC AND CFC, "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION".
- THE INTENT OF THESE DRAWINGS & SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, C.C.R. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, C.C.R., A CHANGE ORDER OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE DIVISION OF THE STATE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

GENERAL NOTES:

- SCOPE OF WORK: NEW CLASSROOM BLDG 'G' AT LAGUNITA SCHOOL.
INCREMENT #1: SITE PACKAGE
A. APPROXIMATE AREA OF SITE IMPROVEMENT = 24,459 SF (0.67 ACRES) OF (E) SCHOOL SITE.
B. NEW SITE IMPROVEMENTS INCLUDING:
 - ROUGH GRADING
 - BUILDING PAD
 - ASSOCIATED PLUMBING & ELECTRICAL SITE UTILITIES.
 - PARKING, DRIVEWAY, FENCING AND PATH OF TRAVEL.
 - LANDSCAPING IMPROVEMENTS.INCREMENT #2: BUILDING PACKAGE
A. NEW BUILDING 'G' = 3,445 SF.
B. ASSOCIATED PLUMBING, MECHANICAL, ELECTRICAL, FIRE ALARM & PHOTOVOLTAIC SYSTEMS.
C. KINDERGARTEN PLAY AREA.
- ALL BIDDERS SHALL VISIT THE SITE TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED. VERIFY ALL GOVERNING DIMENSIONS AND EXAMINE ALL ADJOINING WORK OR AREAS UPON WHICH THE PERFORMANCE OF THIS WORK IS IN ANY WAY DEPENDENT. REPORT IN WRITING TO THE ARCHITECT IF ANYTHING IS FOUND THAT DEVIATES FROM THESE DRAWINGS.
- DO NOT SCALE THE DRAWINGS. IF UNABLE TO DETERMINE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING.
- PERFORM ALL WORK IN ACCORDANCE WITH THE RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION. CONFORM TO ALL CITY, COUNTY, STATUTES, AND ORDINANCES. PROMPTLY REPORT ANY DISCREPANCIES AND OMISSIONS IN THE CONTRACT DOCUMENTS TO THE ARCHITECT.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY.
- NO WORK IS PROPOSED THAT WILL REQUIRE MODIFICATION TO THE SITE OR IMPACT EXISTING STORM WATER DRAINAGE. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS NOT REQUIRED.
- PROJECT DOES NOT INCLUDE ASBESTOS ABATEMENT.
- ALL WORK INDICATED IS INCLUDED IN THE BASE BID U.O.N.
- BID ALTERNATES: NONE
- ACCESSIBLE PATH OF TRAVEL (P.O.T.) IS COMPLIANT WITH THE REQUIREMENT OF THE 2022 CBC.
- DEMOLITION SHALL NOT COMMENCE UNTIL PLANS ARE APPROVED BY DSA.

LIST OF DRAWINGS (XX SHEETS TOTAL)

INCREMENT #1

GENERAL

A0.1	TITLE SHEET
T5-1	TOPOGRAPHIC SURVEY
AI.1	OVERALL SITE PLAN
AI.2	PART, SITE PLAN - DEMO
AI.3	PART, SITE PLAN - NEW
AI.4	PART, SITE PLAN - FL5
AI.5	PART, SITE PLAN - ACS

CIVIL

C0	CIVIL COVER
C1	CIVIL SITE PLAN
C2	GRADING PLAN
C3	UTILITY PLAN
C4	CONSTRUCTION DETAILS

ARCHITECTURAL

A0.1	SITE DETAILS
A0.2	SITE DETAILS

ELECTRICAL

EO.1	SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE, CODES, STANDARDS, NOTES & SHEET INDEX
EO.3	CALIFORNIA ENERGY COMPLIANCE TITLE 24 BUILDING EXTERIOR
EI.1	ELECTRICAL SINGLE LINE DIAGRAM & PANELBOARD SCHEDULES.
E2.1	ELECTRICAL SITE PLAN
E6.1	ELECTRICAL DETAILS
ET.1	ELECTRICAL SPECIFICATIONS

LANDSCAPE

L-2.0	CONSTRUCTION PLAN
L-3.0	CONSTRUCTION DETAILS
L-4.0	IRRIGATION NOTES
L-4.1	IRRIGATION PLAN
L-5.0	PLANTING PLAN
L-6.0	IRRIGATION AND PLANTING DETAILS

INCREMENT #1 – SITE PACKAGE

AT

LAGUNITA SCHOOL

975 SAN JUAN GRADE ROAD, SALINAS, CA 93907

OWNER

LAGUNITA SCHOOL DISTRICT

MR. DANIEL STONEBLOOM, SUPERINTENDENT

ARCHITECT

KASAVAN ARCHITECTS

60 W. MARKET STREET, SUITE 300

SALINAS, CALIFORNIA 93901

831.424.2232

CIVIL

C3 ENGINEERING, INC.

126 BONIACIO PLACE #C

MONTEREY, CALIFORNIA 93940

831.647.1192

STRUCTURAL

DONALD C. URFER & ASSOCIATES, INC

2715 PORTER STREET

SOQUEL, CALIFORNIA 95073

831.476.3681

MECHANICAL

AXIOM ENGINEERS

22 LOWER RAGSDALE DR. SUITE A

MONTEREY, CALIFORNIA 93940

831.649.8000

ELECTRICAL

AURUM CONSULTING ENGINEERS

404 W. FRANKLIN STREET, SUITE 100

MONTEREY, CALIFORNIA 93940

831.646.3330

LANDSCAPE

BFS LANDSCAPE ARCHITECTS

425 PACIFIC STREE #201

MONTEREY, CALIFORNIA 93940

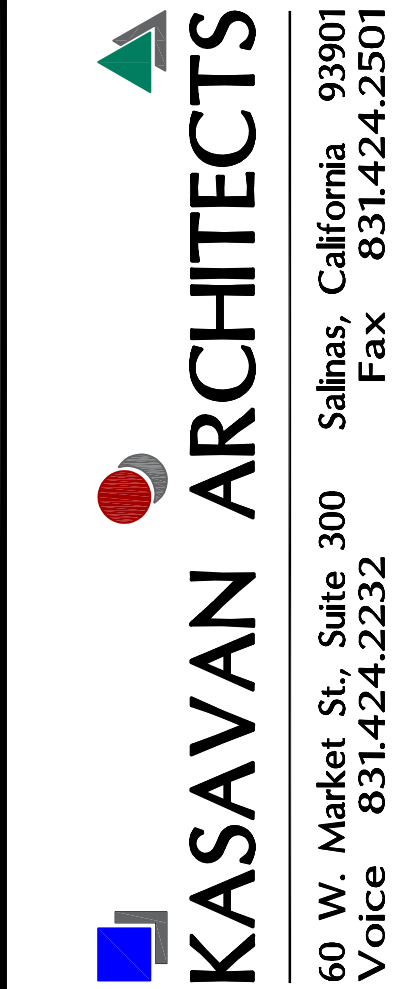
831.646.1383

PTN. NO.: 66076–003

FILE NO.: 27–27

DSA APPL. NO.: 01–121147

DSA APPROVAL



CONSULTANTS

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(N) CLASSROOM BUILDING FOR
LAGUNITA SCHOOL DISTRICT

AT
LAGUNITA SCHOOL

TITLE SHEET

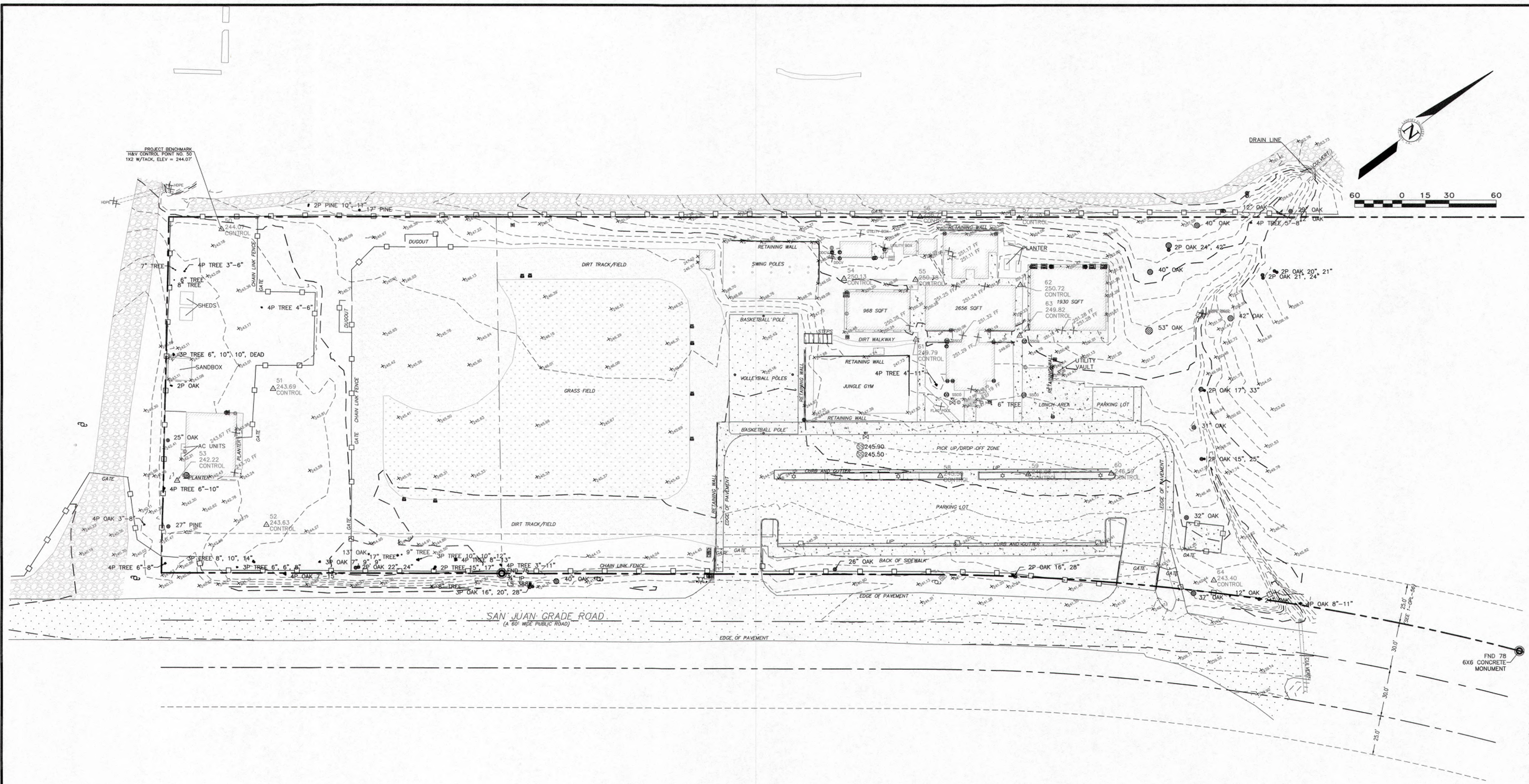
SHEET NUMBER

INCREMENT #1
A0.1

DATE: 14 AUGUST 2023

JOB 2302

DRAWN CADD



LEGEND:

	PROPERTY BOUNDARY LINE		CONDUIT		GAS METER		FOUND MONUMENT - TYPE NOTED
	ADJACENT PROPERTY BOUNDARY LINE		PIPE		WATER METER		SURVEY H&V CONTROL POINT
	ORIGINAL PROPERTY BOUNDARY LINE		CLEANOUT		PGE BOX		SPOT ELEVATION
	EASEMENT LINE (TYPE AS SHOWN)		DOWNSPOUT		UTILITY HUB		RIDGELINE
	ROADWAY CENTERLINE		FUSE BOX		TELEPHONE BOX		FINISHED FLOOR
	MAJOR CONTOUR LINE (5' INTERVAL)		ELECTRICAL OUTLET		ELECTRICAL HUB		TREE (TYPE AND SIZE AS MARKED) CENTER OF TREE IS APPROX.
	MINOR CONTOUR LINE (1' INTERVAL)		HOSE BIB		ELECTRICAL PANEL		TWO PRONGED TREE
	FENCE (TYPE AS MARKED)		UTILITY POLE		ELECTRICAL METER		THREE PRONGED TREE
	ASPHALT CONCRETE SURFACE		GUY WIRE		SANITARY SEWER MANHOLE		STREET LIGHT
	PORTLAND CEMENT CONCRETE SURFACE		MAILBOX		STORM DRAIN MANHOLE		
	GRASS SURFACE		AREA DRAIN		PGE GAS MANHOLE		
	DIRT DRIVING SURFACE		HYDRANT				
	DIRT/SAND SURFACE						
	NATURAL GROUND SURFACE/LANDSCAPED AREA						

GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #50, A WOODEN 1X2 WITH TACK LOCATED APPROXIMATELY IN THE WESTERLY PROPERTY CORNER, ELEVATION = 244.07' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (9/14/18) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

CONTACT INFORMATION:

ARCHITECT:
ATTN: BARBARA CHAGNON
KASAVAN ARCHITECTS
60 W. MARKET ST., STE 300
SALINAS, CA 93901

SITE LOCATION:
975 SAN JUAN GRADE ROAD
SALINAS, CA 93907

SCALE: 1" = 30'				SHEET 1	
DATE: SEPT 2018				OF 1 SHEETS	
JOB NO. 1857-01					
No.	DATE	BY	REVISION		
	09/10/18	JK	RELEASED TO CLIENT		

A.P.N.: 113-212-069

TOPOGRAPHIC MAP
OF
THOSE CERTAIN PARCELS DESCRIBED IN REEL 1604
OF OFFICIAL RECORDS AT PAGE 908
MONTEREY COUNTY, CALIFORNIA
FOR
LAGUNITA SCHOOL DISTRICT

LANDSET
ENGINEERS, INC.
520-B Clay Horse Canyon Road
Salinas, California 93907
Office (831) 443-6000 Fax (831) 443-3801
www.landseteng.com

APPROVED BY:
GUY R. GIRAUDO
P.L.S. No. 8703
9/1/18



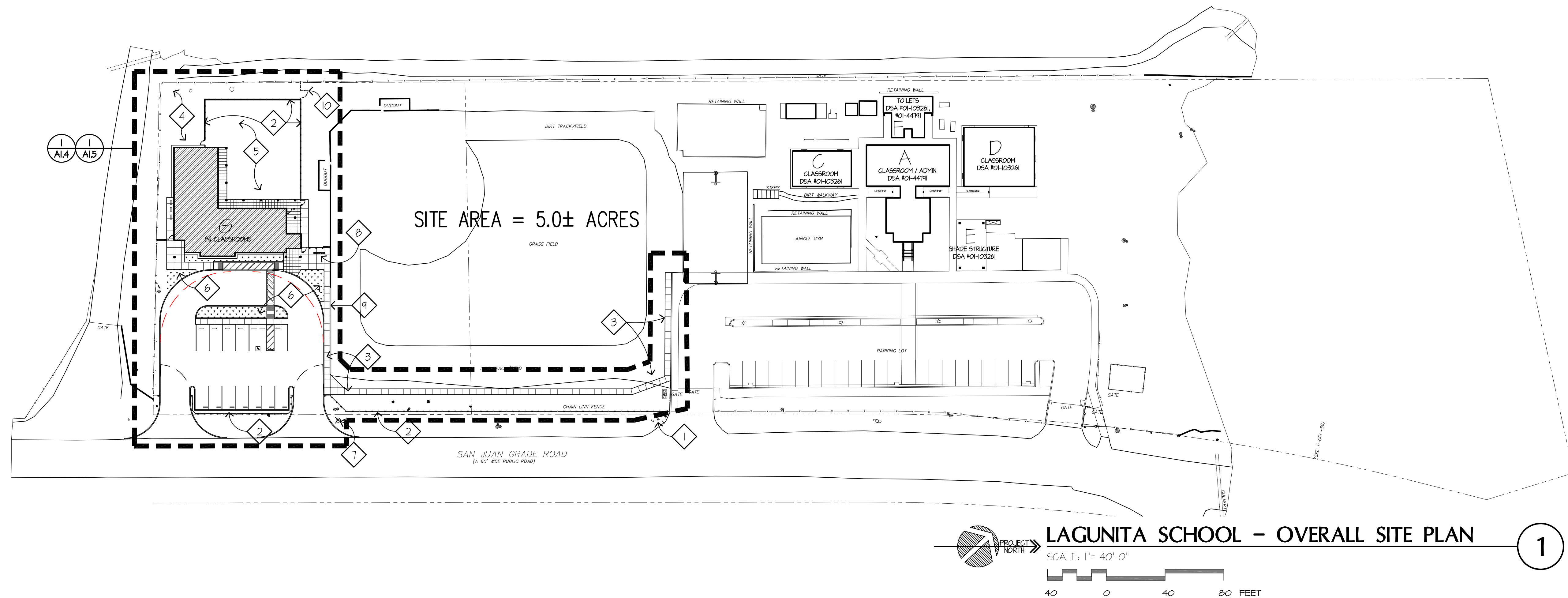
1	(E) FIRE HYDRANTS, NO CHANGE.
2	(N) 6' H. ORNAMENTAL FENCE, SEE PART. SITE PLANS & DTL. X/AX.X
3	(N) PAVED WALK, SEE DTL. X/AX.X
4	(N) RETENTION BASIN, SEE CIVIL DWGS.
5	(N) KINDERGARTEN PLAY AREA, SEE ENLARGED PLAN, CIVIL & LANDSCAPE DWGS.
6	(N) LANDSCAPE / RETENTION BASIN, SEE CIVIL DWGS.
7	(N) FIRE HYDRANT, SEE CIVIL DWGS.
8	(N) BIKE PARKING, SEE LANDSCAPE DWGS.
9	(N) SITE CURB, SEE CIVIL DWGS.
10	(N) CHAIN LINK FENCE, SEE PART. SITE PLANS & DTL. X/AX.X

1. INFORMATION TAKEN FROM DOCUMENTS PREPARED BY BELLI*CHRISTENSEN DATED 1984 AND 2001.
2. EVERYTHING SHOWN IS (E) NO CHANGE, U.O.N.
3. FLS & SITE ACCESSIBILITY INFO, SEE SHT A1.2 & A1.3
4. SEE ALL PLANS, CIVIL, PLUMBING, MECHANICAL, ELECTRICAL & FIRE ALARM FOR COMPLETE SCOPE OF WORK.
5. ALL WORK OUTSIDE CONSTRUCTION FENCE MUST BE SCHEDULED IN ADVANCE WITH OWNER'S APPROVAL..
6. VERIFY ALL (E) CONDITIONS IN THE FIELD & REPORT IN WRITING TO THE ARCHITECT IF YOU FIND ANYTHING THAT DEVIATES FROM THE DRAWINGS.
7. FIRE ALARM: SEE FIRE ALARM DWGS.
8. FLOOD HAZARD AREAS:
 - FLOOD ZONE DESIGNATION: ZONE X
 - FLOOD INSURANCE RATE MAP (FIRM) PANEL DESIGNATION: 06053C0113G
 - EFFECTIVE DATE OF THE FIRM: APRIL 2, 2009
 - BASE FLOOD ELEVATION: NONE
9. DSA NOTE: DISTRICT HAS BEEN ADVISED THAT BUILDING LISTED AS DSA # UNKNOWN MAY BE NON-CERTIFIED.

(E) FIRE HYDRANT, NO CHANGE

PROJECT AREA, SEE ENLARGED PLANS, SHT. A1.2, A1.3, A1.4 & A1.5

(N) BUILDING 'G'



 **KASAVAN ARCHITECTS**

60 W. Market St., Suite 300 Salinas, California 93901
 Voice 831.424.2232 Fax 831.424.2501

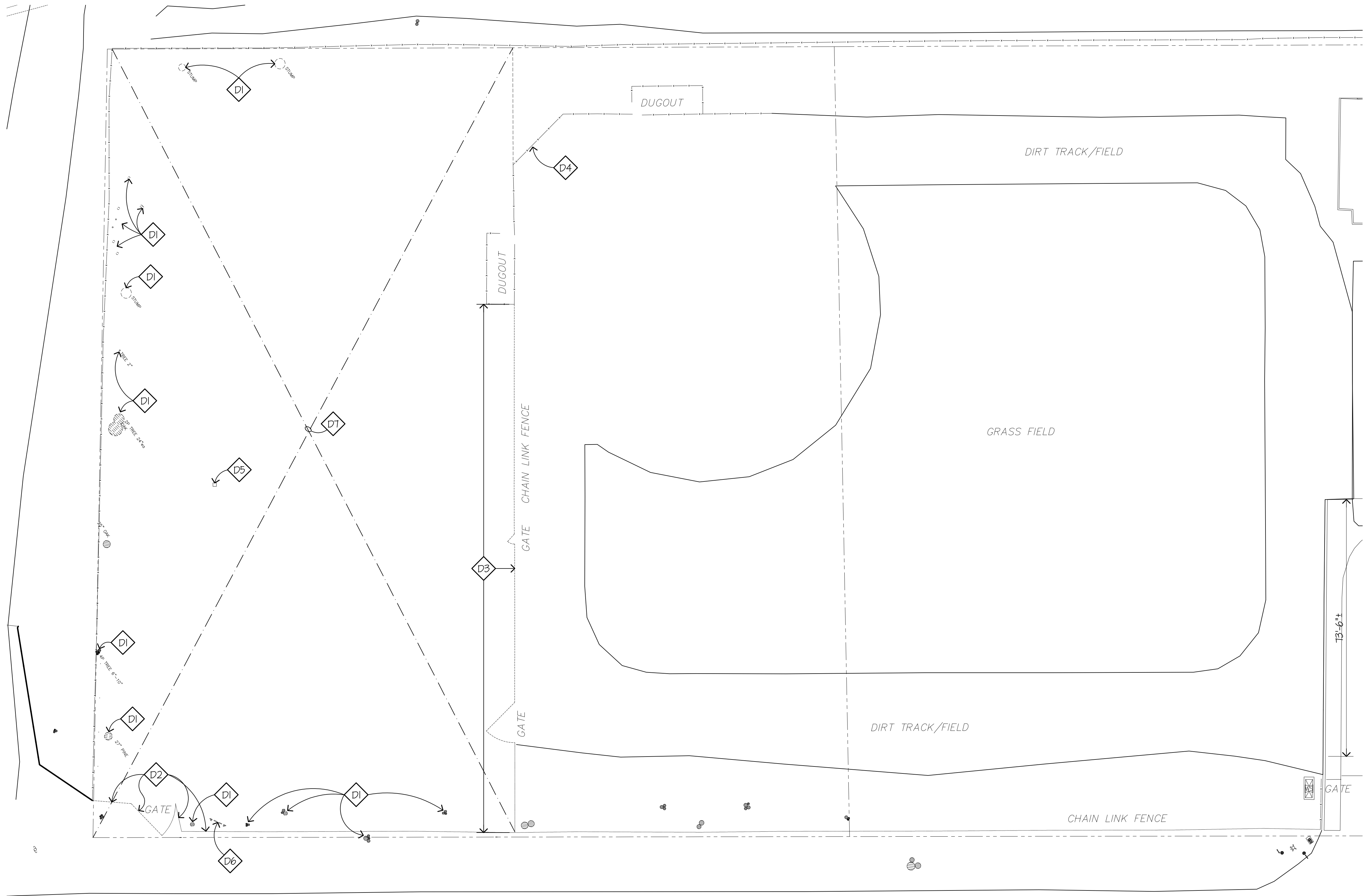


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(N) CLASSROOM BUILDING FOR
LAGUNITA SCHOOL DISTRICT
AT
LAGUNITA SCHOOL
1975 SAN JUAN GRADE ROAD, SALINAS, CA 9
OVERALL SITE PLAN

DATE: 14 AUGUST 2023

JOB	2302	DRAWN	CAD
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PARTIAL SITE PLAN – DEMO

SCALE: 1/16" = 1'-0"
20 0 20 40 FEET

1

GENERAL NOTES

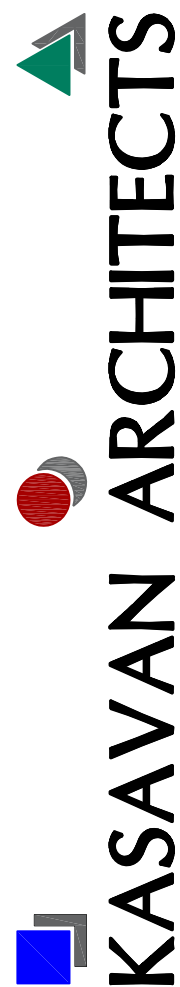
1. EVERYTHING SHOWN IS (E) NO CHANGE, U.O.N.
2. SEE ALL PLANS INCLUDING CIVIL, PLUMBING, ELECTRICAL & LANDSCAPE FOR COMPLETE SCOPE OF WORK.
3. LLAGUNITA SCHOOL IS A RURAL SCHOOL.
4. SAN JUAN GRADE ROAD IS A RURAL COUNTY ROAD. THERE ARE NO CURBS, GUTTERS OR SIDEWALKS. SAFE DISPERSAL AREA IS LOCATED NEAR THE PUBLIC ROAD.
- 5.

LEGEND:

KEYED DEMO NOTES

- D1 REMOVE TREES, STUMPS, ETC.
- D2 REMOVE 5'-0" H. NOM. CHAIN LINK FENCE & GATE, POSTS, ETC.
- D3 REMOVE 4'-6" H. NOM. CHAIN LINK FENCE & GATES, POSTS, ETC.
- D4 (E) BALL FIELD BACKSTOP, NO CHANGE.
- D5 DEMO & REMOVE ABANDONED WATER LINE FROM OLD WELL FROM UNDER NEW BUILDING & IMPROVEMENTS. CAP AND INDICATE LOCATION ON AS-BUILTS.
- D6 DEMO & REMOVE WOOD SIGN
- D7 SITE GRADING, SEE CIVIL DWGS.

DSA APPROVAL



60 W. Market St., Suite 300
Voice 831.424.2232
Fax 831.424.2501
Salinas, California 93901



CONSULTANTS

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(N) CLASSROOM BUILDING FOR

LACUNITA SCHOOL DISTRICT

AT

LACUNITA SCHOOL

975 SAN JUAN GRADE ROAD, SALINAS, CA 93907

PARTIAL SITE PLAN – DEMO

SHEET NUMBER

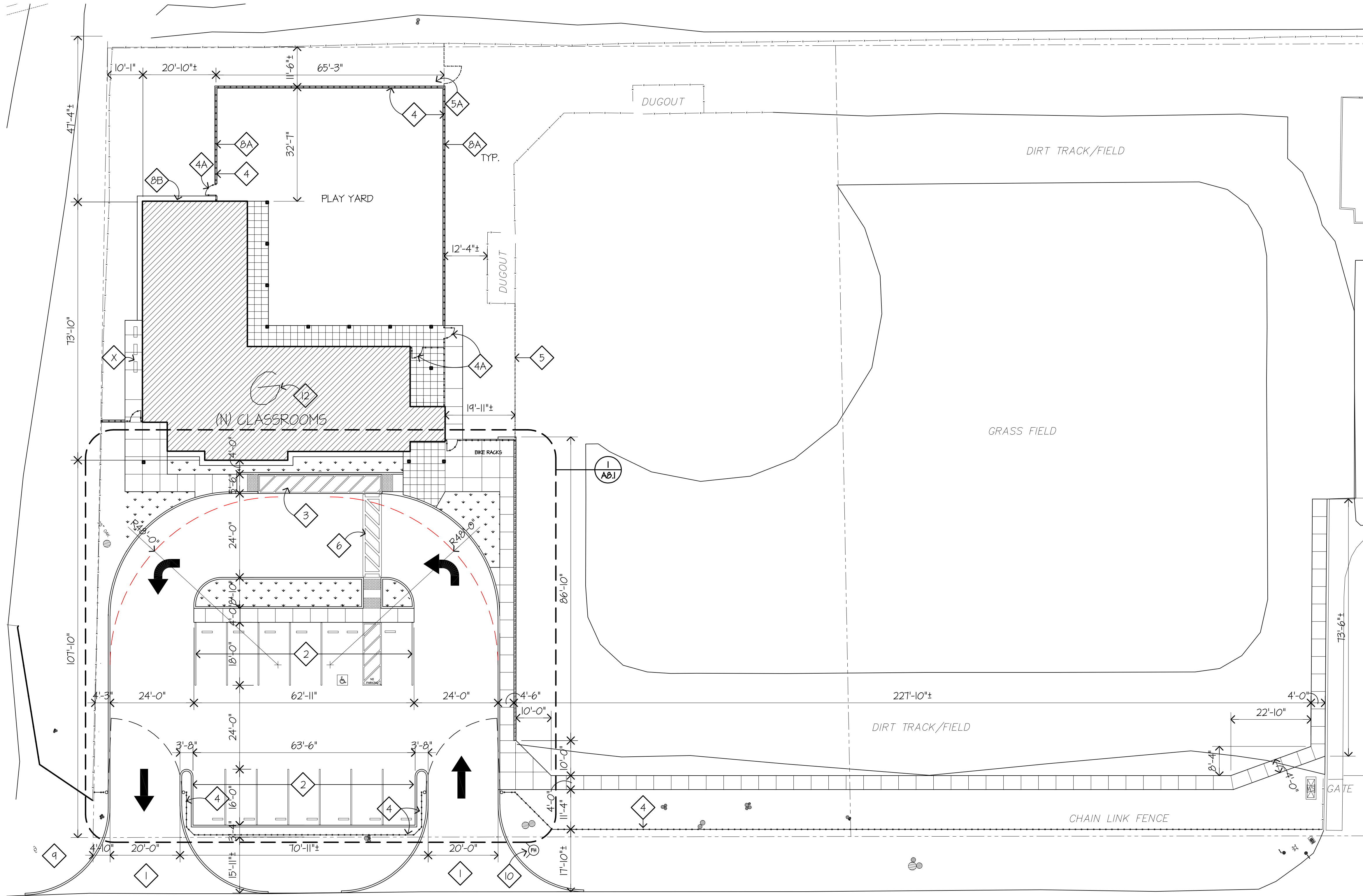
INCREMENT #1

A1.2

DATE: 14 AUGUST 2023

JOB 2302

DRAWN CADD



PARTIAL SITE PLAN – NEW

SCALE: 1/16" = 1'-0"



1

GENERAL NOTES

1. EVERYTHING SHOWN IS (E) NO CHANGE, U.O.N.
2. SEE ALL PLANS INCLUDING CIVIL, PLUMBING, ELECTRICAL & LANDSCAPE FOR COMPLETE SCOPE OF WORK.
3. SEE SHT A1.4 & A1.5 FOR FLS & ACCESSIBILITY RELATED ITEMS.
4. LAGUNITA SCHOOL IS A RURAL SCHOOL.
5. SAN JUAN GRADE ROAD IS A RURAL COUNTY ROAD. THERE ARE NO CURBS, GUTTERS OR SIDEWALKS. SAFE DISPERSAL AREA IS LOCATED NEAR THE PUBLIC ROAD.

LEGEND:

KEYED NOTES

- 1 (N) DRIVEWAYS, SEE CIVIL DWGS.
- 2 (N) PARKING, SEE SHT. A1.X & DTL. X/A0.X
- 3 (N) ACCESSIBLE LOADING ZONE, SEE SHT. A1.3 & DTL. X/A0.X
- 4 (N) X' H. ORNAMENTAL FENCE, SEE GATE SCHEDULE & DTL. X/A0.X
 - A. 3'-0" W. SINGLE GATE
 - B. 20'-0" W. VEHICLE GATE
- 5 (N) X' H. CHAIN LINK FENCE & GATES, SEE GATE SCHEDULE & DTL. X/A0.X
 - A. 10'-0" W. DOUBLE VEHICLE GATE
- 6 (N) CROSS WALK ON PAVING, SEE DTL. X/A0.X
- 7 (N) ELECT. SERVICE, SEE ELECT. DWGS.
- 8 (N) CONC. MON STRIP
 - A. @ FENCE, SEE DTL. X/A0.X
 - B. @ BLDG, SEE DTL. X/A0.X
- 9 (N) FIRE DEPT. KNOX BOX
- 10 (N) FIRE HYDRANT & BOLLARDS, SEE X
- 11 X
- 12 (N) BLDG 'G', SEE INCREMENT #2 SET.

DSA APPROVAL

KASAVAN ARCHITECTS
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Salinas, California 93901
Voice 831.424.2232 Fax 831.424.2501



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(N) CLASSROOM BUILDING FOR
LAGUNITA SCHOOL DISTRICT
AT
LAGUNITA SCHOOL
975 SAN JUAN GRADE ROAD, SALINAS, CA 93907
PARTIAL SITE PLAN – NEW

SHEET NUMBER

INCREMENT #1

A1.3

DATE: 14 AUGUST 2023

JOB 2302

DRAWN CADD

FIRE RESISTANCE RATING

FIRE RESISTANCE RATING FOR BLDG ELEMENTS (TBL 601)							
CONST. TYPE	PRIMARY STRUCT. FRAME	BEARING WALLS EXTERIOR	BEARING WALLS INTERIOR	NON-BEARING WALLS EXTERIOR	NON-BEARING WALLS INTERIOR	FLOOR & SECONDARY MEMBERS	ROOF & SECONDARY MEMBERS
V-B	0 HR.	0 HR.	0 HR.	SEE BELOW	0 HR.	0 HR.	0 HR.

FIRE RESISTANCE RATING FOR EXT. WALLS BASED ON SEPARATION DISTANCE (TBL 705.5)		
DISTANCE X (FEET)	TYPES OF CONSTRUCTION	OCCUPANCY GROUP 'E'
X < 5	ALL	1 HR.
5 < X < 10	V-B	1 HR.
10 < X < 30	V-B	0 HR.
X > 30	ALL	0 HR.

BUILDING ANALYSIS

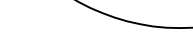
BLDG. (STORY)	OCCUP.	CONST. TYPE	ACTUAL AREA PER FLR (SF)	ALLOWABLE AREA			REMARKS
				BASIC (SF)	ALLOW AREA INCREASE	TOTAL	
G (1)	E	V-B	3,445	9,500	-	9,500	

BLDG ANALYSIS NOTES:
1. BUILDINGS 'B' IS ONE STORY & 40' HIGH MAX. U.O.N.

GENERAL NOTES

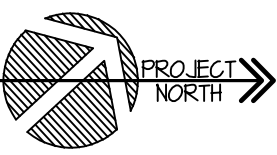
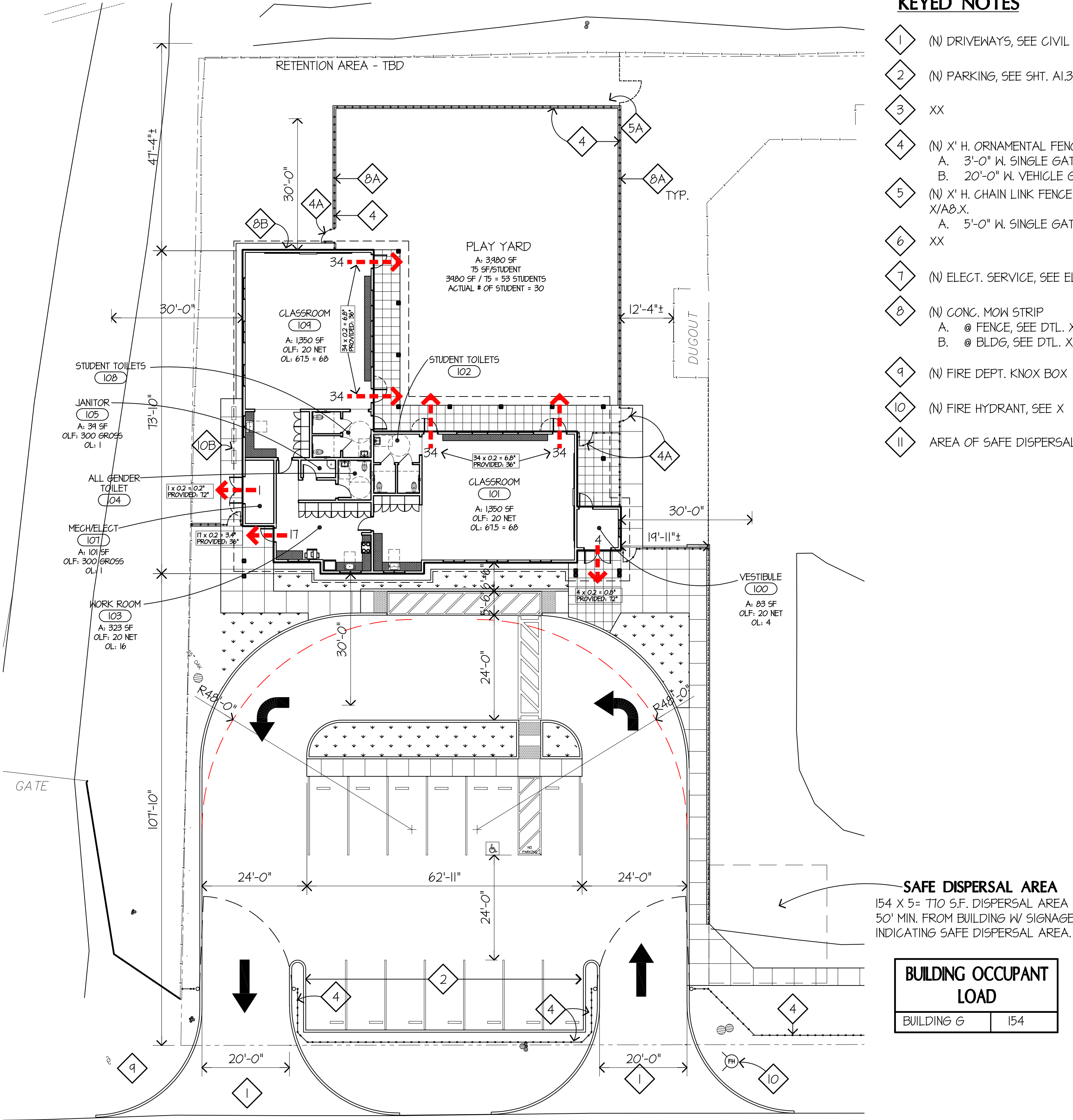
- EVERYTHING SHOWN IS (E) NO CHANGE, U.O.N.
- SEE ALL PLANS, CIVIL, PLUMBING, MECHANICAL, ELECTRICAL & FIRE ALARM FOR COMPLETE SCOPE OF WORK.
- SEE SHT A1.3 FOR ACCESSIBILITY RELATED ITEMS.
- LAGUNITA SCHOOL IS A RURAL SCHOOL.
- SAN JUAN GRADE ROAD IS A RURAL COUNTY ROAD. THERE ARE NO CURBS, GUTTERS OR SIDEWALKS. SAFE DISPERSAL AREA IS LOCATED NEAR THE PUBLIC ROAD.

LEGEND:

- 20'  EGRESS / EXITING PATH OF TRAVEL
-  # SERVED BY EXIT

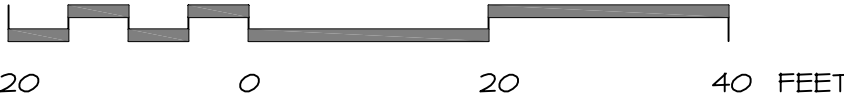
KEYED NOTES

- 1 (N) DRIVEWAYS, SEE CIVIL DWGS.
- 2 (N) PARKING, SEE SHT. A1.3 & DTL. 1/A&J
- 3 XX
- 4 (N) X' H. ORNAMENTAL FENCE, SEE GATE SCHEDULE & DTL. X/A&X
A. 3'-0" W. SINGLE GATE
B. 20'-0" W. VEHICLE GATE
- 5 (N) X' H. CHAIN LINK FENCE & GATES, SEE GATE SCHEDULE & DTL. X/A&X.
A. 5'-0" W. SINGLE GATE
- 6 XX
- 7 (N) ELECT. SERVICE, SEE ELECT. DWGS.
- 8 (N) CONC. MOW STRIP
A. @ FENCE, SEE DTL. X/A&X
B. @ BLDG, SEE DTL. X/A&X
- 9 (N) FIRE DEPT. KNOX BOX
- 10 (N) FIRE HYDRANT, SEE X
- 11 AREA OF SAFE DISPERSAL



PART. SITE PLAN - FLS

SCALE: 1/16" = 1'-0"



1

DSA APPROVAL


KASAVAN ARCHITECTS

Salinas, California 93901
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Voice 831.424.2232 Fax 831.424.2501



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(N) CLASSROOM BUILDING FOR

LAGUNITA SCHOOL DISTRICT

AT

LAGUNITA SCHOOL

975 SAN JUAN GRADE ROAD, SALINAS, CA 93907

PARTIAL SITE PLAN - FLS

SHEET NUMBER

INCREMENT #1

A1.4

DATE: 14 AUGUST 2023

JOB 2302

DRAWN

CADD

PARKING REQ'TS BASED ON # PROVIDED (11B-208.2)		TOTAL
TOTAL SPACES:		13
ACS SPACES REQ'D:	1	
ACS PROVIDED (VAN):	1	

PARKING PROVIDED	LOT #1
STANDARD SPACES:	12
ACS STD SPACES:	0
ACS VAN SPACES:	1
TOTAL:	13

1. EVERYTHING SHOWN IS (E) NO CHANGE, U.O.N.
2. GATES & FENCES, SEE SHT AI.2.

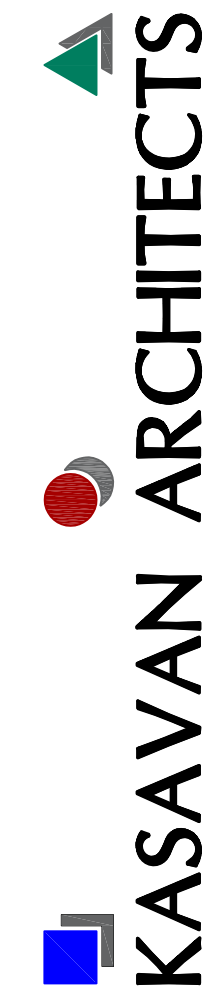
■ ■ ■ ■ ■ PATH OF TRAVEL (P.O.T.), AS INDICATED ON PLAN IS A
 BARRIER-FREE ACCESS ROUTE WITHOUT ABRUPT LEVEL CHANGES
 EXCEEDING $\frac{1}{4}$ " IF BEVELED AT 1:2 MAXIMUM SLOPE OR VERTICAL
 LEVEL CHANGES NOT EXCEEDING $\frac{1}{4}$ " MAXIMUM AND AT LEAST 48"
 IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP-RESISTANT.
 GROSS-SLOPE SHALL NOT BE STEEPER THAN 1:48 AND SLOPE IN
 THE DIRECTION OF TRAVEL SHALL NOT BE STEEPER THAN 1:20.
 ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF
 OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND FREE OF
 OBJECTS PROTRUDING MORE THAN 4" FROM THE WALL, ABOVE
 27" AND LESS THAN 80" ABOVE THE FLOOR. ARCHITECT SHALL
 VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

DSA PR 15-01: THE P.O.T IDENTIFIED, MEETS THE REQUIREMENTS OF THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE (CBC) ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE P.O.T. WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T THAT WERE DETERMINED TO BE NON-COMPLIANT WITH THE CBC HAVE BEEN IDENTIFIED AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARSHNESS ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS.

DURING CONSTRUCTION, IF P.O.T. ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.

- 1 (N) CROSS WALK, SEE DTL. 1/A&J
- 2 (N) PARKING, SEE DTL. 1/A&J
 - A. VAN ACCESSIBLE SPACE
 - B. STAFF / VISITOR PARKING
- 3 (N) ACCESSIBLE LOADING ZONE / PARENT DROP-OFF, SEE DTL. 1/A&J
- 4 (N) TOW-AWAY SIGN, SEE DTL. 2/A&X
- 5 (N) CURB RAMP, SEE DTL. X/A&X
- 6 (N) RESTROOMS, SEE DTL. 1/A&I (INC. 2)
 - A. ALL GENDER STUDENT RESTROOMS
 - B. ALL-GENDER STAFF RESTROOM
- 7 (N) OUTDOOR DRINKING FOUNTAIN W/ BOTTLE FILLER, SEE DTL. X/A&X & PLUMB. DWGS (INC. 2)

DSA APPROVAL



LAGUNITA SCHOOL
975 SAN JUAN GRADE ROAD SALINAS CA 93907

PARTIAL SITE PLAN - ACS

SHEET NUMBER

INCREMENT #
A1.5

DATE: 14 AUGUST 202

2302

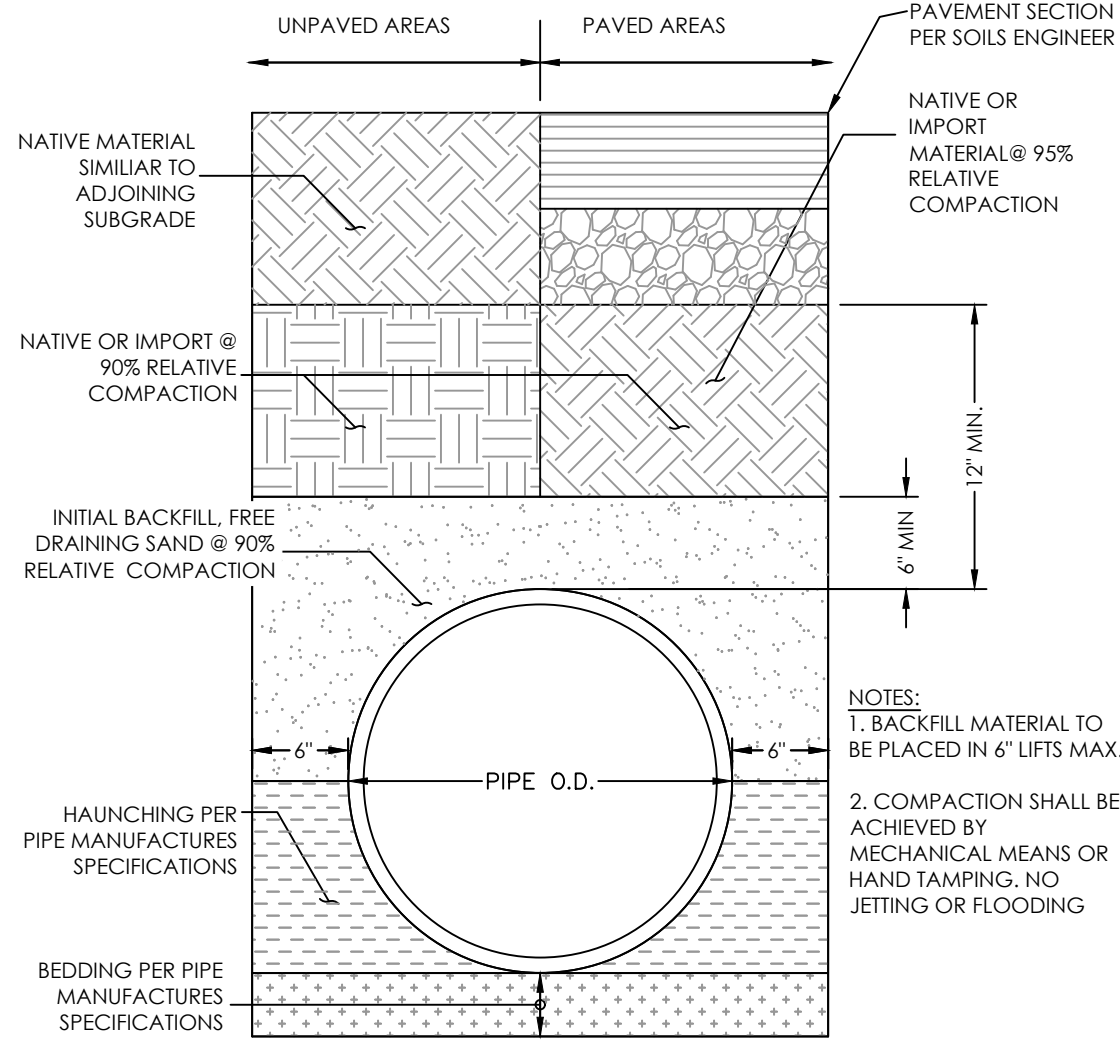
DRAWN

CARD

© 2023 KASAVAN ARCHITECTS

Xrefs: x2230 CES BDF

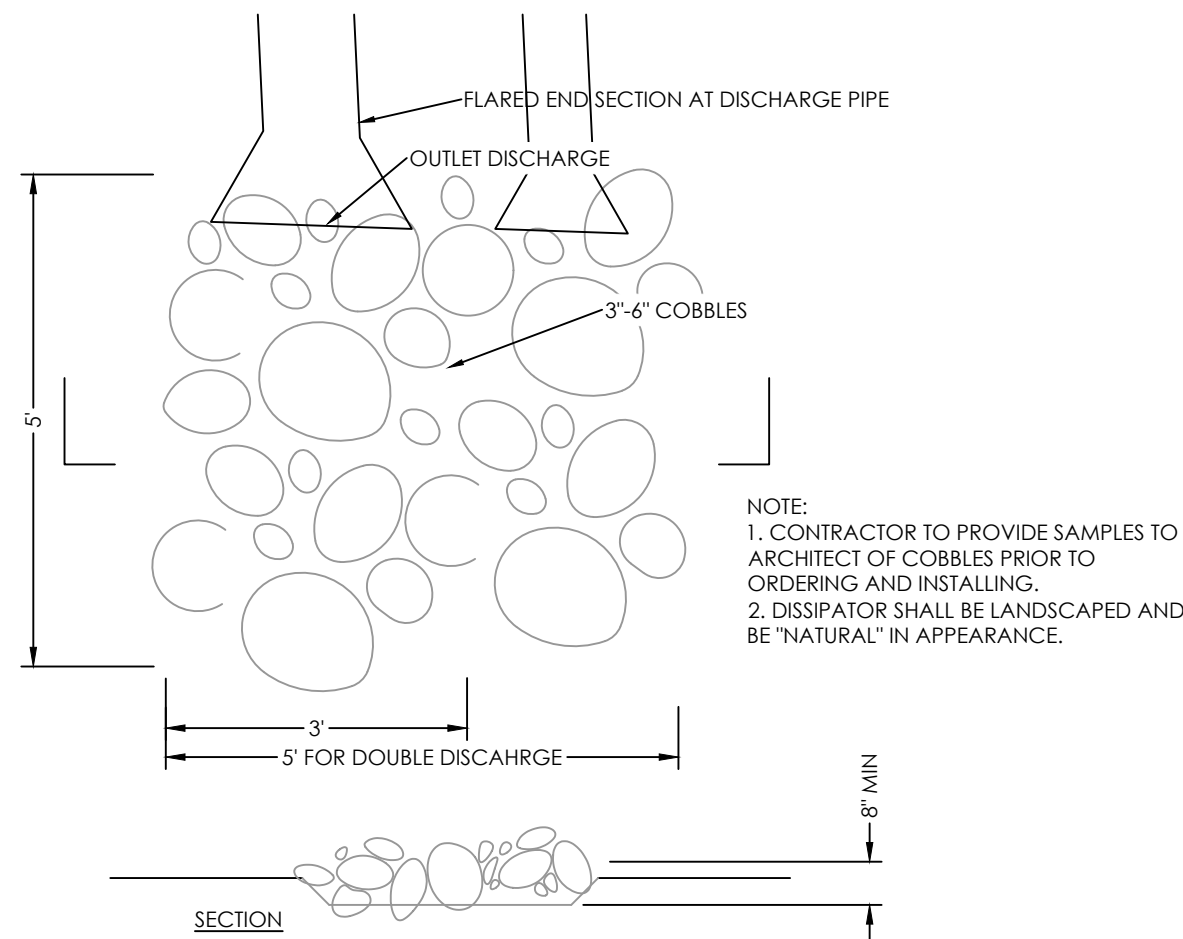
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B
C4

TRENCH BACKFILL

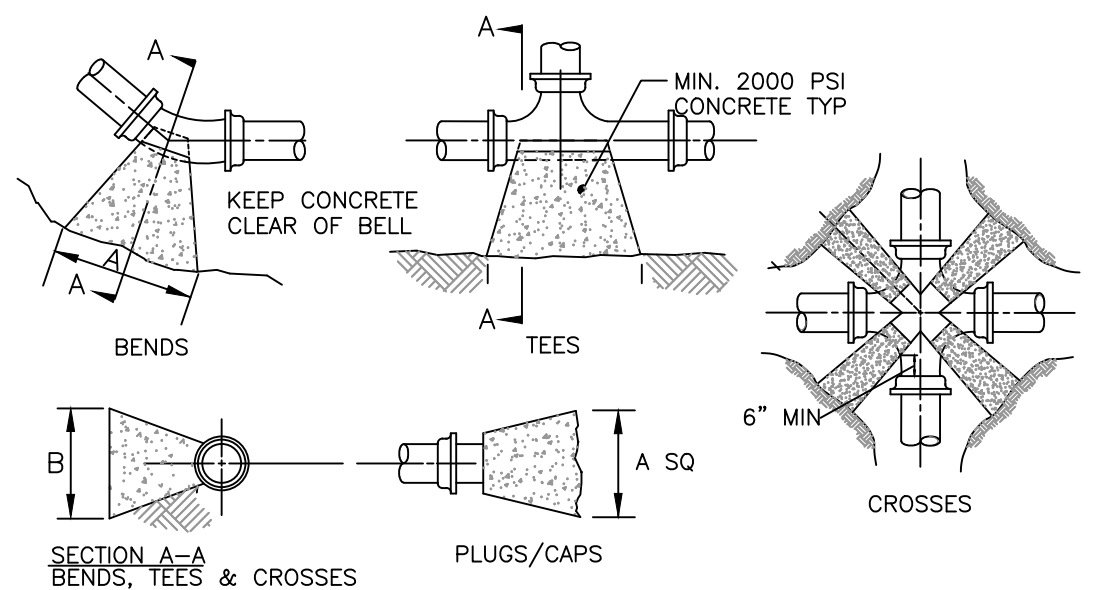
NTS



E
C4

ENERGY DISSIPATOR

NTS



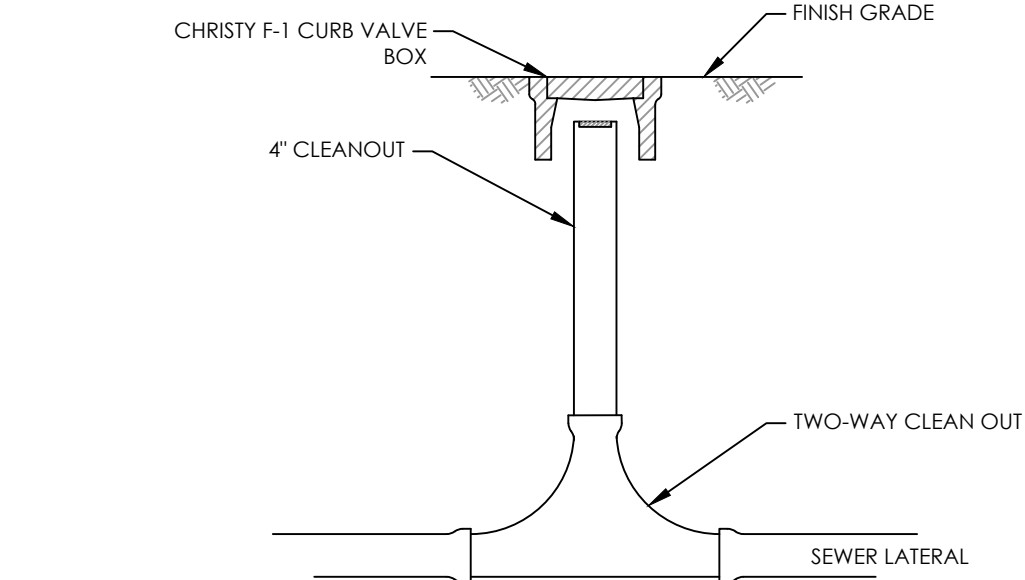
SIZE SQ. FT.	90° BENDS		45° BENDS		22.5° BENDS		TEES and PLUGS	
	SIZE SQ. FT.	"A"	SIZE SQ. FT.	"A"	SIZE SQ. FT.	"A"	SIZE SQ. FT.	"A"
4"	1.8	22"	1.0	12"	0.5	10"	1.3	16"
6"	4.0	36"	2.2	20"	1.1	16"	2.8	29"
8"	7.1	42"	3.8	23"	2.0	21"	5.0	45"
10"	11.1	53"	6.1	30"	3.1	22"	7.9	48"
12"	16.0	58"	8.7	36"	4.4	32"	11.3	54"
14"	21.6	74"	11.9	43"	6.0	36"	15.4	62"
16"	28.4	85"	15.5	53"	7.8	37"	20.1	69"

- NOTES:
- BASED ON 150 PSI STATIC PRESSURE PLUS 100 PSI WATER HAMMER AND 2500 PSF SOIL BEARING
 - FOR UNSTABLE SOIL CONDITIONS CHECK WITH ENGINEER FOR THRUST BLOCK DIMENSIONS FOR MAIN
 - SIZES GREATER THAN 16" SEE ENGINEER FOR THRUST BLOCK DIMENSIONS

G
C4

THRUST BLOCK DETAIL

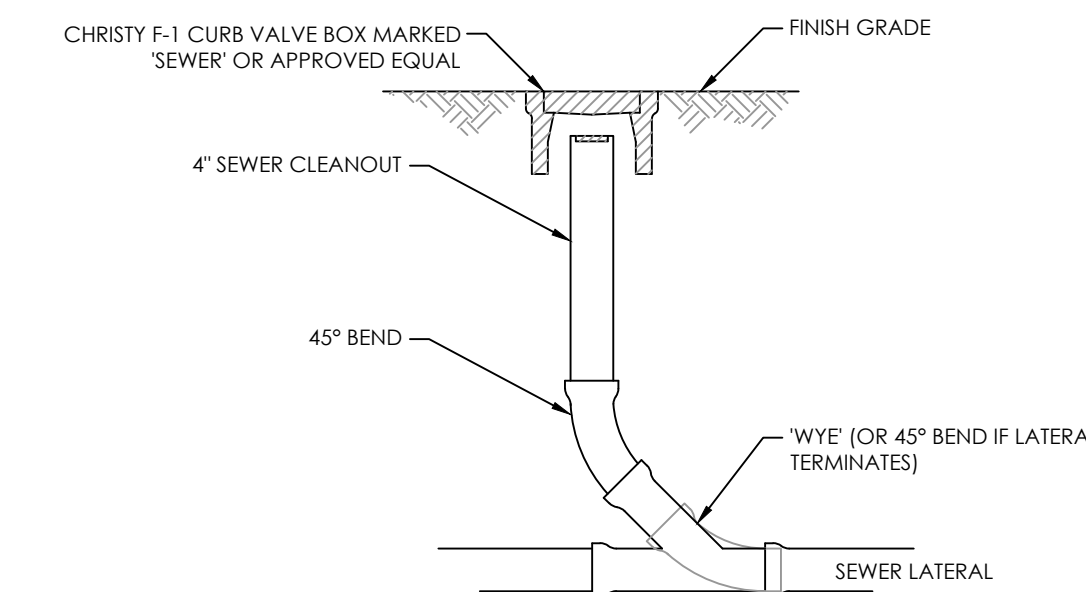
NTS



C
C4

2-WAY SANITARY SEWER CLEANOUT

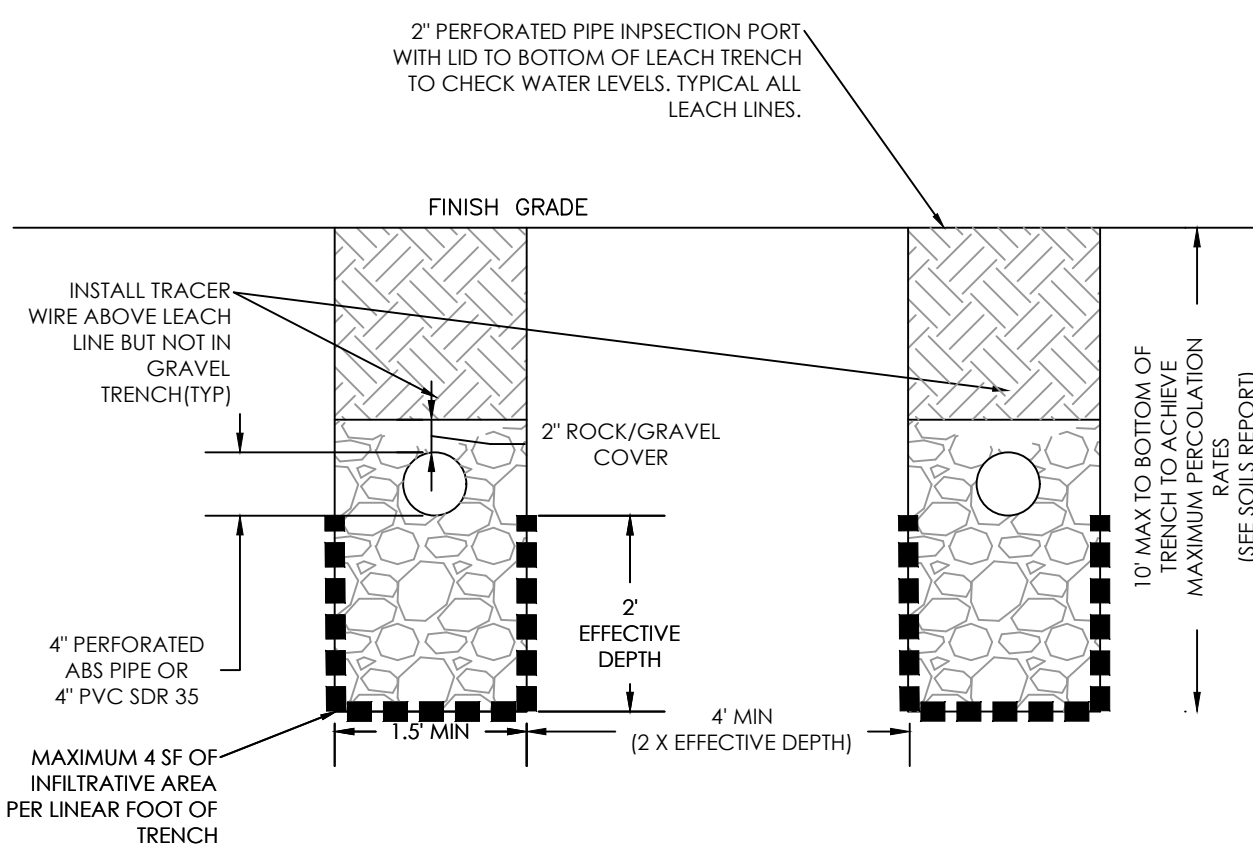
NTS



D
C4

IN-LINE CLEANOUT

NTS



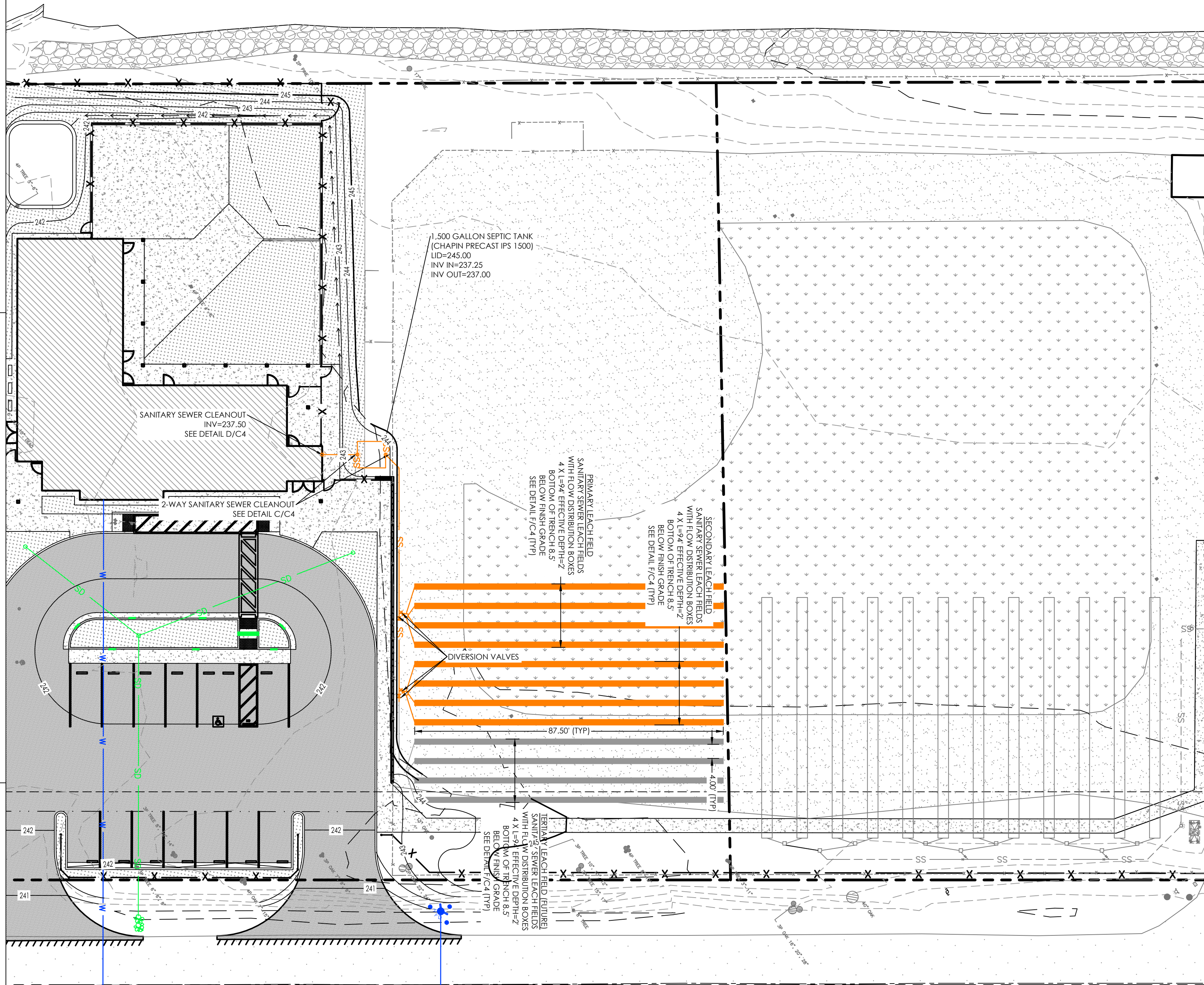
NOTES:

- PIPES SHALL BE 4" ABS OR APPROVED EQUAL. DIVERSION VALVES AND DISTRIBUTION BOXES SHALL BE INSTALLED ACCORDING TO MONTEREY COUNTY CODE 15.20
- VOLUME REQUIRED FOR 50 PEOPLE=50 PEOPLE X 15 GALLONS/DAY=750 GALLONS/DAY
- PERCOLATION RESULTS FROM JUNE 29, 2022 PERCOLATION TESTING SUMMARY REPORT BY EARTH SYSTEMS PACIFIC IN PERCOLATION RATE OF 26 MIN/INCH AT 8.38" DEPTH.
- MAXIMUM SOIL APPLICATION RATE FOR ABOVE PERCOLATION RATE = 0.5 GALLONS/DAY/SF
- MINIMUM INFILTRATIVE AREA=750 GALLONS/0.50 GALLONS/DAY/SF=1500 SF
- MINIMUM LEACH TRENCH LENGTH=1,500 SF/4 SF/LF=375 LF (4 LEACH LINES @ 94 LF EACH)

F
C4

SEPTIC LEACH TRENCH DETAIL

NTS



MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY -
PLANNING DEPARTMENT CONDITION COMPLIANCE PD003(A) -
CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

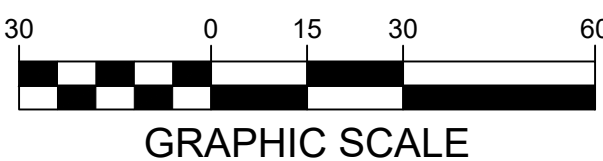
COMPLIANCE OR MONITORING
ACTION TO BE PERFORMED:

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.

A
C4

UTILITY PLAN

SCALE: 1"=30'



DSA APPROVAL

KASAVAN ARCHITECTS

60 W. Market St., Suite 300
Voice 831.424.2232
Fax 831.424.2501

C3 ENGINEERING

Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax: (831) 647-1194
mail@C3Engineering.net

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(N) CLASSROOM BUILDING FOR
LAGUNITA SCHOOL DISTRICT

AT
LAGUNITA SCHOOL

UTILITY PLAN

SHEET NUMBER

C3

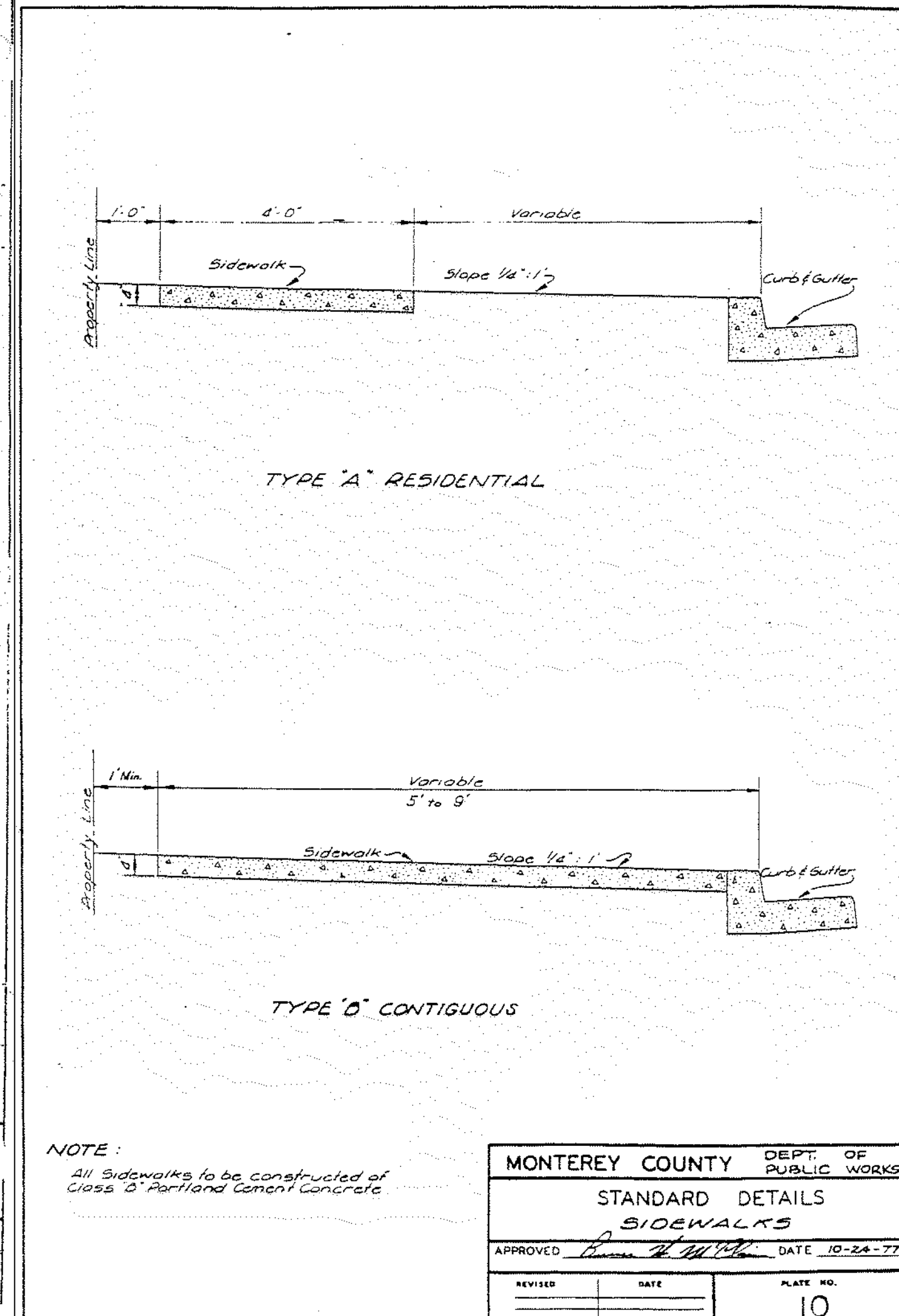
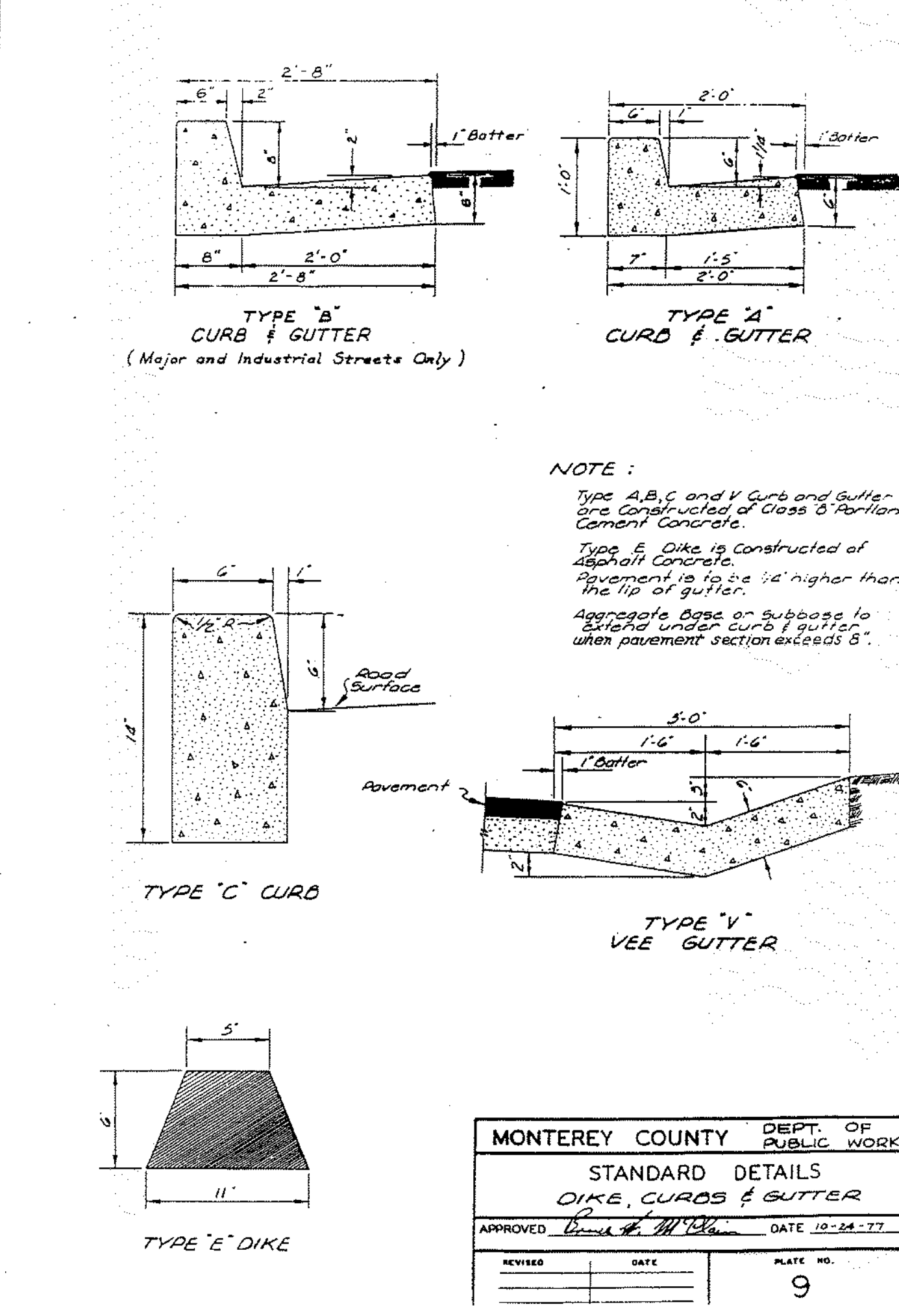
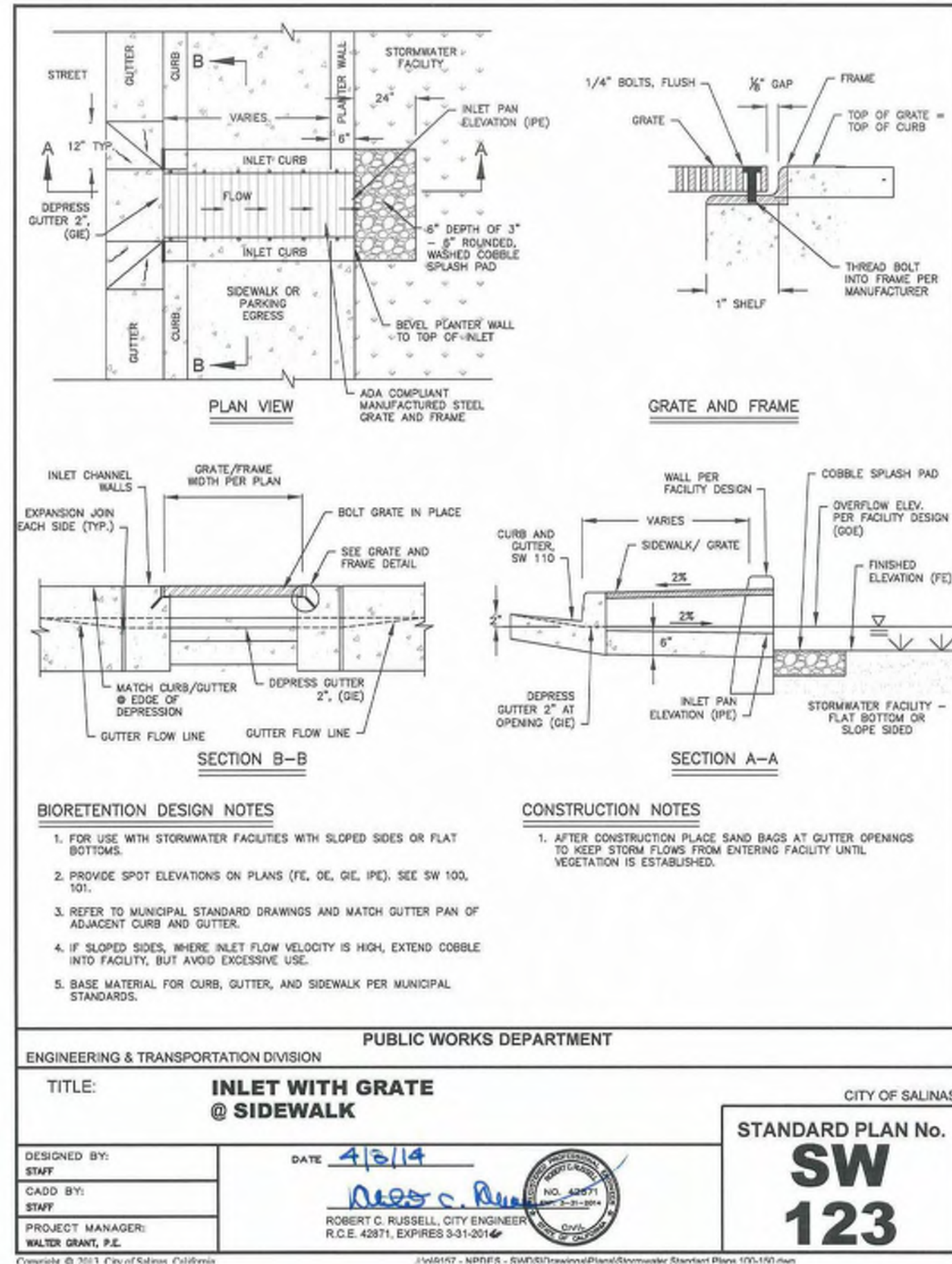
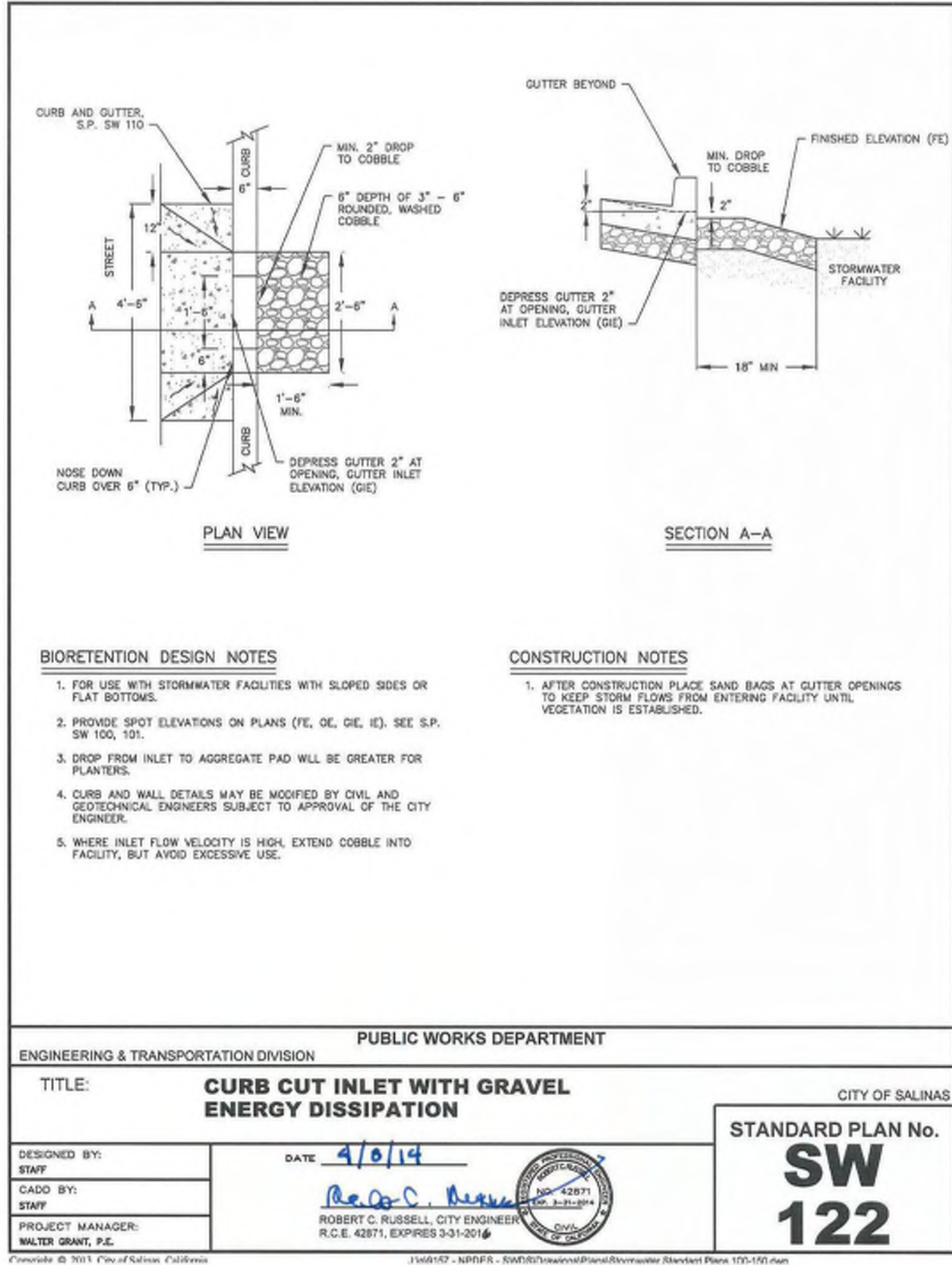
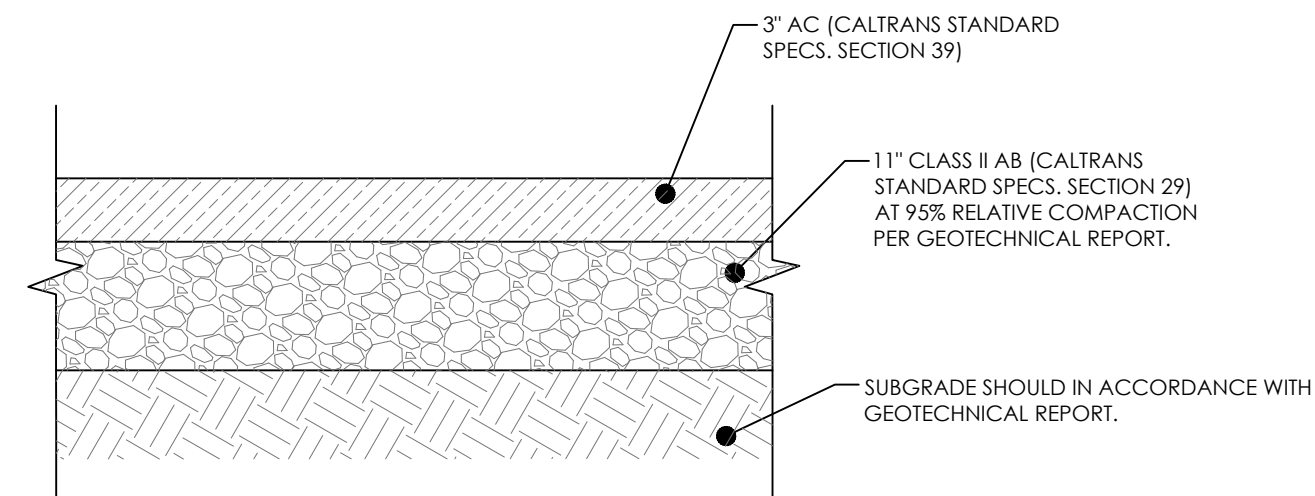
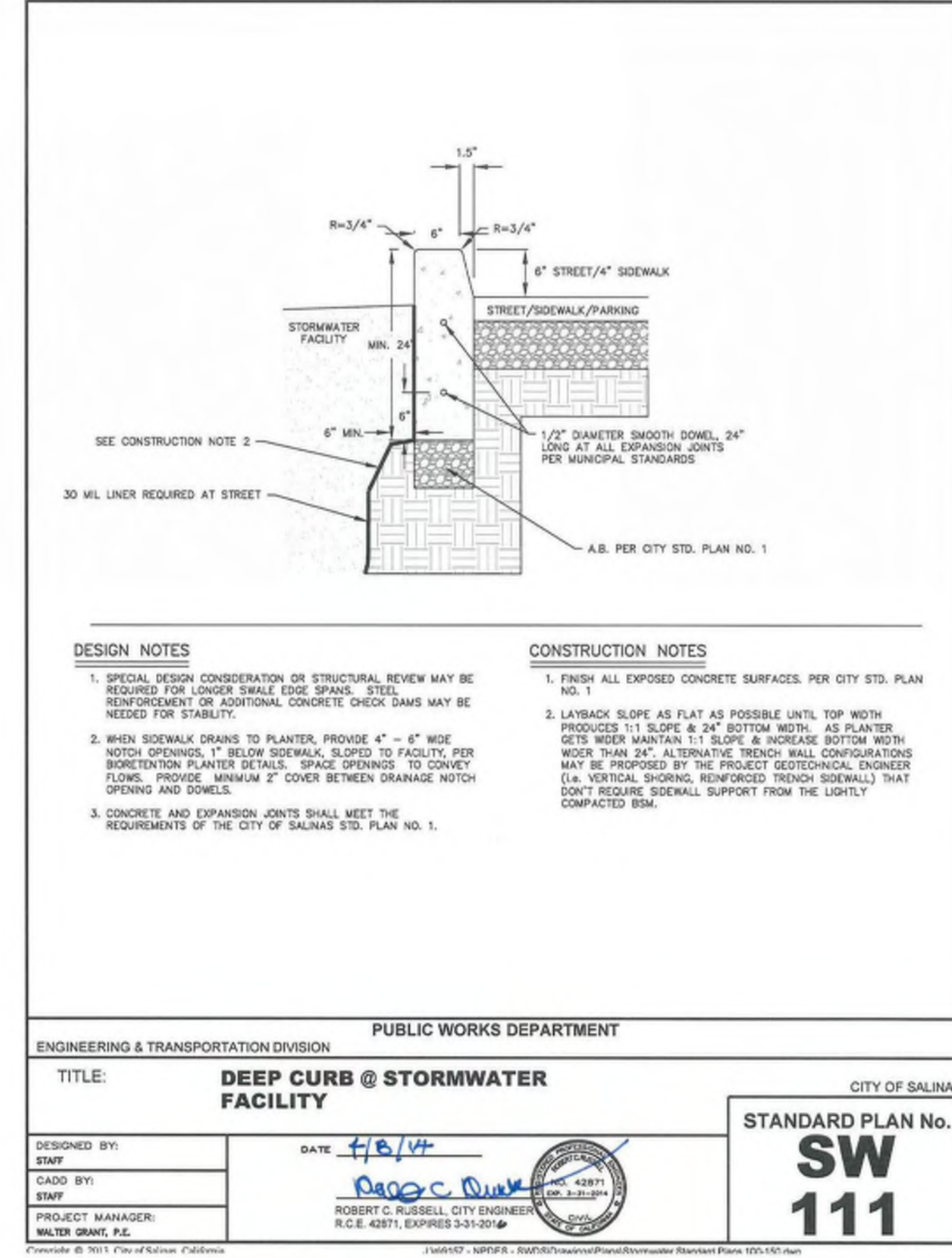
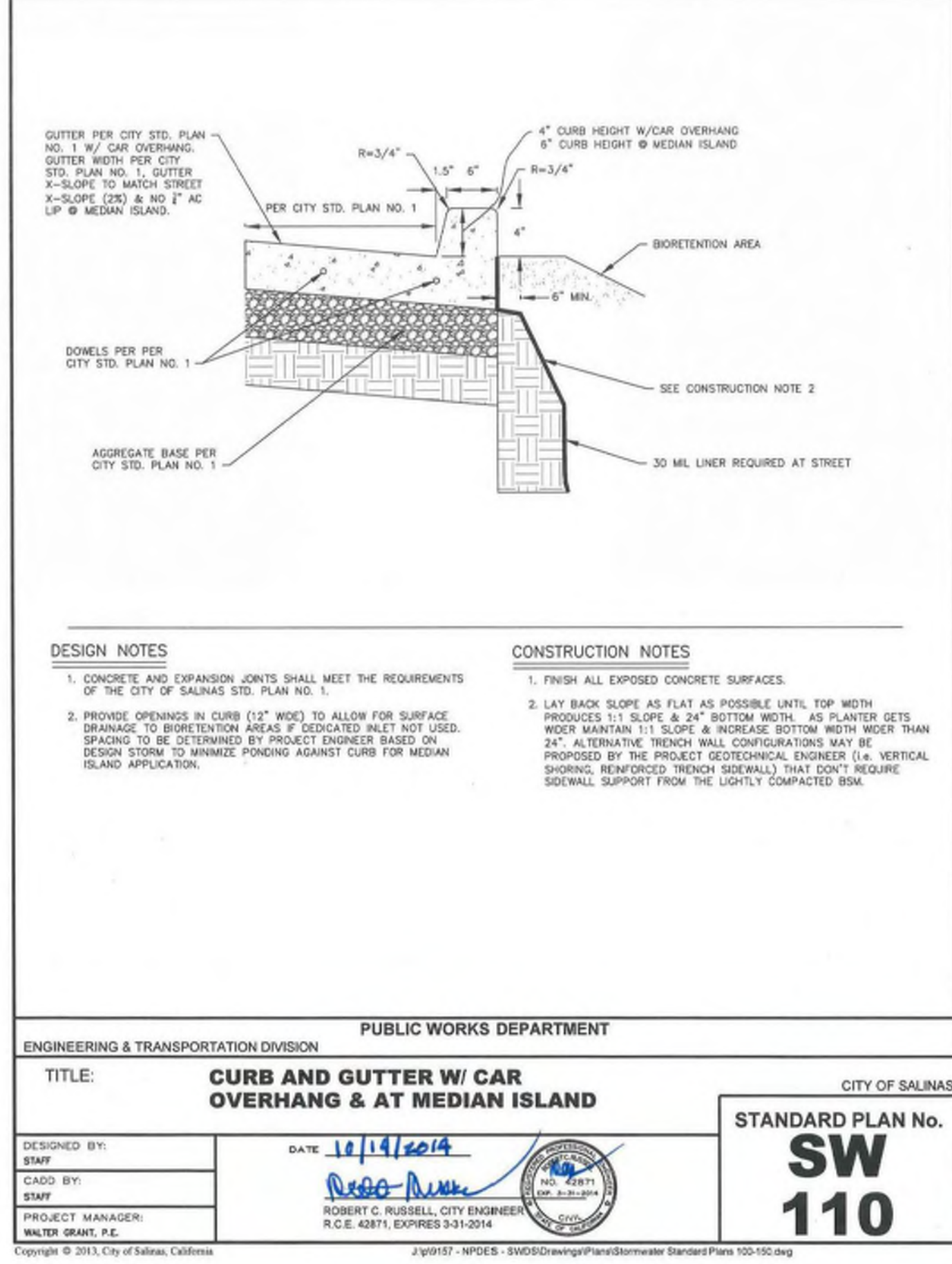
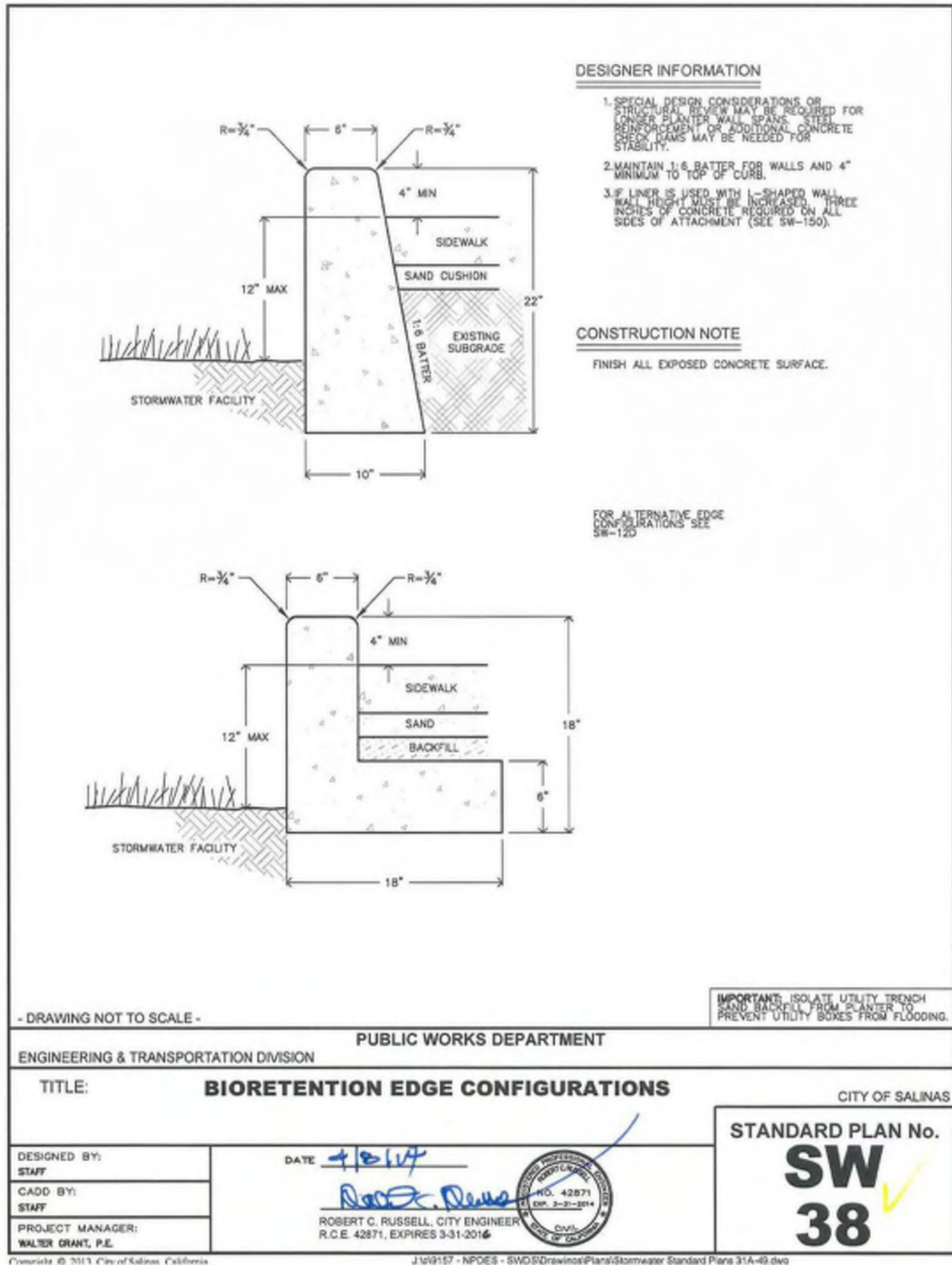
DATE: 08/04/2023

JOB 123147

DRAWN JPR

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Drawing file: Z:\Projects\123147_Kasavan-Lagunita School Kindergarten.dwg | 123147 Grading Plan.dwg
Created: Aug 04, 2023 10:30am



DSA APPROVAL

KASAVAN ARCHITECTS

60 W. Market St., Suite 300
Salinas, California 93901
Voice 831.424.2232
Fax 831.424.2501

ACS ENGINEERING
INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax: (831) 647-1194
mail@acsengineering.net

REVISIONS:

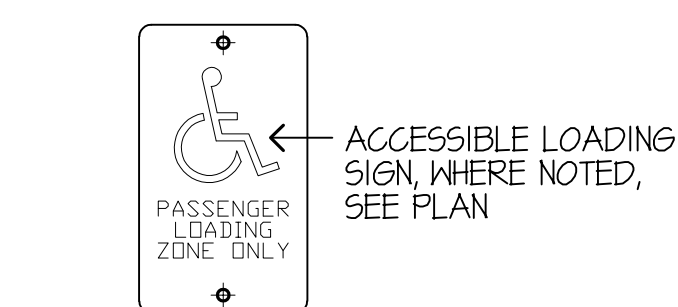
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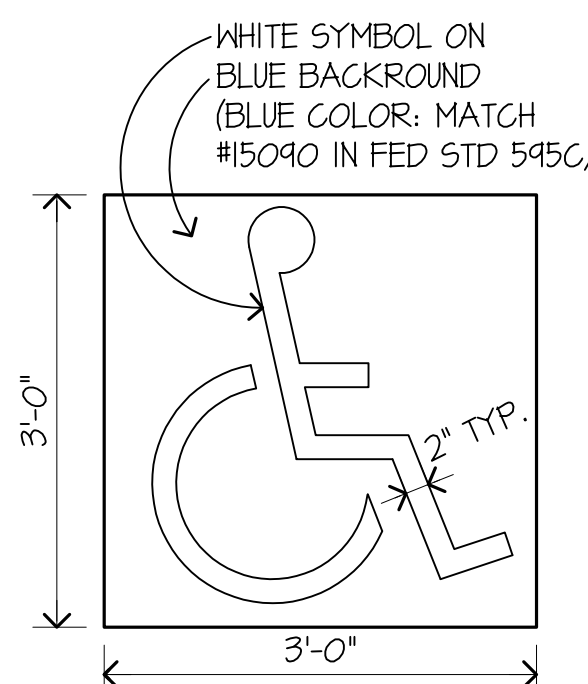
(N) CLASSROOM BUILDING FOR
LAGUNITA SCHOOL DISTRICT
AT
LAGUNITA SCHOOL
975 SAN JUAN GRADE ROAD, SALINAS, CA 93907
CONSTRUCTION DETAILS

SHEET NUMBER
C4

DATE: 08/04/2023
JOB: 123147
DRAWN: JPR



SIGN ON POST	.5
1 1/2" = 1'-0"	

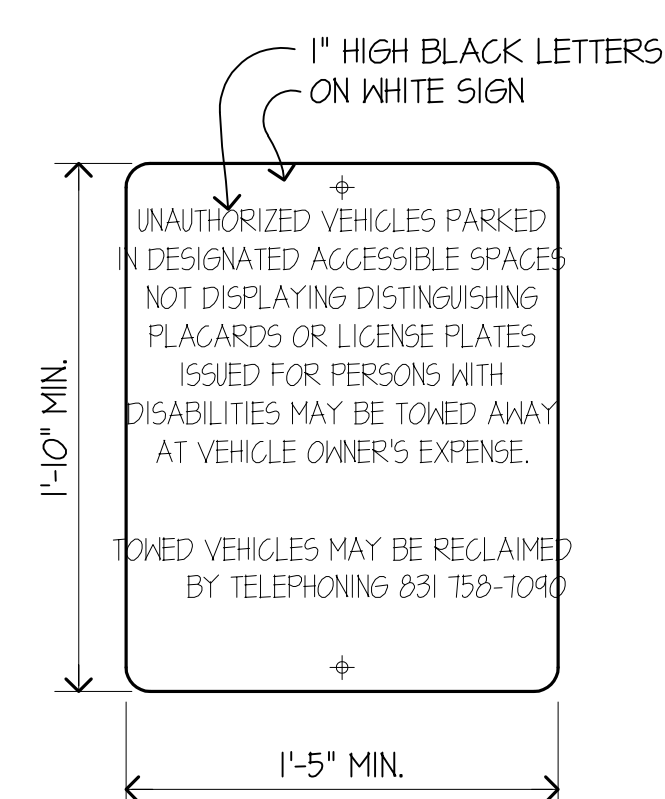


SIGN ON PAVING .4

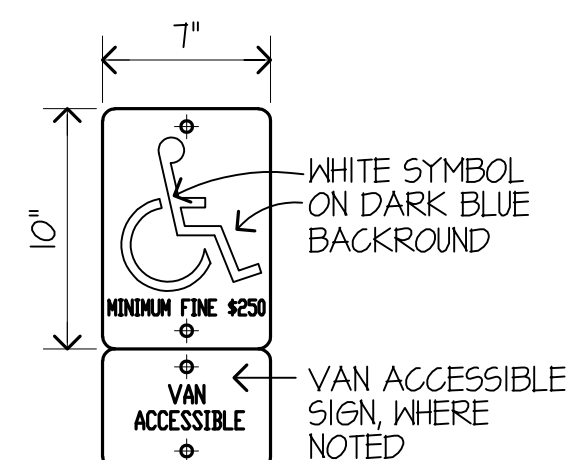
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PARKING SIGNAGE

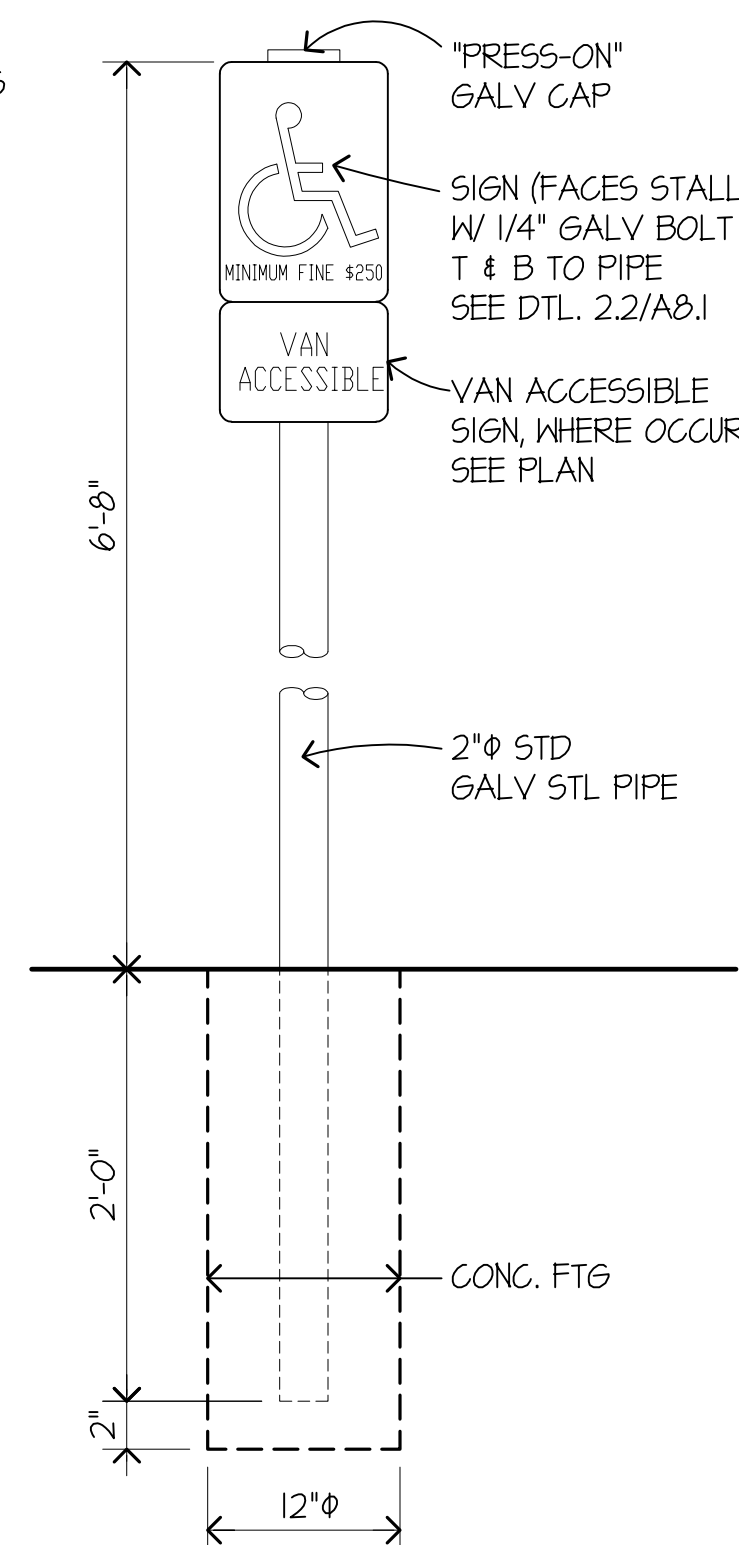
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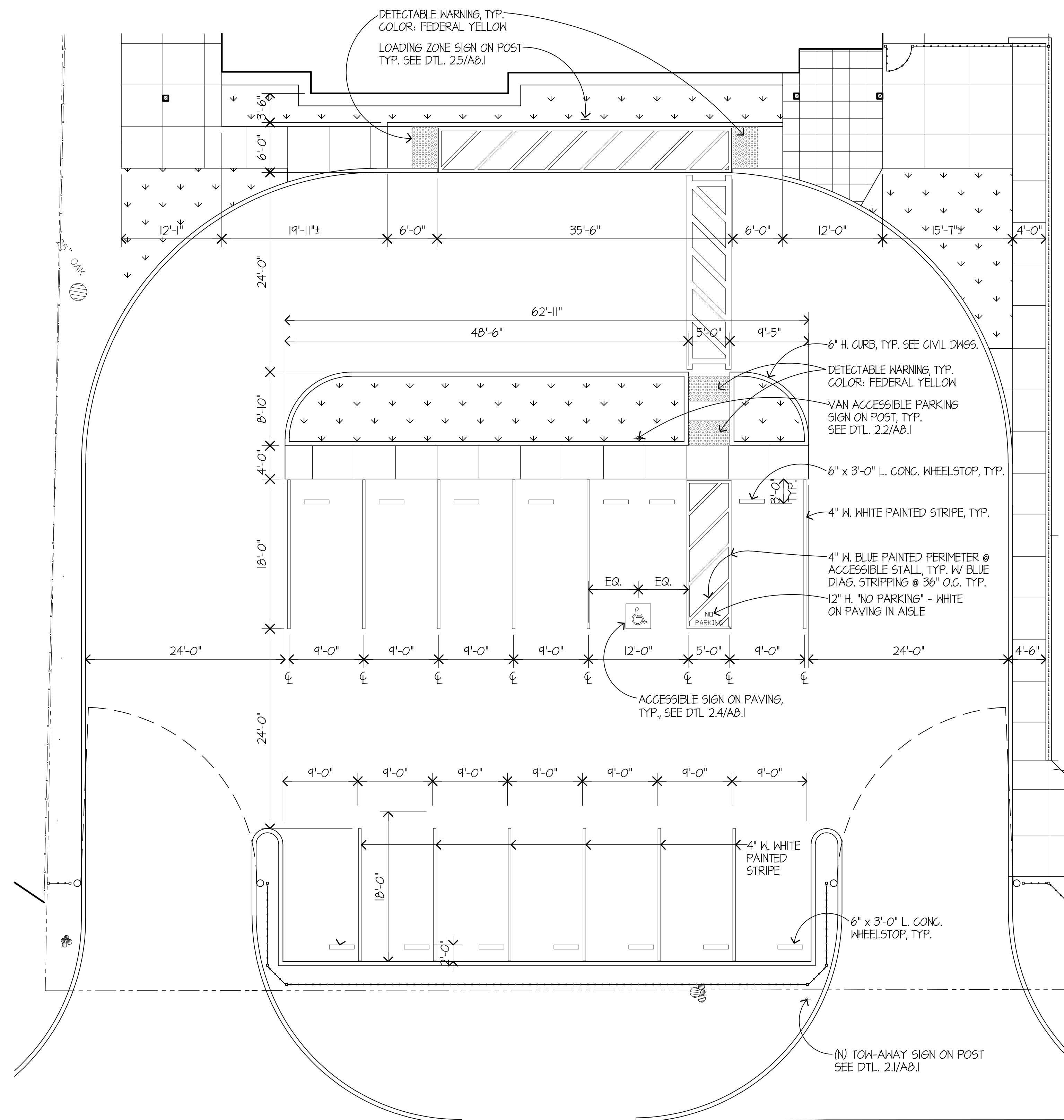
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1 1/2" = 1'-0"	



SIGN ON POST	.2
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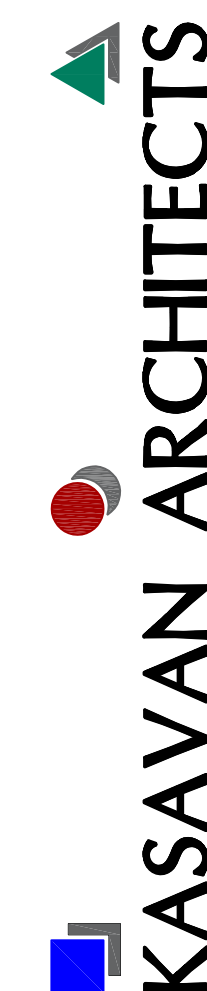


SIGN POST .1
1 1/2" = 1'-0"



PARKING LOT LAYOUT

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



60 W. Market St., Suite 300
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(N) CLASSROOM BUILDING FOR

LAGUNITA SCHOOL DISTRICT

AT

LAGUNITA SCHOOL

SITE DETAILS

975 SAN JUAN GRADE ROAD, SALINAS, CA 93907

SHEET NUMBER

INCREMENT #1

A8.1

DATE: 14 AUGUST 2023

JOB 2302

	DRAWN
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Xrefs: x2230 CES BDR

File name: D:\JOBS\2302

GENERAL CONSTRUCTION NOTES

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. MATERIALS AND EQUIPMENT SHALL BE U.L. LISTED AND LABELED FOR THE APPLICATION.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTION FEES REQUIRED BY THIS CONTRACT WORK.
- CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING AND ALLOW FOR ALL FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK NOTED AND CALLED OUT ON ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL OBTAIN INFORMATION AND BE FAMILIAR WITH ALL OTHER TRADES WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN OTHER TRADES ON PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY AND SHALL PROVIDE INSURANCE COVERAGE AS NECESSARY FOR LIABILITY AND PERSONAL. PROPERTY DAMAGE, TO FULLY PROTECT THE OWNER, ARCHITECT AND ENGINEER FROM ANY AND ALL CLAIMS RESULTING FROM THIS WORK.
- CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AT THE PROJECT SITE INDICATING ALL MODIFICATIONS TO ELECTRICAL SYSTEMS. THE CONTRACTOR SHALL AT THE CONCLUSION OF THE PROJECT PROVIDE ACCURATE "AS-BUILT" DRAWINGS ACCEPTABLE TO THE ARCHITECT.
- ALL MATERIALS PROVIDED TO THE PROJECT SHALL BE NEW. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL INCIDENTAL MATERIALS REQUIRED FOR A COMPLETE INSTALLATION.
- CONTRACTOR SHALL PROVIDE TO THE ARCHITECT A CONSTRUCTION SCHEDULE OF ELECTRICAL WORK. THE CONSTRUCTION SCHEDULE SHALL IDENTIFY ALL SIGNIFICANT MILESTONES WITH COMPLETION DATES.
- CONTRACTOR SHALL PROVIDE ALL REQUIRED "CUTTING, PATCHING, EXCAVATION, BACKFILL AND REPAIRS" NECESSARY TO RESTORE DAMAGED SURFACES TO EQUAL OR BETTER THAN ORIGINAL CONDITIONS EXISTING AT START OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING ALL EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS.
- ALL ELECTRICAL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHERPROOF. EXTERIOR CONDUITS RUN INTO BUILDINGS SHALL BE INSTALLED WITH FLASHING, CAULKED AND SEALED. CONDUITS FOR EXTERIOR ELECTRICAL DEVICES SHALL BE RUN INSIDE BUILDING UNLESS OTHERWISE NOTED ON DRAWINGS.
- ALL CONDUITS UNLESS OTHERWISE NOTED ON DRAWINGS SHALL HAVE AS A MINIMUM: TWO (2) #12s WITH ONE (1) #12 GROUND. "TICK" MARKS SHOWN ON CIRCUITRY ARE FOR ROUGH ESTIMATING ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WIRES AND WIRE SIZES REQUIRED BY LATEST CODE.
- ALL BRANCH CIRCUITS SHALL HAVE INDIVIDUAL NEUTRALS. SHARED NEUTRALS ON MULTIWIRE CIRCUITS IS NOT ALLOWED.
- ALL 120/277V LIGHT SWITCHES AND WALL OCCUPANT SENSORS SHALL HAVE A NEUTRAL INSTALLED TO THE DEVICE BOX EXCEPT WHERE A CONDUIT OR SURFACE RACEWAY SYSTEM IS INSTALLED.
- COORDINATE ALL CONDUIT RUNS, ELECTRICAL EQUIPMENT AND PANELS WITH ALL OTHER WORK TO AVOID CONFLICTS.
- SEE ARCHITECTURAL DOCUMENTS FOR EXACT PLACEMENT OF LIGHTING FIXTURES AND DEVICES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF CEILING TYPES FROM ARCHITECTURAL DOCUMENTS AND PROVIDE AND INSTALL ALL REQUIRED FIXTURE MOUNTING HARDWARE. PROVIDE AND INSTALL U.L. LISTED FIRE STOP ENCLOSURES FOR ALL RECESSED FIXTURES IN FIRE RATED CEILINGS.
- FROM ALL NEW FLUSH MOUNT PANELS; THE CONTRACTOR SHALL STUB UP INTO ACCESSIBLE CEILING SPACE A MINIMUM OF FOUR (4) 3/4" CONDUITS FOR FUTURE USE.
- CONTRACTOR SHALL, PRIOR TO BID, FIELD VERIFY ALL REQUIREMENTS FOR MODIFYING THE EXISTING CLOCK, DATA, AND INTERCOM SYSTEMS TO ACCOMMODATE ADDITIONS NOTED. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS NEEDED TO MAKE A FULLY OPERATIONAL SYSTEM AT THE CONCLUSION OF PROJECT WORK.
- CONTRACTOR SHALL PROVIDE IN EVERY NEW EMPTY CONDUIT A DRAW STRING FOR USE IN FUTURE CONSTRUCTION.
- ALL CONDUIT SHALL BE CONCEALED WHERE POSSIBLE. CUT AND PATCH EXISTING WALLS WHERE NECESSARY. WHERE IT IS NECESSARY TO CUT OR BORE EXISTING STRUCTURAL WALLS FOR NEW ELECTRICAL WORK OBTAIN PERMISSION FROM THE ARCHITECT PRIOR TO STARTING WORK. REUSE EXISTING CONDUIT WHERE POSSIBLE.
- WHERE IT IS NOT POSSIBLE TO REUSE EXISTING CONDUIT OR RUN NEW CONCEALED CONDUIT USE NON-METALLIC SURFACE RACEWAY AND BOXES. ROUTING OF ALL NON-METALLIC RACEWAYS SHALL BE APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.
- EXTENSION RINGS OR RESET BOXES TO BE FLUSH WITH NEW WALL THICKNESS.
- EXISTING WIRING SHOWN HAS BEEN TAKEN FROM OLD PLANS AND IS ASSUMED TO BE CORRECT. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS AND MAKE ADJUSTMENTS TO SUIT ACTUAL CONDITIONS AND TO MEET THE INTENT OF THE CONTRACT DOCUMENTS.
- ALL INSTALLATION OF EXPOSED SURFACE MOUNTED RACEWAY IN PUBLIC AREAS SHALL BE REVIEWED BY ARCHITECT BEFORE ROUGH-IN. CONTRACTOR IS TO DETERMINE THE ACCESSIBILITY OF ATTIC, FURRED SPACE, HOLLOW MULLIONS, ETC. IN EACH AREA AND REVIEW WITH ARCHITECT. IF SYSTEM CAN BE ROUTED CONCEALED EITHER BY FISHING OR ACCESSIBILITY, CONTRACTOR IS TO DO SO. IF INACCESSIBILITY IS DETERMINED, CONTRACTOR SHALL INSTALL SURFACE MOUNTED RACEWAY. IN THE MOST AESTHETICALLY PLEASING MEANS AS DETERMINED BY THE ARCHITECT. NO ALLOWANCE FOR ADDITIONAL COMPENSATION DUE TO ROUTING AS DIRECTED BY THE ARCHITECT WILL BE MADE.
- CONTRACTOR SHALL COORDINATE WITH PG&E, AT&T & PAY ALL CHARGES FOR TEMPORARY CONSTRUCTION POWER & TELEPHONE.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND OBTAIN UTILITY COMPANY CONSTRUCTION DOCUMENTS. UTILITY COMPANY CHARGES SHALL BE PAID BY OWNER.

ELECTRICAL SYMBOLS & ABBREVIATIONS

SYMBOLS & ABBREVIATIONS SHOWN ARE FOR GENERAL USE. DISREGARD THOSE WHICH DO NOT APPEAR ON THE PLANS.

	FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE		SECURITY DOOR CONTACTS		PANELBOARD - FLUSH MOUNTED		DETAIL NOTE REFERENCE SYMBOL SEE ASSOCIATED NOTE ON SAME DETAIL		DETAIL NUMBER DETAIL OR SECTION REFERENCE SHEET NUMBER
	EMERGENCY OR NIGHT LIGHT		SECURITY MOTION DETECTOR		EQUIPMENT PANEL - FLUSH MOUNTED		FEEDER DESIGNATION: SEE ASSOCIATED NOTE ON SAME DETAIL		INDICATES QUANTITY OF TELEPHONE OUTLETS
	STRIP FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE		CCTV CAMERA		PANELBOARD - SURFACE MOUNTED				INDICATES QUANTITY OF DATA OUTLETS
	LUMINAIRE - RECESSED - SEE SCHEDULE		SECURITY SYSTEM KEYPAD		EQUIPMENT PANEL - SURFACE MOUNTED				
	RECESSED WALL WASHER		DOOR BELL PUSHBUTTON		METER W/ CURRENT TRANSFORMER				
	LUMINAIRE - SURFACE MOUNTED - SEE SCHEDULE		DOOR CHIME WITH LED		JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE PER CODE, TAPE AND TAG WIRES				
	LUMINAIRE - POLE OR POST MOUNTED - SEE SCHEDULE		RECEPTACLE - DUPLEX *		MOTOR CONNECTION				
	LUMINAIRE - WALL MOUNTED SEE SCHEDULE		DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		NON-FUSED DISCONNECT SWITCH				
	BOLLARD OR PATH LIGHT - SEE SCHEDULE		GFCI CONVENIENCE RECEPTACLE - DUPLEX*		FUSED DISCONNECT SWITCH; FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFG'S NAMEPLATE DATA				
	EXIT LIGHT - DIRECTIONAL ARROWS AS INDICATED - SEE SCHEDULE		GFCI CONVENIENCE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		COMBINATION STARTER/FUSED DISCONNECT SWITCH; FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFG'S NAMEPLATE DATA				
	TRACK LIGHTING - SEE SCHEDULE		RECEPTACLE - DOUBLE DUPLEX *		MAGNETIC STARTER - NEMA SIZE INDICATED NEMA 3R ENCLOSURE UNLESS OTHERWISE SPECIFIED				
	EMERGENCY LIGHT		HALF SWITCHED DUPLEX RECEPTACLE *		CIRCUIT BREAKER				
	DIGITAL DUAL TECHNOLOGY OCC. SENSOR		SINGLE RECEPTACLE *		GROUND ROD WITH GROUNDWELL BOX				
	LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED		DUPLEX RECEPTACLE - CEILING MOUNTED		GROUND ELECTRODE				
	DIMMER ROOM CONTROLLER		LETTER INDICATES DUPLEX HALF CONTROLLED RECEPTACLE *		NORMALLY OPEN CONTACT				
	PLUG LOAD CONTROLLER		LETTER INDICATES DUPLEX FULLY CONTROLLED RECEPTACLE *		NORMALLY CLOSED CONTACT				
	ROOM LIGHTING CONTROLLER		FLOOR MOUNTED DUPLEX RECEPTACLE		TRANSFORMER - SEE SINGLE LINE FOR SIZE				
	LIGHTING CONTROL PANEL		FLOOR MOUNTED BOX		PULLBOX				
	DIGITAL DAYLIGHT SENSOR		POWER OUTLET - SEE PLANS FOR NEMA TYPE*		ERMS				
	SINGLE POLE SWITCH **		POWER POLE		FLEX CONDUIT WITH CONNECTION				
	SINGLE POLE SWITCH, ** a = CIRCUIT CONTROLLED		WALL TELEPHONE OUTLET **		CONDUIT - UP				
	THREE WAY SWITCH**		VOICE/DATA WALL OUTLET *		CONDUIT - DOWN				
	FOUR WAY SWITCH**		VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		CONDUIT EMERGENCY SYSTEM				
	MANUAL MOTOR STARTER		SURFACE MOUNTED VOICE/DATA WALL OUTLET *		LOW VOLTAGE WIRING				
	KEY OPERATED SWITCH **		SURFACE MOUNTED VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT		CONDUIT - EXISTING				
	LIGHTING DIMMER **		WIRELESS ACCESS POINT (WAP) - CEILING MOUNTED		CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4"MIN.				
	DIGITAL ON/OFF SWITCH **		WIRELESS ACCESS POINT (WAP) - WALL MOUNTED - FIELD VERIFY HEIGHT		CAPPED OR STUB-OUT CONDUIT				
	DIGITAL DIMMER SWITCH **		VOICE/DATA OUTLET - FLOOR MOUNTED		CONDUIT CONTINUATION				
	DIGITAL MULTI SCENE LIGHTING SWITCH **		TV OUTLET *		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 #12 AWG.				
	DIGITAL DUAL TECHNOLOGY WALL OCC. SENSOR **		VOICE/DATA OUTLET - CEILING MOUNTED		SHEET NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET				
	WALL OCCUPANCY SENSOR **		INTERIOR SPEAKERS CEILING MOUNTED		SCHEDULE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET				
	DOUBLE SWITCHED WALL OCCUPANCY SENSOR **		INTERIOR SPEAKERS WALL MOUNTED						
	DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR **		CLOCK +8-0" OFF U.O.N. VERIFY BEFORE INSTALLATION						
	2-BUTTON DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR **								

LIGHT FIXTURE SCHEDULE

FIXTURE NOTES:

- ALL LED LIGHT FIXTURE DRIVERS SHALL BE ELECTRONIC TYPE, 10% TOTAL HARMONIC DISTORTION MAXIMUM.
- ALL LED LIGHT MODULES SHALL BE ENERGY SAVING 3500° K, 80 CRI MINIMUM, U.O.N. (SEE SPECIFICATIONS FOR MORE INFORMATION).
- ALL 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.
- 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.
- ALL RECESSED LIGHT FIXTURES SHALL BE U.L. APPROVED FOR ZERO CLEARANCE INSULATION COVER WHEN INSTALLED IN INSULATED CEILINGS.

TYPE	DESCRIPTION	LAMPS	MANUFACTURER
XA	X	.	.
XA1	SAME AS LIGHT FIXTURE TYPE 'XA' EXCEPT W/ HOUSE SIDE SHIELD.		

APPLICABLE CODES & STANDARDS

CODES:

- 2022 CALIFORNIA ADMINISTRATIVE CODE C.A.C., PART 1, TITLE 24, C.C.R.
- 2022 CALIFORNIA BUILDING CODE (CBC) C.C.R., TITLE 24, VOL. 1 & 2 BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC) WITH CALIFORNIA AMENDMENTS.
- 2022 CALIFORNIA ELECTRICAL CODE (CEC) C.C.R., TITLE 24, PART 3 BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC) WITH CALIFORNIA AMENDMENTS.
- 2022 CALIFORNIA MECHANICAL CODE (CMC) C.C.R., TITLE 24, PART 4 BASED ON THE 2021 UNIFORM MECHANICAL CODE (UMC) WITH CALIFORNIA AMENDMENTS.
- 2022 CALIFORNIA PLUMBING CODE (GPC) C.C.R., TITLE 24, PART 5 BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC) WITH CALIFORNIA AMENDMENTS.
- 2022 CALIFORNIA ENERGY CODE C.C.R., TITLE 24, PART 6.
- 2022 CALIFORNIA FIRE CODE (CFC) C.C.R., TITLE 24, PART 9 BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC) WITH CALIFORNIA AMENDMENTS.
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE C.C.R., TITLE 24, PART 11.
- 2022 CALIFORNIA REFERENCED STANDARDS CODE C.C.R., TITLE 24, PART 12.
- TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
- NATIONAL FIRE ALARM CODE (NFPA 72) 2022.

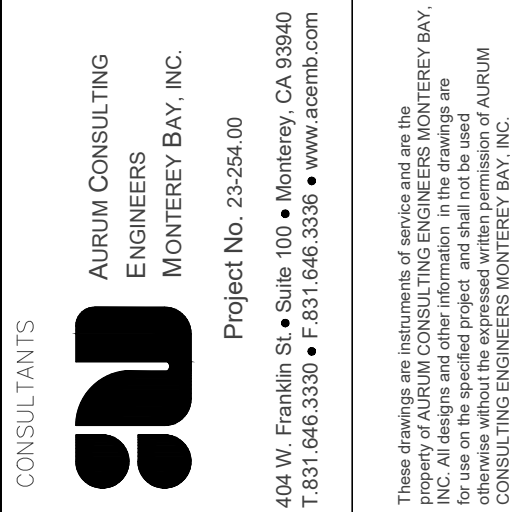
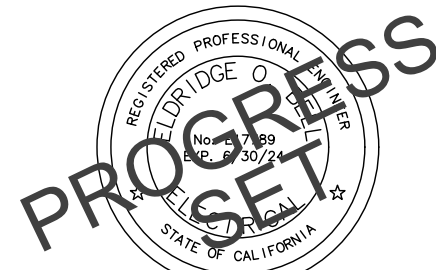
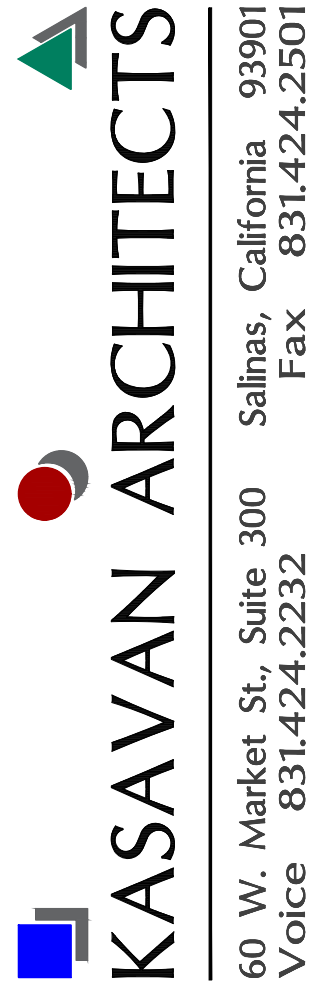
STANDARDS:

- AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
- ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
- INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
- NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
- NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
- UNDERWRITER LABORATORIES (UL)
- CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL/OSHA)

SHEET INDEX

- | | |
|------|--|
| E0.1 | SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE, CODES, STANDARDS, NOTES & SHEET INDEX. |
| E0.3 | CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING EXTERIOR). |
| E1.1 | ELECTRICAL SINGLE LINE DIAGRAM & PANELBOARD SCHEDULES. |
| E2.1 | ELECTRICAL SITE PLAN. |
| E6.1 | ELECTRICAL DETAILS. |
| E7.1 | ELECTRICAL SPECIFICATIONS. |

DSA APPROVAL



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AT
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975 SAN JUAN GRADE ROAD, SALINAS, CA 93907
SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE
SCHEDULE, CODES, STANDARDS, NOTES &
SHEET INDEX

SHEET NUMBER

E0.1

DATE: XX MONTH 2023

JOB 2302

DRAWN CADD

-RESERVED FOR TITLE 24 DOCUMENTATION-

DSA APPROVAL

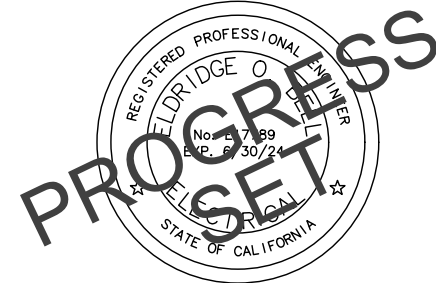




KASAVAN ARCHITECTS

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CONSULTANTS



AURUM CONSULTING ENGINEERS

MONTEREY BAY, INC.

Project No. 23-254-00

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T 831.646.3330 • F 831.646.3336 • www.auremb.com

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AT
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975 SAN JUAN GRADE ROAD, SALINAS, CA 93907

CALIFORNIA ENERGY COMPLIANCE
TITLE 24 BUILDING EXTERIOR

SHEET NUMBER

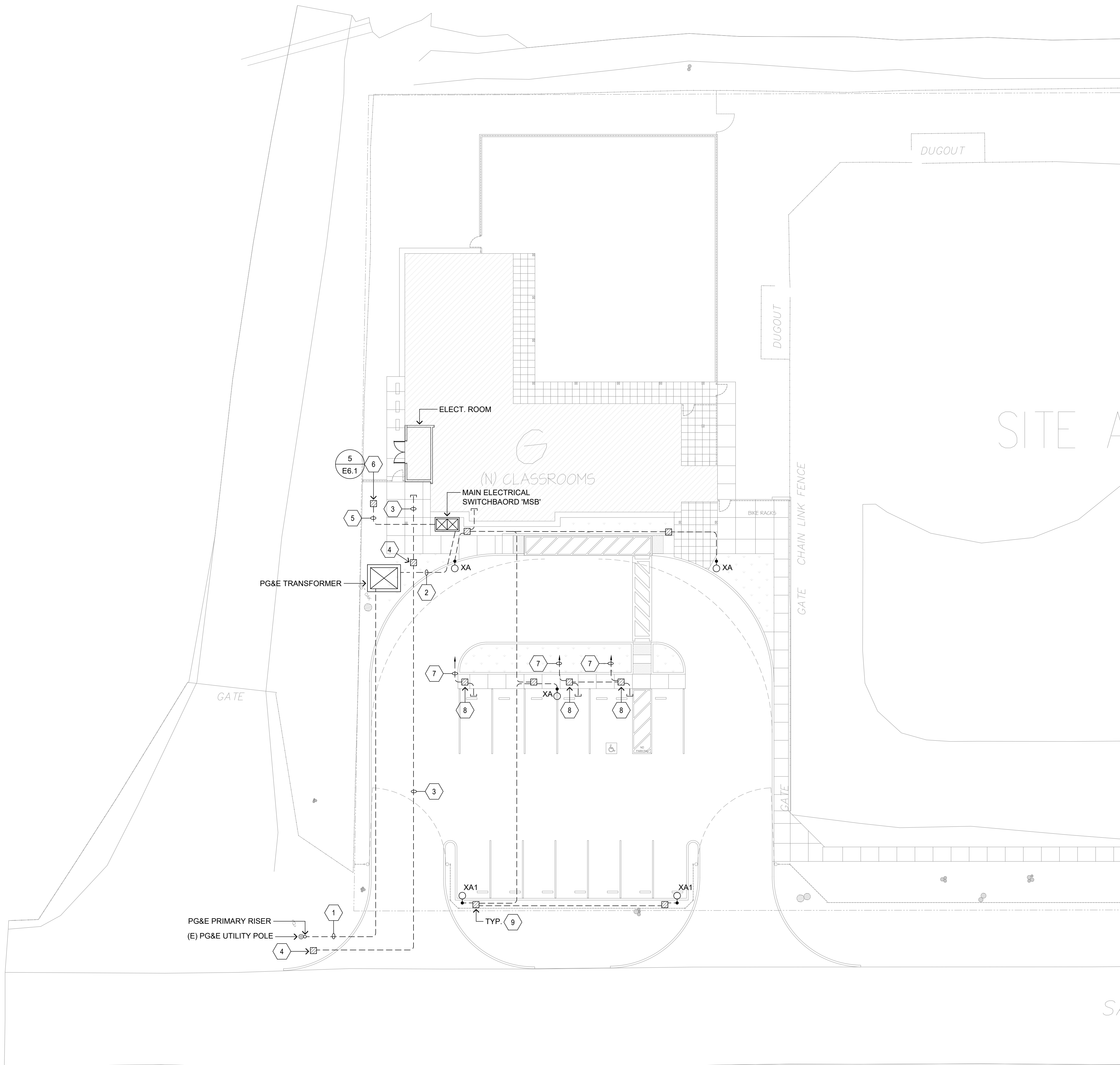
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DATE: XX MONTH 2023

JOB 2302

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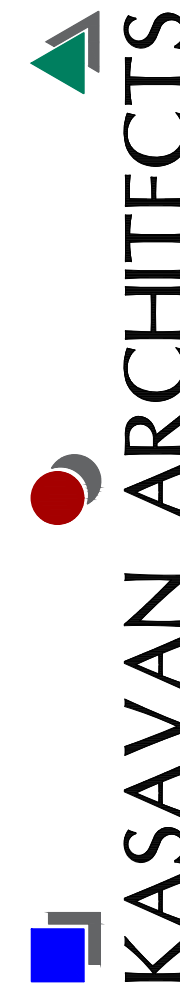
SHEET NOTES

1. PG&E PRIMARY - SEE 1/E1.1 FOR REQUIREMENTS.
2. PG&E SECONDARY - SEE 1/E1.1 FOR REQUIREMENTS.
3. 4" C.O. - AT&T TELEPHONE/FIBER.
4. AT&T IN-GRADE VAULT INSTALLED PER UTILITY REQUIREMENTS.
5. SEE 1/E1.1 FOR REQUIREMENTS.
6. CHRISTY #N36 CONCRETE IN-GRADE PULLBOX W/ LID LABELED "ELECTRICAL".
7. 1 1/4" C.O. - FUTURE EVCS; CONTRACTOR SHALL NOT ROUTE CONDUITS THROUGH BIOSWALES.
8. CHRISTY #N16 CONCRETE IN-GRADE PULLBOX W/ LID LABELED "ELECTRICAL".
9. CHRISTY #N16 CONCRETE IN-GRADE PULLBOX W/ LID LABELED "LIGHTING".

NOTES:

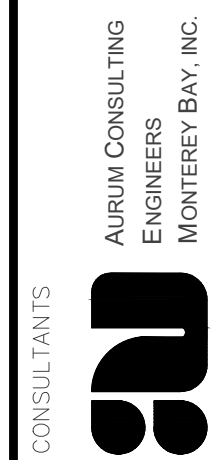
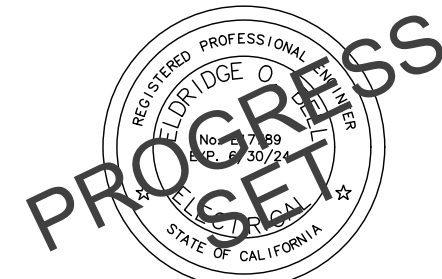
- A. CONTRACTOR SHALL LOCATE ALL (E) UNDERGROUND UTILITIES PRIOR TO TRENCHING AND TAKE CAUTION TO AVOID DAMAGE DURING TRENCHING. HAND TRENCH IF NECESSARY. CONTRACTOR SHALL MAKE ALL REPAIRS TO DAMAGED UTILITIES AT NO CHARGE TO OWNER.
- B. ALL WIRING FOR SITE LIGHTING SHALL BE #10 AWG MINIMUM, U.O.N.
-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

16' 0' 4' 8' 12' 16'
SCALE: 1/16"=1'-0"



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ELECTRICAL SITE PLAN

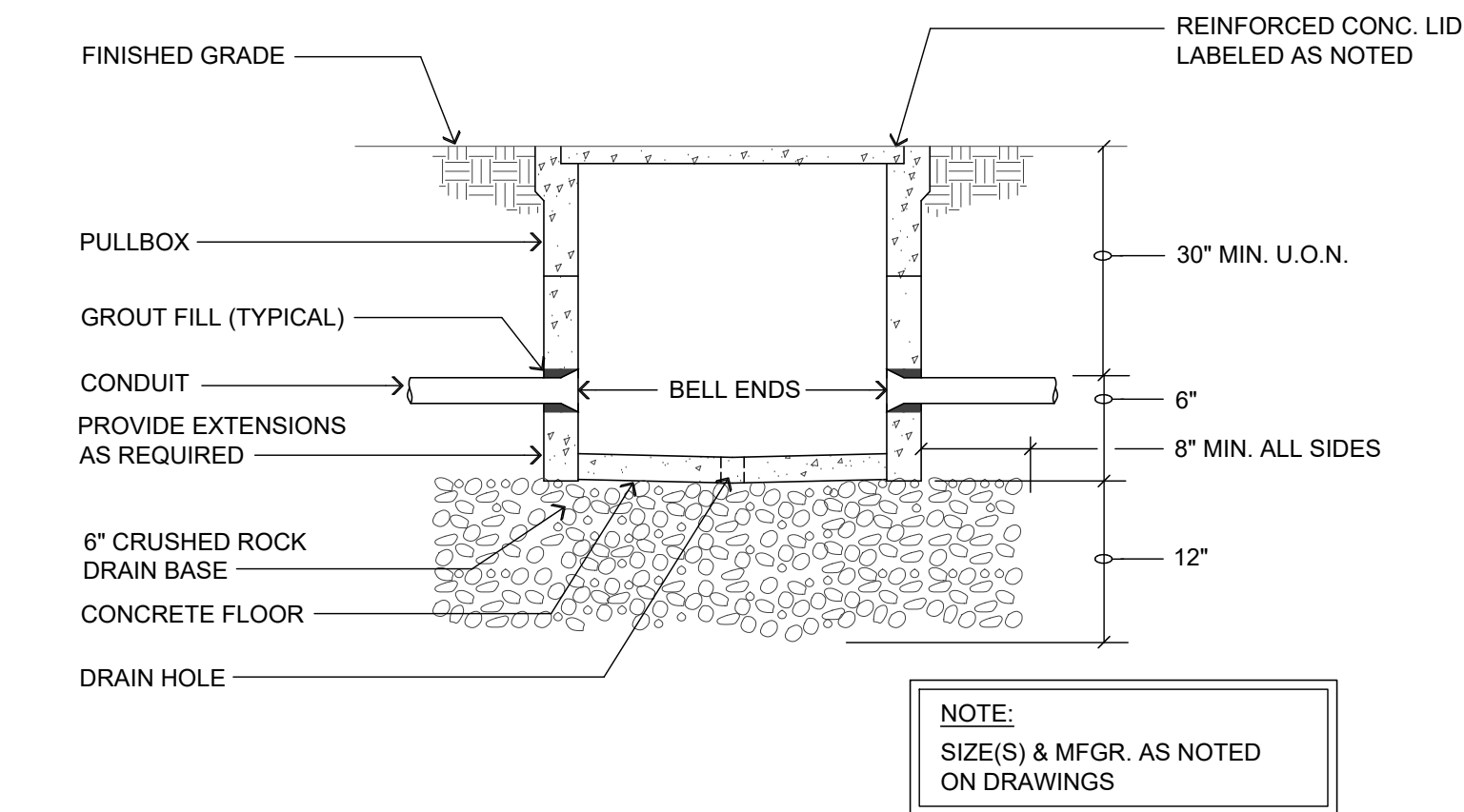
SHEET NUMBER

E2.1

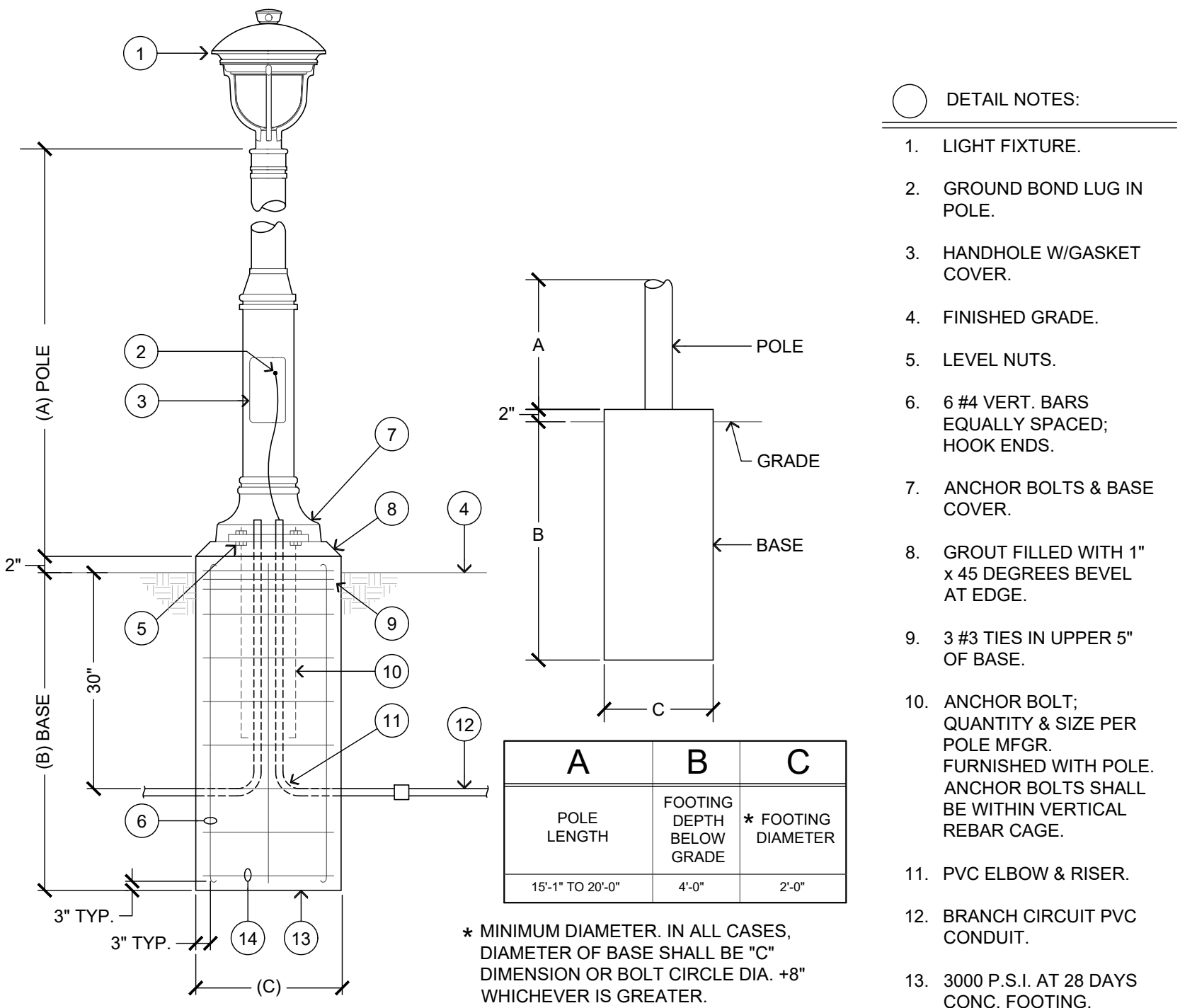
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JOB: 2302

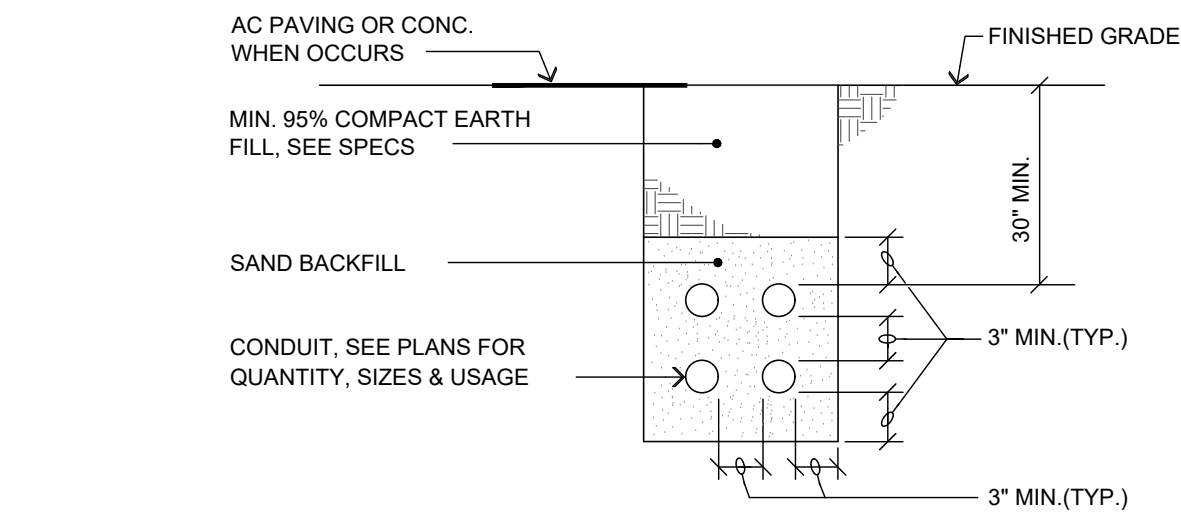
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5 TYPICAL PULLBOX DETAIL
NO SCALE

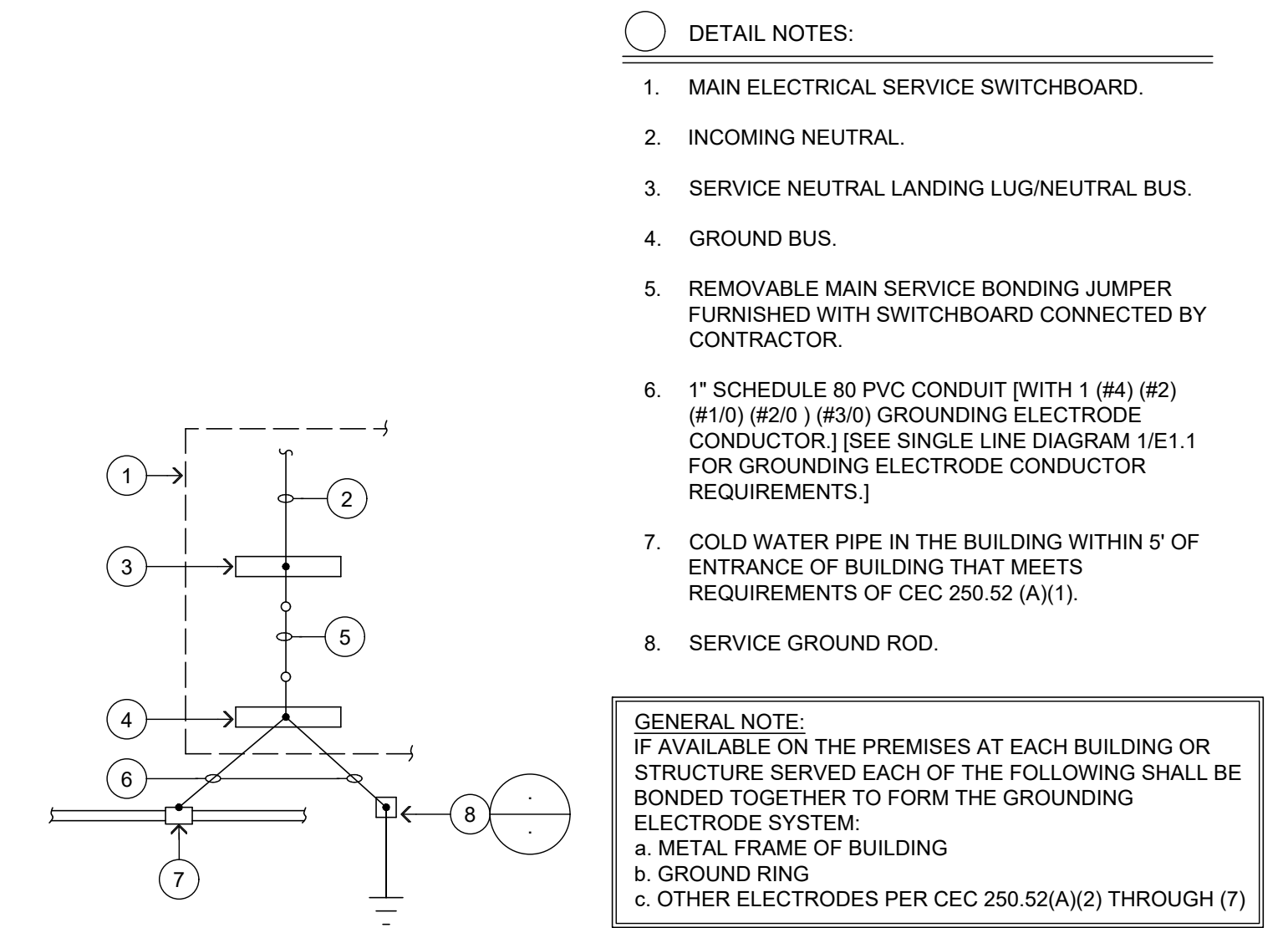


4 FIXTURE TYPE \" MOUNTING
NO SCALE

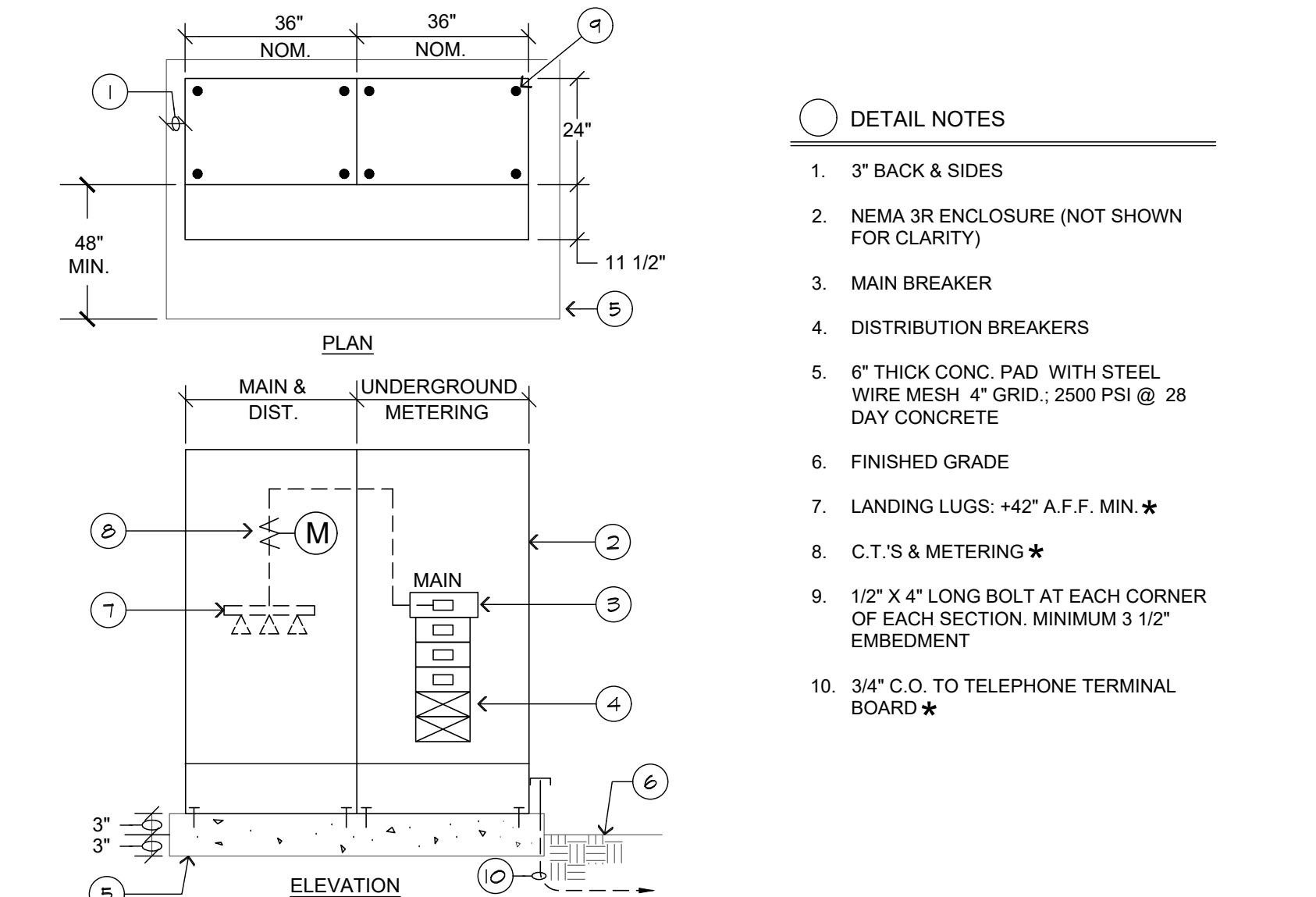


- GENERAL NOTES:
- EXISTING A.C. SHALL BE CUT AND REMOVED IN SUCH A MANNER SO AS NOT TO TEAR BULGE OR DISPLACE ADJACENT PAVEMENT. EDGES SHALL BE CLEAN AND VERTICAL. ALL CUTS SHALL BE PARALLEL OR PERPENDICULAR TO STREET CENTERLINE, WHEN PRACTICAL.
 - BASE MATERIAL TO BE REPLACED TO THE DEPTH OF EXISTING BASE AND COMPACTED TO A MIN. 95% RELATIVE COMPACTION. A.C. MAY BE SUBSTITUTED FOR BASE MATERIAL. WHEN USED AS BACKFILL, CLASS 100-E-100 P.C.C. MAY BE SUBSTITUTED FOR BASE MATERIAL.
 - A TACK COAT OF ASPHALTIC EMULSION OR PAVING ASPHALT SHALL BE APPLIED TO EXISTING A.C. AT ALL CONTACT SURFACES, PRIOR TO RESURFACING.
 - ASPHALTIC CONCRETE RESURFACING:
A) MINIMUM TOTAL THICKNESS SHALL BE ONE INCH GREATER THAN EXISTING A.C.
B) A.C. SHALL BE HOT PLANT MIX.
 - ALL A.C. RESURFACING SHALL BE SEAL COATED WITH AN EMULSIFIED ASPHALT AND COVERED WITH CLEAN SAND.

3 TYPICAL TRENCH SECTION
NO SCALE



2 ELECTRICAL SERVICE GROUND ROD
NO SCALE



1 SWITCHBOARD ELEVATION
NO SCALE

SECTION 26 05 73

GENERAL ELECTRICAL REQUIREMENTS

PART 1 - GENERAL

- 1.01 Description of Work
- A. Furnish and install all required in-place equipment, conduits, conductors, cables and any miscellaneous materials for the satisfactory interconnection and operation of all associated electrical systems.
- 1.02 Submittals:
- A. As specified in Division 1. Submit to the Architect shop drawings, manufacturer's data and certificates for equipment, materials and finish, and pertinent details for each system specified. Information to be submitted includes manufacturer's descriptive literature of cataloged products, equipment, drawings, diagrams, performance and characteristic curves as applicable, test data and catalog cuts. Obtain written approval before procurement, fabrication, or delivery of the items to the job site.
- B. Proposed substitutions of products will not be reviewed or approved prior to awarding of the Contract.
- C. Substitutions shall be proven to the Architect or Engineer to be equal or superior to the specified product. Architect's decision is final. The Contractor shall pay all costs incurred by the Architect and Engineer in reviewing and processing any proposed substitutions whether or not a proposed substitution is accepted.
- D. If a proposed substitution is rejected, the contractor shall furnish the specified product at no increase in contract price.
- E. If a proposed substitution is accepted, the contractor shall be completely responsible for all dimensional changes, electrical changes, or changes to other work which are a result of the substitution. The accepted substitution shall be made at no additional cost to the owner or design consultants.
- 1.03 Quality Assurance:
- A. Codes: All electrical equipment and materials, including installation and testing, shall conform to the latest editions of the following applicable codes:
1. California Electrical Code (CEC).
 2. Occupational Safety and Health Act (OSHA) standards.
 3. All applicable local codes, rules and regulations.
 4. Electrical Contractor shall possess a C-10 license and all other licenses as may be required. Licenses shall be in effect at start of this contract and be maintained throughout the duration of this contract.
- B. Variances: In instances where two or more codes are at variance, the most restrictive requirement shall apply.
- C. Standards: Equipment shall conform to applicable standards of American National Standards Institute (ANSI), Electronics Industries Association (EIA), Institute of Electrical and Electronics Engineers (IEEE), and National Electrical Manufacturers Association (NEMA).
- D. Underwriter Laboratories (UL) listing is required for all equipment and materials where such listing is offered by the Underwriters Laboratories. Provide service entrance labels for all equipment required by the NEC to have such labels.
- E. The electrical contractor shall guarantee all work and materials installed under this contract for a period of one (1) year from date of acceptance by owner.
- F. All work and materials covered by this specification shall be subject to inspection at any and all times by representatives of the owner. Work shall not be closed in or covered before inspection and approval by the owner or his representative. Any material found not conforming with these specifications shall, within 3 days after being notified by the owner, be removed from premises; if said material has been installed, entire expense of removing and replacing same, including any cutting and patching that may be necessary, shall be borne by the contractor.

- 1.04 Contract Documents:
- A. Drawings: The Electrical Drawings shall govern the general layout of the completed construction.
1. Locations of equipment, panels, pullboxes, conduits, stub-ups, ground connections are approximate unless dimensioned; verify locations with the Architect prior to installation.
 2. The general arrangement and location of existing conduits, piping, apparatus, etc., is approximate. The drawings and specifications are for the assistance and guidance of the contractor, exact locations, distances and elevations are governed by actual field conditions. Accuracy of data given herein and on the drawings is not guaranteed. Minor changes may be necessary to accommodate work. The contractor is responsible for verifying existing conditions. Should it be necessary to deviate from the design due to interference with existing conditions or work in progress, claims for additional compensation shall be limited to those for work required by unforeseen conditions as determined by the Architect.
 3. All drawings and divisions of these specifications shall be considered as whole. The contractor shall report any apparent discrepancies to the Architect prior to submitting bids.
 4. The contractor shall be held responsible to have examined the site and compared it with the specifications and plans and to have satisfied himself as to the conditions under which the work is to be performed. He shall be held responsible for knowledge of all existing conditions whether or not accurately described. No subsequent allowance shall be made for any extra expense due to failure to make such examination.

- 1.05 Closeout Submittals:
- A. Manuals: Furnish manuals for equipment where manuals are specified in the equipment specifications or are specified in Division 1.

- 1.06 Coordination:
- A. Coordinate the electrical work with the other trades, code authorities, utilities and the Architect.
- B. Provide and install all trenching, conduit, pull boxes, splice boxes, etc. for all Utility Company services to the locations indicated on the Drawings. Prior to performing any work, the Electrical Contractor shall coordinate with the various Utility Companies to verify that all such work and materials shown on the Drawings are of sufficient sizes and correctly located to provide services on the site.
- C. Utility Company charges shall be paid by the Owner.
- D. Contractor shall pay all inspection and other applicable fees and procure all permits necessary for the completion of this work.
- E. Where connections must be made to existing installations, properly schedule all the required work, including the power shutdown periods.
- F. When two trades join together in an area, make certain that no electrical work is omitted.

- 1.07 Job Conditions:
- A. Operations: Perform all work in compliance with Division 1
1. Keep the number and duration of power shutdown periods to a minimum.
 2. Show all proposed shutdowns and their expected duration on the construction schedule. Schedule and carry out shutdowns so as to cause the least disruption to operation of the Owner's facilities.
 3. Carry out shutdown only after the schedule has been approved, in writing, by the owner. Submit power interruption schedule 15 days prior to date of interruption.
- B. Construction Power: Unless otherwise noted in Division 1 of these specifications, contractor shall make all arrangements and provide all necessary facilities for temporary construction power to the site. Energy costs shall be paid by the General Contractor.

- 1.08 Safety and Indemnity:
- A. The Contractor is solely and completely responsible for conditions of the job site including safety of all persons and property during performance of the work. This requirement will apply continually and not be limited to normal working hours. The contractor shall provide and maintain throughout the work site proper safeguards including, but not limited to, enclosures, barriers, warning signs, lights, etc. to prevent accidental injury to people or damage to property.
- B. The Contractor performing work under this Division of the Specifications shall hold harmless, indemnify, and defend the Owner, the Engineer, their consultants, and each of their officers, agents and employees from any and all liability claims, losses, or damage arising out of or alleged to arise from bodily injury, sickness, or death of a person or persons and for all damages arising out of injury to or destruction of property arising directly or indirectly out of or in connection with the performance of the work under this Division of the Specifications, and from the Contractor's negligence in the performance of the work described in the construction contract documents, but not including liability that may be due to the sole negligence of the Owner, the Engineer, their Consultants or their officers, agents and employees.
- C. If a work area is encountered that contains hazardous materials, the contractor is advised to coordinate with the owner and it's abatement consultant for abatement of hazardous material by the Owner's Representative. "Hazardous materials" means any toxic substance regulated or controlled by OSHA, EPA, State of California or local rules, regulations and laws. Nothing herein shall be construed to create a liability for Aurn Consulting Engineers regarding hazardous materials abatement measures, or discovery of hazardous materials.

- 1.10 Arc Flash:
- A. The contractor shall install a clearly visible arc flash warning to the inside door of all panelboards and industrial control panels, as well as to the front of all switchboards and motor control centers that are a part of this project.
- B. The warning shall have the following wording: line 1 "WARNING" (in large letters), line 2 "Potential Arc Flash Hazard" (in medium letters), line 3 & 4 "Appropriate Personal Protective Equipment and Tools required when working on this equipment".

- 1.11 All boxes and enclosures for emergency circuits shall be permanently marked with a readily visible red spray painted mark.

PART 2 - PRODUCTS

- 2.01 Nameplates:
- A. Identify each piece of equipment and related controls with a rigid laminated engraved plastic nameplate. Unless otherwise noted, nameplates shall be melamine plastic 0.125 inch thick, white with black center core. Surface shall be matte finish. Corners shall be square. Accurately align lettering and engrave into the core. Minimum size of nameplates shall be 0.5 by 2.5 inches unless otherwise noted. Where not otherwise specified, lettering shall be a minimum of 0.25 inch high normal black style. Engrave nameplates with the inscriptions indicated on the Drawings and, if not so indicated, with the equipment name. Securely fasten nameplates in place using two stainless steel or brass screws.
- 2.02 Finish requirements:
- A. Equipment: Refer to each electrical equipment section of these Specifications for painting requirements of equipment enclosures. Repair any final paint finish which has been damaged or is otherwise unsatisfactory to the satisfaction of the Architect.
- B. Wiring System: In finished areas, paint all exposed conduits, boxes and fittings to match the color of the surface to which they are affixed.

PART 3 - EXECUTION

- 3.01 Workmanship:
- A. All electrical equipment and materials shall be installed in a neat and workmanship manner in accordance with the "NECA-I Standard Practices For Good Workmanship in Electrical Contracting". Workmanship of the entire job shall be first class in every respect.
- 3.02 Equipment Installations:
- A. Provide the required inserts, bolts and anchors, and securely attach all equipment and materials to their supports.
- B. Do all the cutting and patching necessary for the proper installation work and repair any damage done.
- C. Earthquake restraints: All electrical equipment, including conduits equal to or greater than 2.5 inches in diameter, shall be braced or anchored to resist a horizontal force acting in any direction as per CBC section 1617A.1.24 Title 24, part 2 and ASCE7, section 13.6.5.
- D. Structural work: All core drilling, bolt anchor insertion, or cutting of existing structural concrete shall be approved by a California registered structural consulting engineer prior to the execution of any construction. At all floor slabs and structural concrete walls to be drilled, cut or bolt anchors inserted, the contractor shall find and mark all reinforcing in both faces located by means of x-ray, pull-ometer, or proof-cone. Submit sketch showing location of rebar and proposed cuts, cores, or bolt anchor locations for approval.
- 3.03 Field Test:
- A. Perform equipment field tests and adjustments. Properly calibrate, adjust and operationally check all circuits and components, and demonstrate as ready for service.
- B. Operational Tests: Operationally test all circuits to demonstrate that the circuits and equipment have been properly installed and adjusted and are ready for full-time service. Demonstrate the proper functioning of circuits in all modes of operation, including alarm conditions.

- 3.04 Records:
- A. Maintain one copy of the contract Drawing Sheets on the site of the work for recording the "as built" condition. After completion of the work, the Contractor shall carefully mark the work as actually constructed, revising, deleting and adding to the Drawing Sheets as required. As built Drawings shall be delivered to the Architect within ten (10) days of completion of construction.
- 3.05 Clean Up:
- A. Upon completion of electrical work, remove all surplus materials, rubbish, and debris that accumulated during the construction work. Leave the entire area neat, clean, and acceptable to the Architect.

SECTION 26 05 26

GROUNDING

PART 1 - EXECUTION

- 1.1 Grounding and Bonding:
- A. Grounding and bonding shall be as required by codes and local authorities.
- B. All electrical equipment shall be grounded, including, but not limited to, panel boards, terminal cabinets and outlet boxes.
- C. The ground pole of receptacles shall be connected to their outlet boxes by means of a copper ground wire connecting to a screw in the back of the box.
- D. A green insulated copper ground wire, sized to comply with codes, shall be installed in all conduit runs.
- E. All metal parts of pull boxes shall be grounded per code requirements.
- F. All ground conductors shall be green insulated copper.

SECTION 26 05 42

CONDUITS, RACEWAYS AND FITTINGS

PART 1 - EXECUTION

- 1.01 Conduit, Raceway and Fitting Installation:
- A. For conduit runs exposed to weather provide rigid metal (GRS).
- B. For conduit runs underground, in concrete or masonry block wall and under concrete slabs, install minimum 1/2" size nonmetallic (PVC) with PVC elbows. Where conduits transition from underground or under slab to above grade install wrapped rigid metal (GRS) elbows and risers.
- C. For conduit runs concealed in steel or wood framed walls or in ceiling spaces or exposed in interior spaces above six feet over the finished floor, install EMT.
- D. For flexible metal conduit shall be used only for the connection of recessed lighting fixtures and motor connections unless otherwise noted on the Drawings. Liquid-tight steel flexible conduit shall be used for motor connections.
- E. The minimum size raceway shall be 1/2-inch unless indicated otherwise on the Drawings.
- F. Installation shall comply with the CEC.
- G. From pull point to pull point, the sum of the angles of all of the bends and offset shall not exceed 360 degrees.
- H. Conduit Supports: Properly support all conduits as required by the NEC. Run all conduits concealed except where otherwise shown on the drawings.
- I. Exposed Conduits: Support exposed conduits within three feet of any equipment or device and at intervals not exceeding NEC requirements; wherever possible, group conduits together and support on common supports. Support exposed conduits fastened to the surface of the concrete structure by one-hole clamps, or with channels. Use conduit spacers with one-hole clamps.
- A. Conduits attached to walls or columns shall be as unobtrusive as possible and shall avoid windows.
- B. Run all exposed conduits parallel or at right angles to building lines.
- b. Group exposed conduits together. Arrange such conduits uniformly and neatly.
2. Support all conduits within three feet of any junction box, coupling, bend or fixture.
 3. Support conduit risers in shafts with Unistrut Supportstrut, or approved equal, channels and straps.
- I. Moisture Seals: Provide in accordance with NEC paragraphs 230-8 and 300-5(g).
- J. Where PVC conduit transitions from underground to above grade, provide rigid steel 90's with risers. Rigid steel shall be half-lap wrapped with 20 mil tape and extend minimum 12" above grade.
- K. Provide a nylon pull cord in each empty raceway.
- L. Provide galvanized rigid steel factory fittings for galvanized rigid steel conduit.
- M. Slope all underground raceways to provide drainage; for example, slope conduit from equipment located inside a building to the pull box or manhole located outside the building.
- N. Conduits shall be blown out and swabbed prior to pulling wires.

SECTION 26 05 16

LINE VOLTAGE WIRE AND CABLE

PART 1 - PRODUCTS

- 1.01 Conductors:
- A. Conductors shall be copper, type THHN/THWN/MTW oil and gasoline resistant, 90°C, 600 volt rated insulation.
- B. Conductors shall be stranded copper.
- C. Minimum power and control wire size shall be No.12 AWG unless otherwise noted.
- D. All conductors used on this Project shall be of the same type and conductor material.
- 1.02 Terminations:
- A. Manufacturer - Terminals as manufactured by T&B, Burndy or equal.
- B. Wire Terminations - Stranded conductors shall be terminated in clamping type terminations which serve to contain all the strands of the conductor. Curling of a stranded conductor around a screw type terminal is not allowed. For screw type terminations, use a fork type stake-on termination on the stranded conductor. Use only a stake-on tool approved for the fork terminals selected.
- C. End Seals - Heat shrink plastic caps of proper size for the wire on which used.

- 1.03 Tape:
- A. Tape used for terminations and cable marking shall be compatible with the insulation and jacket of the cable and shall be of plastic material.
- 1.04 Cables:
- A. Type MC Armored Cable:
1. Conductors shall be copper type THHN/THWN/MTW oil and gasoline resistant, 600 volt rated insulation.
 2. Conductors shall be stranded copper No.8 AWG and above.
 3. Minimum power and control wire shall be No.12 AWG unless otherwise noted.
 4. All conductors used on this project shall be of the same type and conductor material.
 5. Light weight aluminum interlocked armor.
 6. Integral green insulated grounding conductor.

PART 2 - EXECUTION

- 2.01 Cable Installation:
- A. Clean Raceways - Clean all raceways prior to installation of cables as specified in Section 26 05 42 - Conduits Raceway and Fittings.
- B. All wiring including low voltage wiring shall be installed in conduit, U.O.N.
- C. All feeder conductors shall be continuously run from equipment to equipment. Splices in feeders are not permitted unless specifically noted or approved by the Electrical Engineer.
- D. All branch circuit wiring shall be run concealed in ceiling spaces, walls, below floors or in crawl spaces unless noted otherwise.
- 2.02 Cable Terminations and Splices:
- A. Splices - UL Listed wirenuts.
- B. Terminations - Shall comply with the following:
1. Make up and form cable and orient terminals to minimize cable strain and stress on device being terminated.
 2. Burnish oxide from conductor prior to inserting in oxide breaking compound filled terminal.
- 2.03 Circuit and Conductor Identification:
- A. Color Coding - Provide color coding for all circuit conductors. Insulation color shall be white for neutrals and green for grounding conductors. Conductor colors shall be as follows:
- VOLTAGE 208/120V
- Phase A Black
- Phase B Red
- Phase C Blue
- Neutral White
- Ground Green
- B. Color coding shall be in the conductor insulation for all conductors #10 AWG and smaller; for larger conductors, color shall be either in the insulation or in colored plastic tape applied at every location where the conductor is readily accessible.
- C. Circuit Identification - All underground distribution and service circuits shall be provided with plastic identification tags in each secondary box and at each termination. Tags shall identify the source transformer of the circuit and the building number(s) serviced by the circuit.
- 2.04 Field Tests:
- A. All systems shall test free from short circuits and grounds, shall be free from mechanical and electrical defects, and shall show an insulation resistance between phase conductors and ground of not less than the requirements of the CEC. All circuits shall be tested for proper neutral and ground.
- B. Insulation Resistance Tests: perform insulation resistance tests on circuits with #2 AWG and larger conductors to be energized with a line-to-neutral voltage of 120 volts or more. Make these tests before all equipment has been connected. Test the insulation with a 500Vdc insulation resistance tester with a scale reading 100 megohms. The insulation resistance shall be 2 megohms or more.
- C. Contractor shall torque all termination of feeders/circuits terminations where required per CEC and manufacturer labeling requirements at point of connection.

SECTION 26 05 33

OUTLET, JUNCTION AND PULL BOXES

PART 1 - PRODUCTS

- 1.01 Outlet boxes, Junction and Pull boxes
- A. Standard Outlet Boxes: Galvanized, steel, knock-out type of size and configuration best suited to the application indicated on the Drawings. Minimum box size shall be 4 inches square (octagon for most light fixtures) by 1-1/2 inches deep with mud rings as required. Boxes used with conduit 1" or larger shall be minimum 2" deep.
- B. Switch Boxes: Minimum box size shall be 4 inches square by 1-1/2 inches deep with mud rings as required. Install multiple switches in standard gang boxes with raised device covers suitable for the application indicated.
- C. Conduit boxes: Cadmium plated, cast iron alloy. Conduit bodies with threaded conduit hubs and neoprene gasketed, cast iron covers. Bodies shall be used to facilitate pulling of conductors or to make changes in conduit direction only. Splices are not permitted in conduit bodies. Crouse-Hinds Form 8 Condulets, Appleton Form 35 Unilets or equal.
- D. Sheet Metal Boxes: Use standard outlet or concrete ring boxes wherever possible; otherwise use a minimum 16 gauge galvanized sheet metal, NEMA 1 box sized to Code requirements with covers secured by cadmium plated machine screws located six inches on centers. Circle AW Products, Hoffman Engineering Company or equal.
- E. Flush Mounted Pull boxes and Junction boxes: Provide overlapping covers with flush head cover retaining screws, prime coated.

PART 2 - EXECUTION

- 2.01 Outlet Boxes
- A. General:
1. All outlet boxes shall finish flush with building walls, ceilings and floors except in mechanical and electrical rooms above accessible ceiling or where exposed work is called for on the Drawings.
 2. Install raised device covers (plaster rings) on all switch and receptacle outlet boxes installed in masonry or stud walls or in furfed, suspended or exposed concrete ceilings. Covers shall be of a depth to suit the wall or ceiling finish.
 3. Leave no unused openings in any box. Install close-up plugs as required to seal openings.
- B. Box Layout:
1. Outlet boxes shall be installed at the locations and elevations shown on the drawings or specified herein. Make adjustments to locations as required by structural conditions and to suit coordination requirements of other trades.
 2. Locate switch outlet boxes on the latch side of doorways.
 3. Outlet boxes shall not be installed back to back nor shall through-wall boxes be permitted. Outlet boxes on opposite sides of a common wall shall be separated horizontally by at least one stud or vertical structural member.
 4. For outlets mounted above counters, benches or backsplashes, coordinate location and mounting heights with built-in units. Adjust mounting height to agree with required location for equipment served.
 5. On fire rated walls, the total face area of the outlet boxes shall not exceed 100 square inches per 100 square feet of wall area.
- C. Supports:
1. Outlet Boxes installed in metal stud walls shall be equipped with brackets designed for attaching directly to the studs or shall be mounted on specified box supports.
 2. Fixture outlet boxes installed in suspended ceiling of gypsum board or lath and plaster construction shall be mounted to 16 gauge metal channel bars attached to main ceiling runners.
 3. Fixture outlet boxes installed in suspended ceilings supporting acoustical tiles or panels shall be supported directly from the structure above where pendant mounted lighting fixture are to be installed on the box.
 4. Fixture Boxes above tile ceilings having exposed suspension systems shall be supported directly from the structure above.
 5. Outlet and /or junction boxes shall not be supported by grid or fixture hanger wires at any locations.

- 2.02 Junction And Pull Boxes
- A. General:
1. Install junction or pull boxes where required to limit bends in conduit runs to not more than 360 degrees or where pulling tension achieved would exceed the maximum allowable for the cable to be installed. Note that these boxes are not shown on the Drawings.
 2. Locate pull boxes and junction boxes in concealed locations above accessible ceilings or exposed in electrical rooms, utility rooms or storage areas.
 3. Install raised covers (plaster rings) on boxes in stud walls or in furfed, suspended or exposed concrete ceilings. Covers shall be of a depth to suit the wall or ceiling finish.
 4. Leave no unused openings in any box. Install close-up plugs as required to seal openings.
 5. Identify circuit numbers and panel on cover of junction box with black marker pen.
- B. Box Layouts:
1. Boxes above hung ceilings having concealed suspension systems shall be located adjacent to openings for removable recessed lighting fixtures.
 2. Supports:
 1. Boxes installed in metal stud walls shall be equipped with brackets designed for attaching directly to the studs or shall be mounted on specified box supports.
 2. Boxes installed in suspended ceilings of gypsum board or lath and plaster construction shall be mounted to 16 gauge metal channel bars attached to main ceiling runners.
 3. Boxes installed in suspended ceilings supporting acoustical tiles or panels shall be supported directly from the structure above.
 4. Boxes mounted above suspended acoustical tile ceilings having exposed suspension systems shall be supported directly from the structure above.

SECTION 26 24 13

SWITCHBOARDS, 600 VOLTS AND BELOW

PART 1 - GENERAL

- 1.01 Submittals:
- A. Shop Drawings - For each switchboard furnished under this Contract, submit manufacturer's information on the switchboard.
- B. Before construction of the main (service) switchboard, the contractor shall deliver two or more copies of the switchboard submittal to P.G.A.E. for their approval. The contractor shall deliver one P.G.A.E. approved copy of the submittal to the Electrical Engineer for record.
- C. Submit operation and maintenance data for switchboards, and circuit breakers including nameplate data, parts lists, manufacturer's circuit breaker time current coordination curves, factory and field test reports, recommended maintenance procedures and typewritten as-built panel and switchboard schedules. Submit in accordance with Division 1.
- 1.02 Warranty
- A. Manufacturer shall warrant equipment to be free from defects in materials and workmanship for the lesser of one (1) year from date of installation or eighteen (18) months from date of purchase.

PART 2 - PRODUCTS

- 2.01 Switchboards:
- A. General: Switchboards shall be designed, built and tested in accordance with applicable portions of the latest NEMA, EUSERC, and Underwriter Laboratories standards and the latest requirements of the California Electrical Code. All sections and devices shall be UL listed and labeled.
1. Switchboards shall be dead front, completely self-supporting structure of the required number of vertical sections bolted together to form one metal, totally enclosed, switchboard. Sides, top, and rear covers shall be code gauge steel, bolted to the switchboard structure.
 2. The switchboard shall be furnished with phase and neutral buses of the amps, volts and phase shown on the Drawings. The bus shall extend the full length of the switchboard. Tapered bus is not acceptable. The switchboard sections, when called for on the plans, shall be as follows:
 - a. Metering Section and landing lugs; Fully Pacific Gas & Electric Company compatible.
 - a. All sections shall include full capacity busing between sections.
 - c. All sections shall be front aligned and shall have front-connected devices.
 3. All buses shall be silver plated copper, supported with high impact, non-tracking insulating material, braced to withstand the mechanical forces exerted during short circuit conditions. The current density of the bus shall not exceed 1000 amperes per square inch of cross section area or the switchboard busrating shall be of sufficient cross-sectional area to meet UL standard 891 for temperature rise. Provisions shall be provided for future splicing of additional sections from either end. The neutral bus shall be 100% rated.
 4. A ground bus shall be furnished secured to each vertical section structure, and shall extend the length of the main and distribution sections of the switchboard. The ground bus shall be sized per UL standard 891 and be of the same material as the through bus.
 5. Vertical main bus bars shall be furnished full height to accommodate future branch devices.
 6. The switchboard shall be furnished and installed complete with all underground pull sections, utility sections, utility cable termination, transformer and metering sections shall be in accordance with Pacific Gas and Electric Company requirements.
 7. The main device, where indicated to be individually mounted, shall be completely isolated from the utility and the feeder sections of the switchboard, both in the device section and the cable section of the switchboard cable. The cable section shall also be isolated from the main horizontal bus. The main device cubicle shall have UL service equipment label.
 8. Feeder devices shall be group-mounted and be front accessible, furnished with vertical wiring gutter on the front of the distribution sections. Wiring gutters shall be furnished with hinged, code gauge steel formed covers. Unused device space shall be covered with blank code gauge steel covers.
 9. All vertical sections comprising the switchboard shall be aligned front and rear.
10. Switchboards for outdoor installation shall be furnished in NEMA 3R non-rain-in-enclosures provided with thermally controlled space heaters in each vertical section. Space heaters shall be powered from a circuit breaker protected circuit originating within the switchboard and shall be sized adequately to prevent the formation of condensation. Space heater shall be suitable for operation at 120V AC.
- B. Circuit Breakers
1. Circuit breakers, unless otherwise indicated, shall be the molded case type with ratings as indicated on the Drawings.
 2. Main circuit breakers, where indicated to be Molded case type, shall be 80 [100] percent rated, with the frame size and trip plug ratings shown.
 3. Manufacturer
- a. The switchboard shall be Square D, Siemens or I.E.M., no other switchboard manufacturers are acceptable.

PART 3 - EXECUTION

- 3.01 Installation:
- A. Switchboards shall be installed where indicated on the Drawings, and in accordance with the manufacturer's instructions.
- 3.02 Mounting:
- A. Switchboards shall be mounted on a concrete pad, as indicated on the drawings. Reinforcing shall be as shown on the Drawings. The top surface of the pad shall be 2 inches above the surrounding surface.
- B. The switchboard shall be bolted to the pad with ½ inch diameter bolts minimum at each corner of each section unless otherwise noted.
- C. The switchboard shall be seismically qualified to withstand potential seismic forces up to UBC Seismic Zone 4.
- 3.03 Padlocks:
- A. Exterior switchboard shall be provided with padlocks keyed as directed by the Owner's Representative. Padlocks shall be supplied by the contractor.

SECTION 26 28 16

CIRCUIT BREAKERS

PART 1 - PRODUCTS

- 1.01 Circuit Breaker: Each circuit breaker shall consist of the following:
- A. A molded case breaker with an over center toggle-type mechanism, providing quick-make, quick-break action. Each circuit breaker shall have a permanent trip unit containing individual thermal and magnetic trip elements in each pole. Multiple circuit breakers shall have variable magnetic trip elements which are set by a single adjustment to assure uniform tripping characteristics in each pole. Circuit breakers shall be of the bolt-on type unless otherwise noted.
- B. Breakers shall be calibrated for operation in an ambient temperature of 40°C.
- C. Each circuit breaker shall have trip indication by handle position and shall be trip-free.
- D. Three pole breakers shall be common trip.
- E. The circuit breakers shall be constructed to accommodate the supply connection at either end of the circuit breaker handle.
- F. Breakers shall be rated as shown on Drawings.
- G. Circuit breaker and/or Fuse/circuit breaker combinations for series connected interrupting ratings shall be listed by UL as recognized component combinations for use in the end use equipment in which it is installed. Any series rated combination used shall be marked on the end use equipment per CEC Section 110-2.2.
- H. Breakers shall be UL listed. Circuit breakers shall have removable lugs.
- I. Lugs shall be UL listed for copper and aluminum conductors.
- J. Breakers shall be UL listed for installation of mechanical screw type lugs.
- K. Circuit breakers serving HACR rated loads shall be HACR type. Circuit breakers serving other motor loads shall be motor rated.
- L. Breakers indicated as "current limiting" (CL), shall be of the non-fused type; Square D I-Limiter, Westinghouse Limit-R, or ITE Sentinel only.

SECTION 26 31 00

LIGHTING

PART 1 - PRODUCTS

- 1.01 Fixtures
- A. Fixtures shall be of the types, wattage's and voltages shown on the Drawings and be UL classified and labeled for the intended use.
- B. Substitutions will not be considered unless the photometric distribution curve indicates the proposed fixture is equal to or exceeds the specified luminaire.
- C. Luminaire wire, and the current carrying capacity thereof shall be in accordance with the CEC.
- D. Luminaires and lighting equipment shall be delivered to the project site complete, with suspension accessories, airlead cable, stems, canopies, hickey's, castings, sockets, holders, ballasts, diffusers, frames, and related items, including support and braces.
- 1.02 LED Power Supplies / Drivers:
- A. Power Supplies and Drivers shall be of the types shown on the drawings. Drivers shall be CBM certified and bear the UL label. Drivers shall be the high power factor type and have a 10% maximum total harmonic distortion.
- B. All Drivers for fixtures installed outdoors shall provide reliable operation at 0°F at 90% of the nominal line voltage.
- C. Drivers shall be Sound Rated A+ or will be rejected and shall be replaced at no expense to the Owner.
- 1.03 Light Sources:
- A. All LED sources shall be new at the time of acceptance; been fabricated within 12 months before installation per the date code on the module; and shall be Cree, General Electric, Osram /Sylvania, Phillips, or approved equal.
- B. Unless otherwise noted on the drawings, Light Engines shall have the highest available efficiency, 3500°K, and 85 CRI minimum.

PART 2 - EXECUTION

- 2.01 Installation:
- A. General:
1. All fixtures and luminaires shall be clean and light engines shall be operable at the time of acceptance.
 2. Install luminaires in accordance with manufacturer's instructions, complete with power supply/driver, light source and controls, ready for operation as indicated.
 3. Align, mount, and level the luminaires uniformly.
 4. Avoid interference with and provide clearance for equipment. Where an indicated position conflicts with equipment locations, change the location of the luminaire by the minimum distance necessary.
- B. Mounting and Supports:
1. Mounting heights shall be as shown on the Drawings. Unless otherwise shown, mounting height shall be measured to the centerline of the outlet box for wall mounted fixtures and to the bottom of the fixture for suspended fixtures and to the bottom of the fixture for all other types.
 2. Luminaire supports shall be anchored to structural members.
 3. Pendant stem mounted luminaires shall be provided with ball aligners to assure a plumb installation and shall have a minimum 45-degree clean swing from horizontal in all directions. Sway bracing shall be installed as required to limit the movement of the fixture. Fixtures shall be allowed to sway a maximum of 45° without striking any object.
 4. Fixture supports shall be designed to resist earthquake forces of UBC Seismic Area.

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(N) CLASSROOM BUILDING FOR

LAGUNITA SCHOOL DISTRICT

AT

LAGUNITA SCHOOL

975 SAN JUAN GRADE ROAD, SALINAS, CA. 93907

ELECTRICAL SPECIFICATIONS

SHEET NUMBER

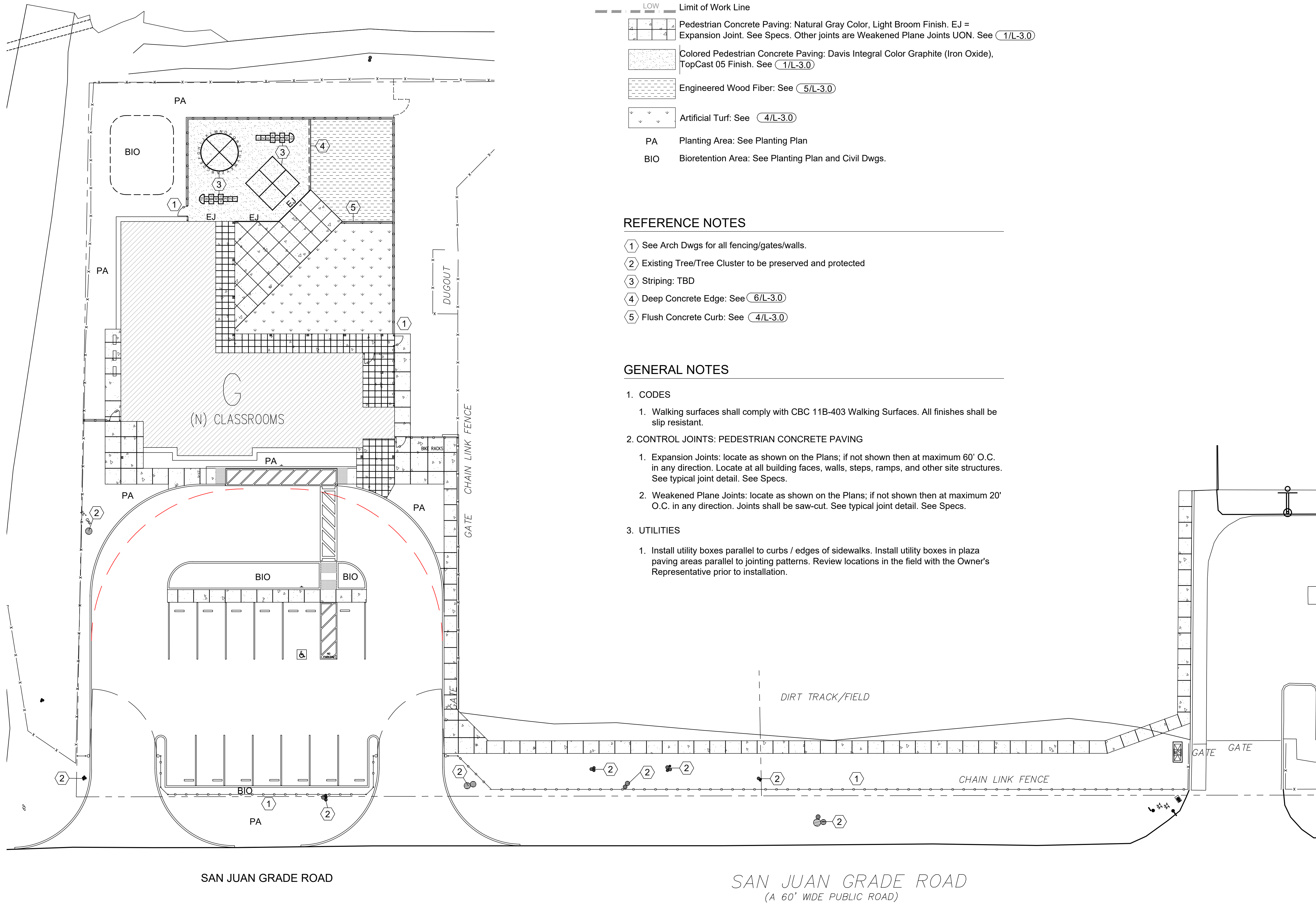
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DATE: XX MONTH 2023

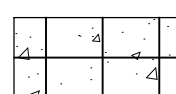
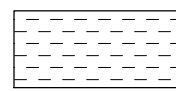
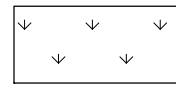
JOB 2302

DRAWN CADD

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LEGEND

- LOW --- Limit of Work Line
-  Pedestrian Concrete Paving: Natural Gray Color, Light Broom Finish. EJ = Expansion Joint. See Specs. Other joints are Weakened Plane Joints UON. See (1/L-3.0)
-  Colored Pedestrian Concrete Paving: Davis Integral Color Graphite (Iron Oxide), TopCast 05 Finish. See (1/L-3.0)
-  Engineered Wood Fiber: See (5/L-3.0)
-  Artificial Turf: See (4/L-3.0)
- PA Planting Area: See Planting Plan
- BIO Bioretention Area: See Planting Plan and Civil Dwgs.

REFERENCE NOTES

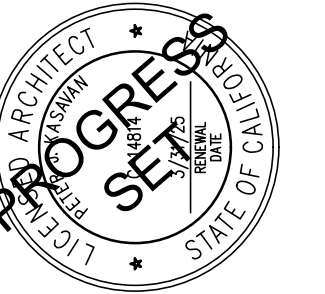
- 1 See Arch Dwgs for all fencing/gates/walls.
- 2 Existing Tree/Tree Cluster to be preserved and protected
- 3 Striping: TBD
- 4 Deep Concrete Edge: See (6/L-3.0)
- 5 Flush Concrete Curb: See (4/L-3.0)

GENERAL NOTES

1. CODES
 1. Walking surfaces shall comply with CBC 11B-403 Walking Surfaces. All finishes shall be slip resistant.
2. CONTROL JOINTS: PEDESTRIAN CONCRETE PAVING
 1. Expansion Joints: locate as shown on the Plans; if not shown then at maximum 60' O.C. in any direction. Locate at all building faces, walls, steps, ramps, and other site structures. See typical joint detail. See Specs.
 2. Weakened Plane Joints: locate as shown on the Plans; if not shown then at maximum 20' O.C. in any direction. Joints shall be saw-cut. See typical joint detail. See Specs.
3. UTILITIES
 1. Install utility boxes parallel to curbs / edges of sidewalks. Install utility boxes in plaza paving areas parallel to jointing patterns. Review locations in the field with the Owner's Representative prior to installation.

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REVISIONS:

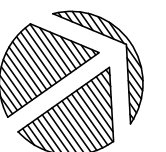
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LAGUNITA SCHOOL DISTRICT
AT
LAGUNITA SCHOOL
975 SAN JUAN GRADE ROAD, SALINAS, CA 93907
CONSTRUCTION PLAN

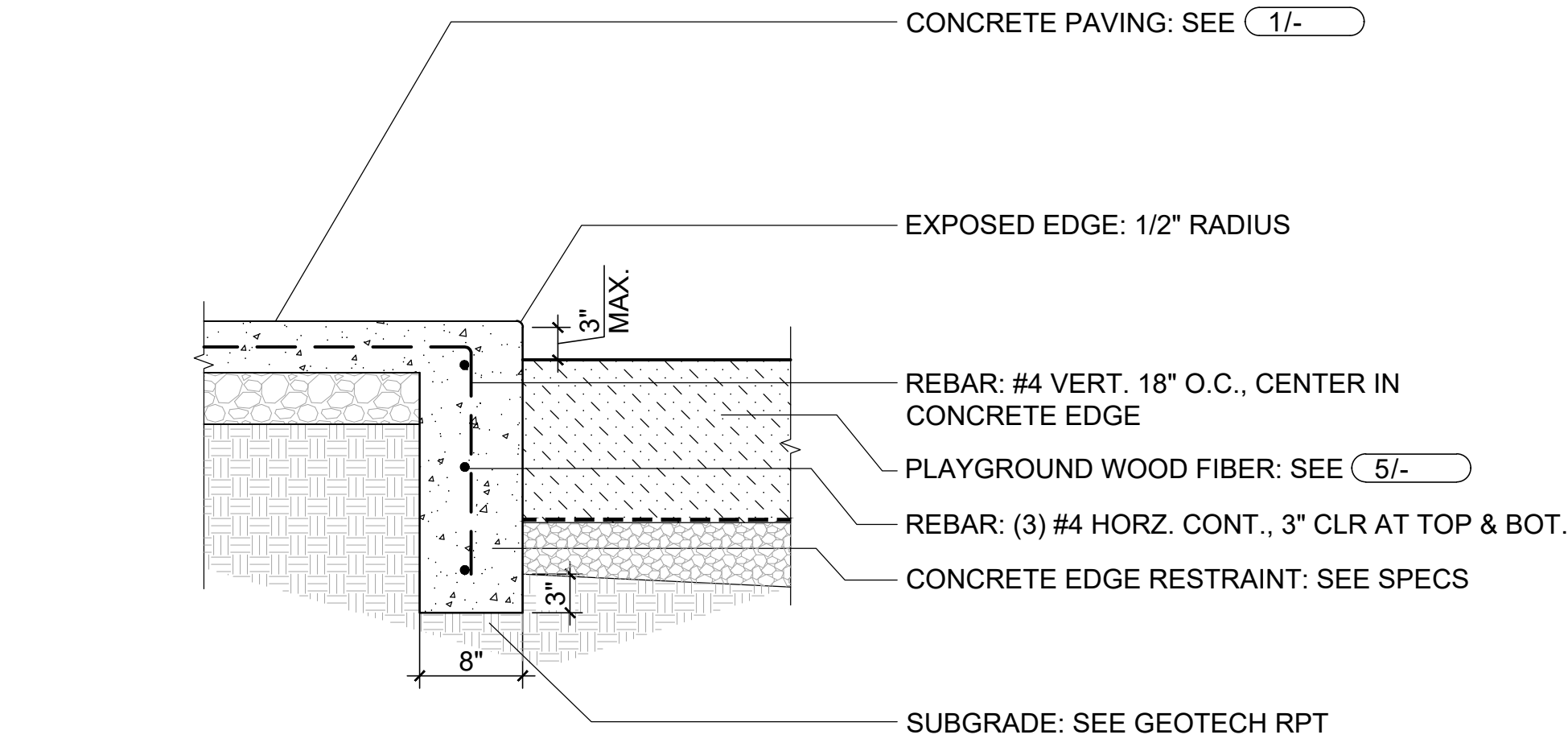
SHEET NUMBER

L-2.0

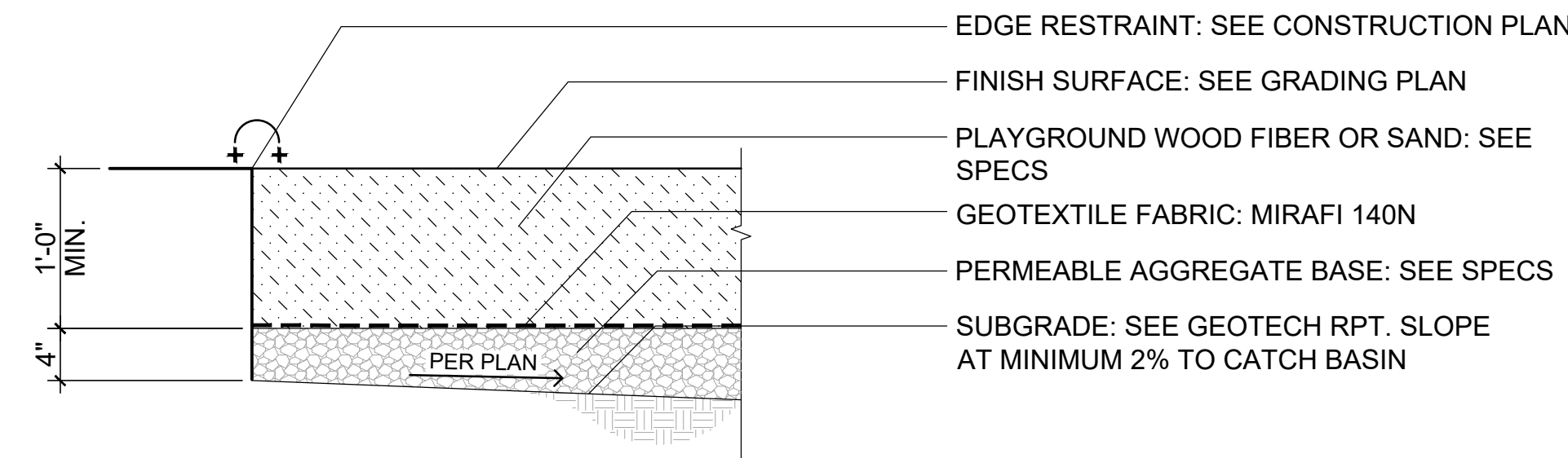
DATE: 11 AUGUST 2023
JOB: 23036
DRAWN: CADD



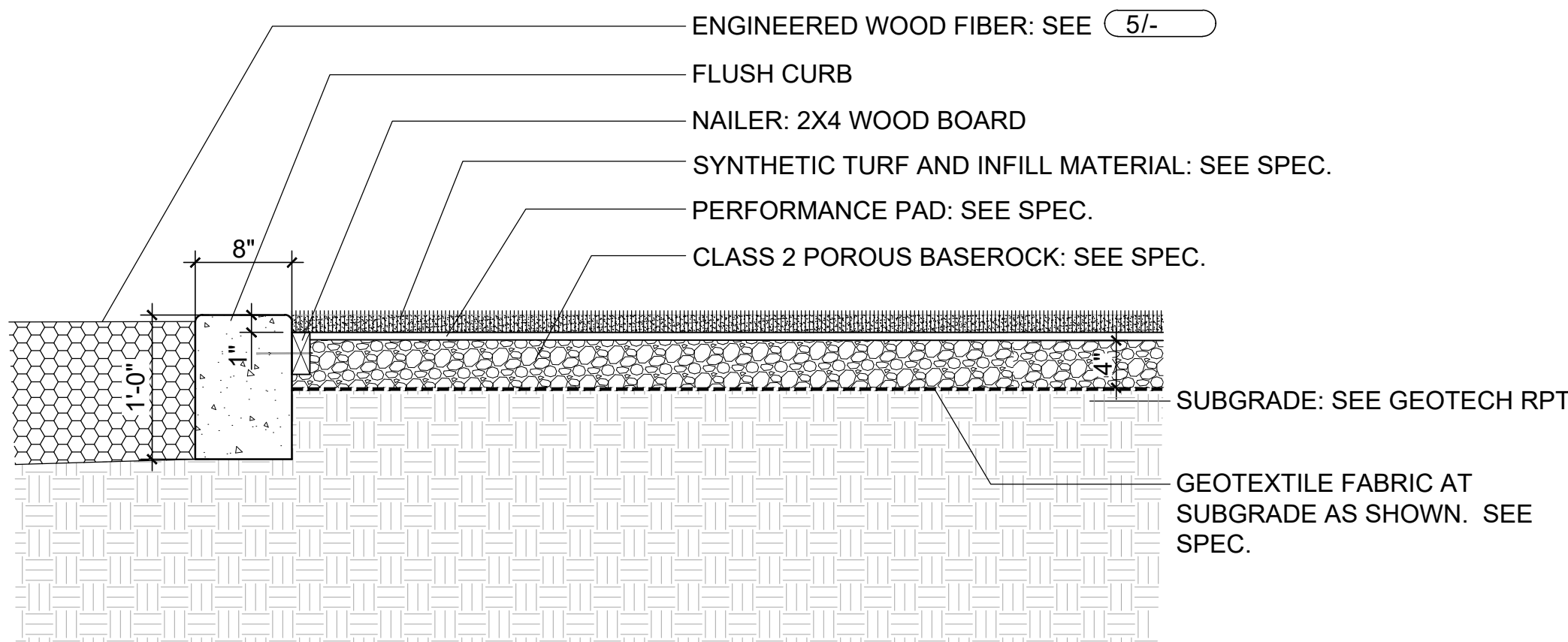
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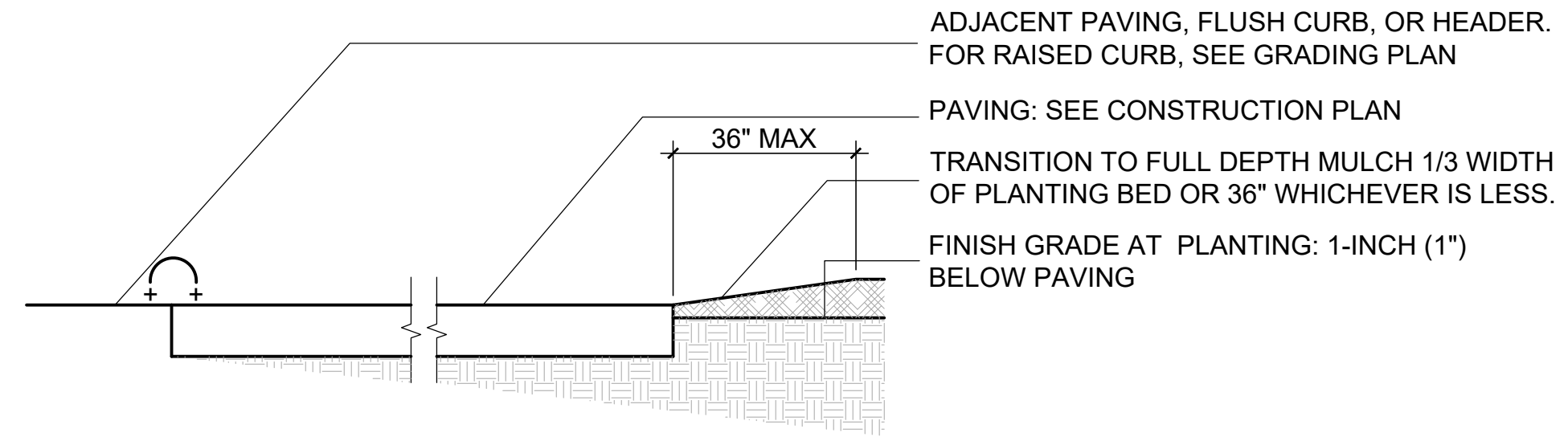
6 Playground Edge Restraint-Concrete @ Wood Fiber | Sand
1" = 1'-0"



5 Playground Wood Fiber | Sand
1" = 1'-0"

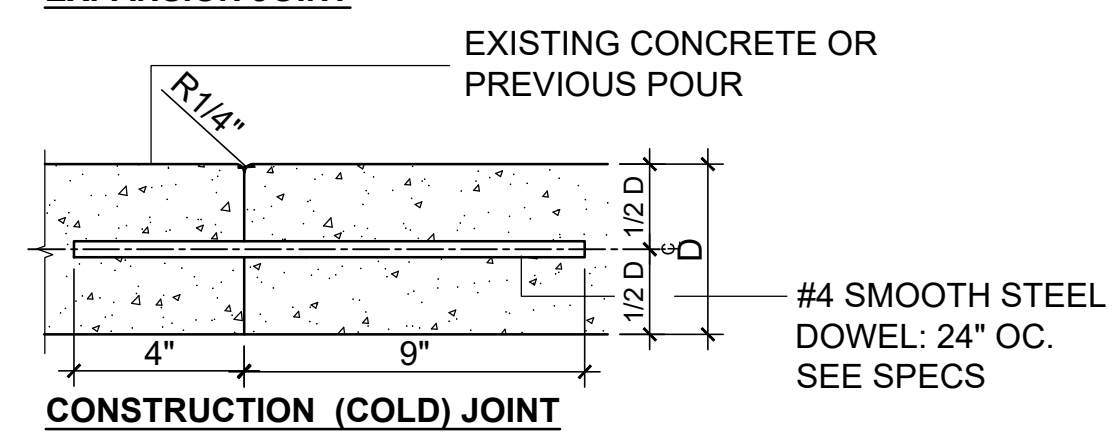
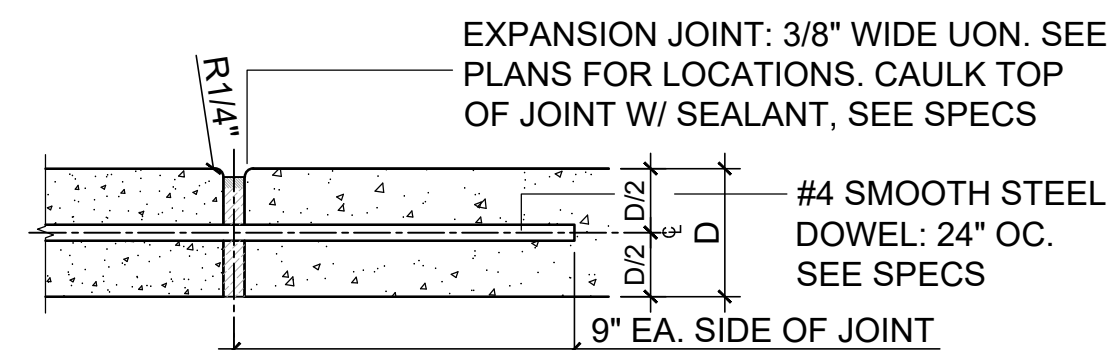


4 Synthetic Turf
1" = 1'-0"

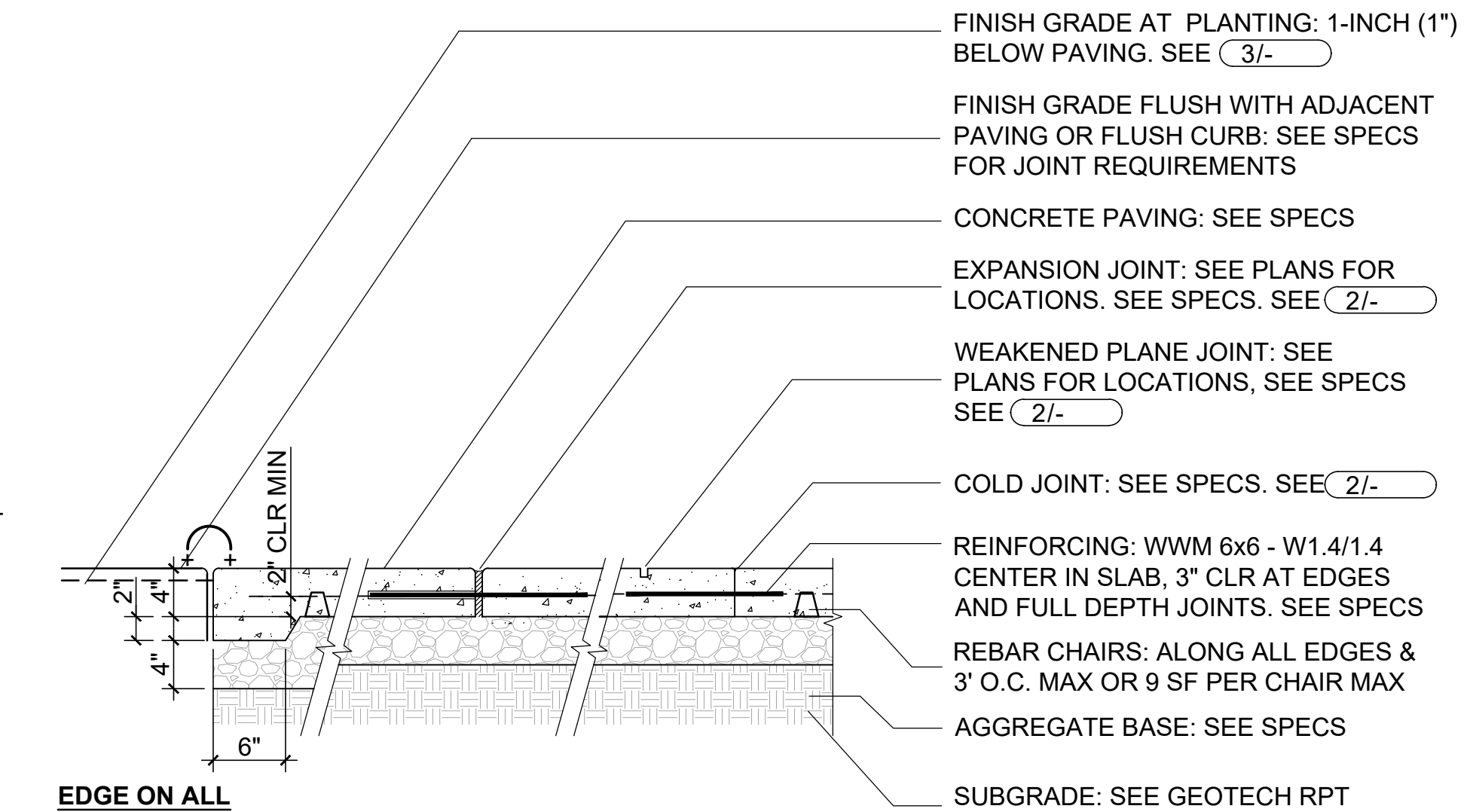
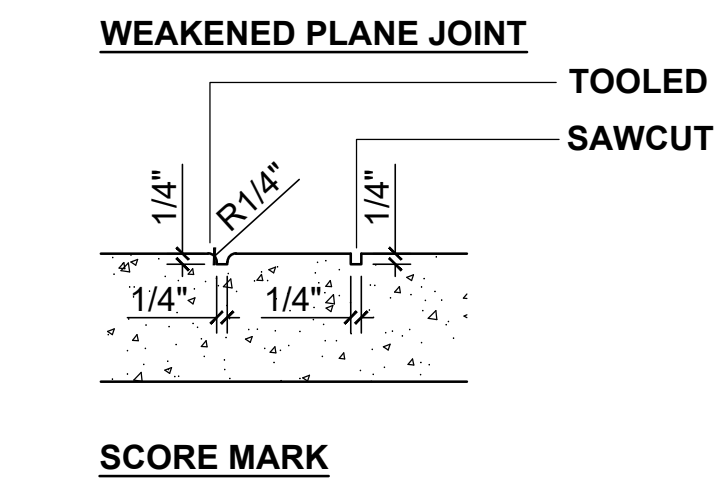
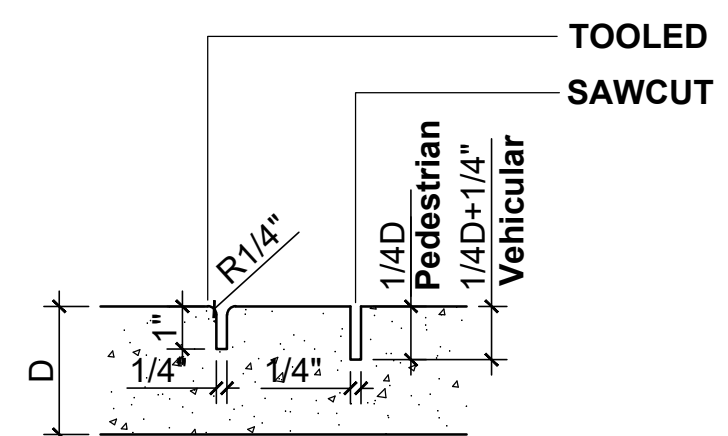


3 Finish Grade
1" = 1'-0"

SEE PLANS FOR LOCATION AND JOINT TYPE



2 Concrete Joints, Typical
NTS



1 Pedestrian Concrete Paving
1" = 1'-0"

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(N) CLASSROOM BUILDING FOR
LAGUNITA SCHOOL DISTRICT
AT
LAGUNITA SCHOOL
975 SAN JUAN GRADE ROAD, SALINAS, CA 93907
CONSTRUCTION DETAILS

SHEET NUMBER

L-3.0

DATE: 11 AUGUST 2023
JOB 23036

DRAWN CADD

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GENERAL NOTES

1. GUARANTEE:
Guarantee the irrigation system for one year from date of acceptance.
2. VERIFICATION:
For new systems, design is based on XX P.S.I. and XX G.P.M. required at discharge outlet of booster pump / meter / point of connection. For existing systems design is based on XX PSI available, and XX GPM allowable based on pipe size, at discharge outlet of booster pump / meter / point of connection. Verify same and notify Owner's Representative if such data adversely affects the operation of the system. Such notice shall be made in writing and prior to commencing any irrigation work.
3. UTILITIES:
Verify location of all on-site utilities. Preserve and protect all such utilities unless otherwise noted. Restore damaged utilities to the satisfaction of the Owner's Representative, and at no additional cost to the Owner.
4. EXISTING IRRIGATION
Raise or lower existing irrigation assemblies and boxes, unless noted to be demolished, to proposed grades and install as shown on the Irrigation Details, at no additional cost to the Owner. Maintain and troubleshoot existing irrigation circuits and valves in use and noted to be preserved, throughout the construction period at no additional cost to the Owner.
5. SCHEMATIC:
System features are shown schematically for graphic clarity. Install all piping and valves in common trenches where feasible and inside planting areas adjacent to walkways and inside medians whenever possible.
6. SPECIFICATIONS:
See irrigation specifications for additional information.
7. CODES:
Irrigation system shall be installed in accordance with all local codes and manufacturer's specifications. Notify Owner's Representative by telephone and in writing of any conflicts prior to installation.
8. MASTER VALVE / FLOW SENSOR:

a. Connect master valve, and flow sensor if included, to controller with communication cable. See Irrigation Details. Install in dedicated 1" diameter PVC conduit.

b. Normally closed Master Valves: if irrigation controller does not have a master valve over-ride function / program, then dedicate one station to quick coupler use.

c. Flow sensors: See Specifications for instructions on how to program irrigation controller to allow flow sensor to accommodate quick coupler use.
8. VALVES:

a. For tree bubbler zones, include the MFR's adjustable pressure regulating dial.

b. For battery operated controllers, include the MFR's DC latching solenoid.
9. QUICK COUPLING VALVES:
Install on double swing joint. Locate 12" away from edge of walks, walls, curbs, and headerboards within planting areas. Provide one swivel, hose ell.
10. CHECK VALVES:
Install in-head check valves for sprinklers, and in-line check valves in drip irrigation supply lines, as required to minimize line drainage. Allow in bid price an amount sufficient to provide and install additional check valves to accommodate any necessary field changes.
11. BORING
Jet bore or directional bore under existing rigid paving areas. Do not trench across unless specifically shown on the Drawings and/or approved in writing by the Owner's Representative.
12. SLEEVEING:
Sch. 40 PVC pipe for all wiring and irrigation lines installed under paving areas and that pass through drainage trenches with drain rock. 4-inch dia. or twice the aggregate diameter of all pipes contained within the sleeve, whichever is greater. Install (with ends clearly marked above grade) at the necessary depth prior to the construction of paving areas or field bases. Sleeveing to extend 12-inches from edge of paving or drainage trench into adjacent subgrade. No unsleeved piping, angle-bends, 90-degree bends, or joints shall be allowed under paving.
13. HEAD ALLOWANCE:
Allow in bid price an amount sufficient to provide and install an additional 5 sprinkler heads of each type specified on plan to accommodate field changes. These heads shall be located as directed by the Owner's Representative. Deliver to the owner any unused additional heads at the end of the maintenance period.
14. FIELD VERIFICATION:
Field verify dimensions of all planting areas to receive sprinkler irrigation. Determine nozzle pattern (1/2 head, 1/4 head, Adjustable Arc, etc.) based on field conditions. Adjust all nozzles in field for optimal coverage and to prevent overspray onto walks, paved areas, buildings, etc.
15. VALVE TUNING
For sprinkler circuits adjust flow control on valves, if required, to optimize coverage and minimize misting.
16. POP-UP HEIGHT:
Use 12" pop-up sprays / stream rotors in the remaining planting areas, unless otherwise noted. See Legend for pop-up rotor height.
17. POP-UP LOCATION:
Distance of pop-up sprinkler from paving or headerboard is equal to:

a. Minimum 24" if adjacent non-permeable surface drains away from planting.

b. 2" / Pop-up height if adjacent non-permeable surface drains entirely to planting.

c. 2" / Pop-up height if adjacent surface is permeable and no runoff occurs.
18. PRESSURE REGULATION
All sprays and stream rotors shall be installed with pressure regulating screens or have pressure regulated bodies.
19. DRIP VALVES
Group drip valve run times together if required to ensure the minimum flow as required by the flow sensor. Suggested grouping chart will be provided prior to Final Completion.

21. CONTROLLER:
Install controller as shown on the Drawings. All above-grade conduit shall be rigid steel securely fastened to structure and to controller.
22. PROGRAMMING / SCHEDULING:

b. Set up establishment irrigation schedules for optimum plant growth based on anticipated weather over the maintenance period, water use of plantings (see Planting Plan Legend) and sun exposure. Assume the soil type to be a clay / sand loam.

c. Non-ET Controllers: Prior to the end of the maintenance period, schedule the controller for repeat cycle irrigation and multiple programs.

d. ET Controllers: Prior to the end of the maintenance period, program the controller per manufacturer's directions.

e. Adjust irrigation times for bio-retention soil areas to account for higher percolation rates

f. For sprinklers, provide at least two start times for shrubs if over 5 minutes in length for any one station. Shrubs shall be separated into two programs, one for sun valves, one for partial shade to shade valves.

g. Do not cycle drip irrigation application more than once per day, adjust length of run time to provide the required volume of water in one cycle.
23. FLUSH (E) MAIN:
Upon completion of connection to (E) main, allowing for solvent setup, flush main line and existing main by flushing nearest quick coupler downstream of P.O.C. on existing main.
23. REVIEWS
See Specifications for reviews to be carried out by the Owner's Representative at each stage of installation of the irrigation system.

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(N) CLASSROOM BUILDING FOR

LAGUNITA SCHOOL DISTRICT

AT

LAGUNITA SCHOOL

975 SAN JUAN GRADE ROAD, SALINAS, CA 93907

IRRIGATION NOTES

SHEET NUMBER

L-4.0

DATE: 11 AUGUST 2023

JOB 23036

DRAWN CADD

SYMBOL	MANUFACTURER	DESCRIPTION
		Main Line: 24" minimum cover. Sch/Class for pipe / fittings per Specs. See Plan for sizes. Lateral Line / Drip Irrigation Supply Line: 18" min. cover, 24" under AC paving Sch/Class per Specs. See chart for size.
	Rainbird / Hunter / Toro	PEB / ICV / P-220 Remote Control Valve: Size as shown on plan.
	NDS / Spears	Full Port, True Union, PVC Ball Valve: Line Size
Note: Where applicable, all equipment specified shall comply with NSF/ANSI Standard 61: Drinking Water System Components, and be 'lead-free' as defined by the Safe Drinking Water Act (SDWA) of 1974.		
	POC	Point of Connection
	Irritrol / Rainbird	[Model #] Controller with MV & FS terminals, wall mount steel cabinet XX Stations.
	Irritrol / Rainbird	ET Sensor: Wired / Wireless
	Superior	1-1/2" - 3300 Normally Open Master Valve. Min Flow: 0 GPM / Max Flow: 50 GPM
		1" Conduit: 24" Depth minimum. For MV & FS wire and dedicated common. For Sensor & Grounding Wires.
	Not shown on Plan	1-1/4" Conduit: Tape to Mainline. For Decoder / 2-wire

SYMBOL	MANUF	BODY / NOZZLE / (color)	PSI	GPM	RAD	PRECIP In/hr
●	Rainbird	RD1800-S-P30-10-MPR (blue)	30	.39-1.58	10'	1.52-1.75

SYMBOL		MANUFACTURER	DESCRIPTION
			POINT-SOURCE: 3/4" I.D. PVC Flex Hose supply pipe & 1/2" I.D. PVC Flex Hose distribution tubes. See Specs. See Irrigation Details. Emitters: 1/2" FPT, 2.0 GPH pressure compensating w/ check-valve. Salco Pro-Spec / GPH Specflow. Manual flush valve at end of each branch of supply pipe. Hunter Drip Operation Indicator at furthest end of each zone. See Schematic Irrigation Diagram. Netafim High Flow Control Zone Kit w/ Disc Filter (4.5-17.6 GPM). Low Flow Kit w/ Disc Filter (0.25-4.4 GPM)
	Netafim / Rainbird / Toro Pre-assembled Kit	Rainbird XCZLF-100- / XCZ-075 Control Zone Kit. PRBR filter. -100 > 5.0 GPM, -075 < 5.0 gpm as required per zone Toro DZK-TPV-1-LF / MF Drip Zone Valve Kit. MF > 4.5 GPM LF < 4.5 GPM as required per zone	

See planting plan for plant sizes and locations. Flex PVC supply and distribution pipe alignments per requirements of planting. Install emitters per Emitter Schedule, and allow for additional ports to each plant for future needs. Locate emitters towards the uphill side of plants on slopes. See irrigation details.

1 gal.	1
5 gal.	2
15 gal.	3
24" box	4

PVC Pipe out of RCV: See Pipe Sizing Chart

In-line Check Valve: (for sloped areas if present)

Supply Pipe: Max 200-ft / max flow in one pipe = 8 gpm.

Flush Port at end of each branch of supply pipe, typ.

Drip Operation Indicator at furthest end of zone.

Distribution Tube: Max 5-ft.

Up to (4) emitters per plant in manifold. See Emitter Schedule

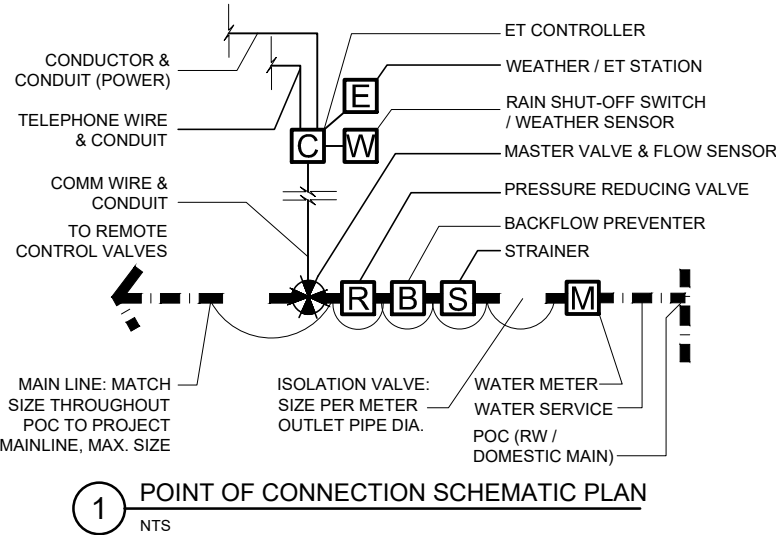
Branch layout as required and for max flow 8 gpm per pipe.

PVC pipe and sleeve under paving areas

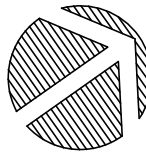
Zone / Partial Zone Flow	Pipe Size UON
0-8 GPM	PVC 3/4"
8.1-13 GPM	PVC 1"
13.1-22 GPM	PVC 1-1/4"
22.1-30 GPM	PVC 1-1/2"
30.1-50 GPM	PVC 2"
50.1-75 GPM	PVC 2-1/2"

3/4" is minimum pipe size UON. For roto pipe sizing, see Plans - do not use this chart.

Valve Station Number	Bubbler Drip Rotor Spray	GPM	Size	Irrigation Zone (Z) & Notes
1	D		1"	Z01, BIO
2	D		1"	Z02, SHRUBS
3	S		1"	Z03, BIO
4	D		1"	Z04, SHRUBS
5				
6				
7				
8				
9				
10				
11				



SAN JUAN GRADE ROAD



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(N) CLASSROOM BUILDING FOR
LAGUNITA SCHOOL DISTRICT

AT
LAGUNITA SCHOOL

975 SAN JUAN GRADE ROAD, SALINAS, CA 93907

IRRIGATION PLAN

SHEET NUMBER

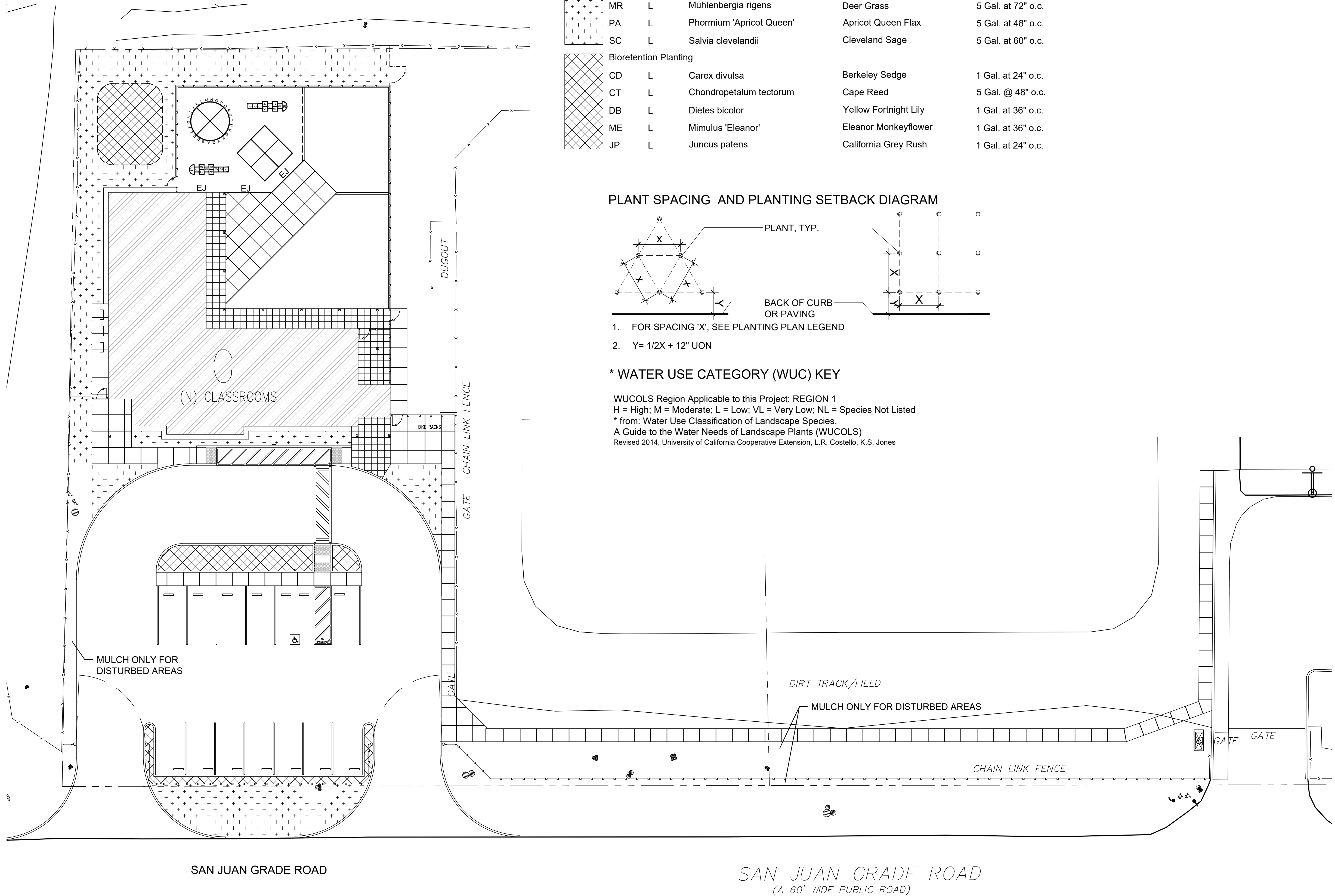
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DATE: 11 AUGUST 2023

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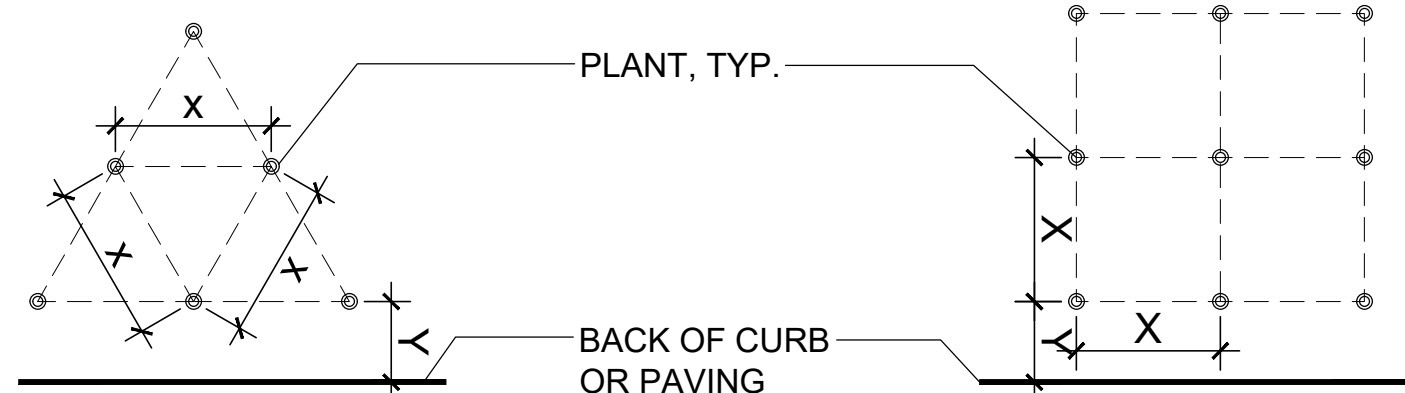
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PLANTING LEGEND

CODE	*WUC	BOTANICAL NAME	COMMON NAME	SIZE
Non-bioretenention Planting				
AM	L	Achillea millefolium	Common Yarrow	1 Gal. at 24" o.c.
AP	L	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	1 Gal. @ 72" o.c.
CD	L	Carex divulsa	Berkeley Sedge	1 Gal. at 24" o.c.
CP	L	Cistus purpureus	Rockrose	5 Gal. @ 48" o.c.
DV	L	Dodonea viscosa 'Purpurea'	Purple Hopseed Bush	5 Gal. at 60" o.c.
EC	L	Epilobium canum	California Fuchsia	1 Gal. at 24" o.c.
FM	L	Festuca mairei	Altas Fescue	1 Gal. at 30" o.c.
LD	L	Leucospermum 'High Gold'	Gold Nodding Pincushion	1 Gal. at 36" o.c.
LL	L	Lomandra longifolia 'Breeze'	Breeze Mat Rush	1 Gal. at 30" o.c.
MR	L	Muhlenbergia rigens	Deer Grass	5 Gal. at 72" o.c.
PA	L	Phormium 'Apricot Queen'	Apricot Queen Flax	5 Gal. at 48" o.c.
SC	L	Salvia clevelandii	Cleveland Sage	5 Gal. at 60" o.c.
Bioretention Planting				
CD	L	Carex divulsa	Berkeley Sedge	1 Gal. at 24" o.c.
CT	L	Chondropetalum tectorum	Cape Reed	5 Gal. @ 48" o.c.
DB	L	Dietes bicolor	Yellow Fortnight Lily	1 Gal. at 36" o.c.
ME	L	Mimulus 'Eleanor'	Eleanor Monkeyflower	1 Gal. at 36" o.c.
JP	L	Juncus patens	California Grey Rush	1 Gal. at 24" o.c.

PLANT SPACING AND PLANTING SETBACK DIAGRAM



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

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

GENERAL NOTES

- Owner's Representative to approve plant material BEFORE plant layout commences. See Specifications for details.
- Owner's Representative to approve layout of all plants BEFORE planting commences. See Specifications for details.
- Apply pre-emergent herbicide to all planting areas. See Specifications.
- Prepare, amend, and fertilize existing soil per Specifications.
- Install weed mat under river rock, gravel, and mulch-only areas. See Specifications. See (5/L-6.1)
- Install weed mat in all planting areas. See Specifications. See (5/L-6.1)
- 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 (5/L-6.1). See Spacing Diagram.
- Install mulch to all planting areas. See Specifications for thickness.
- See Specifications for Maintenance Period.

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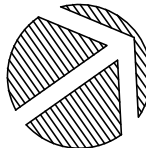
(N) CLASSROOM BUILDING FOR
LAGUNITA SCHOOL DISTRICT
AT
LAGUNITA SCHOOL
975 SAN JUAN GRADE ROAD, SALINAS, CA 93907
PLANTING PLAN

SHEET NUMBER

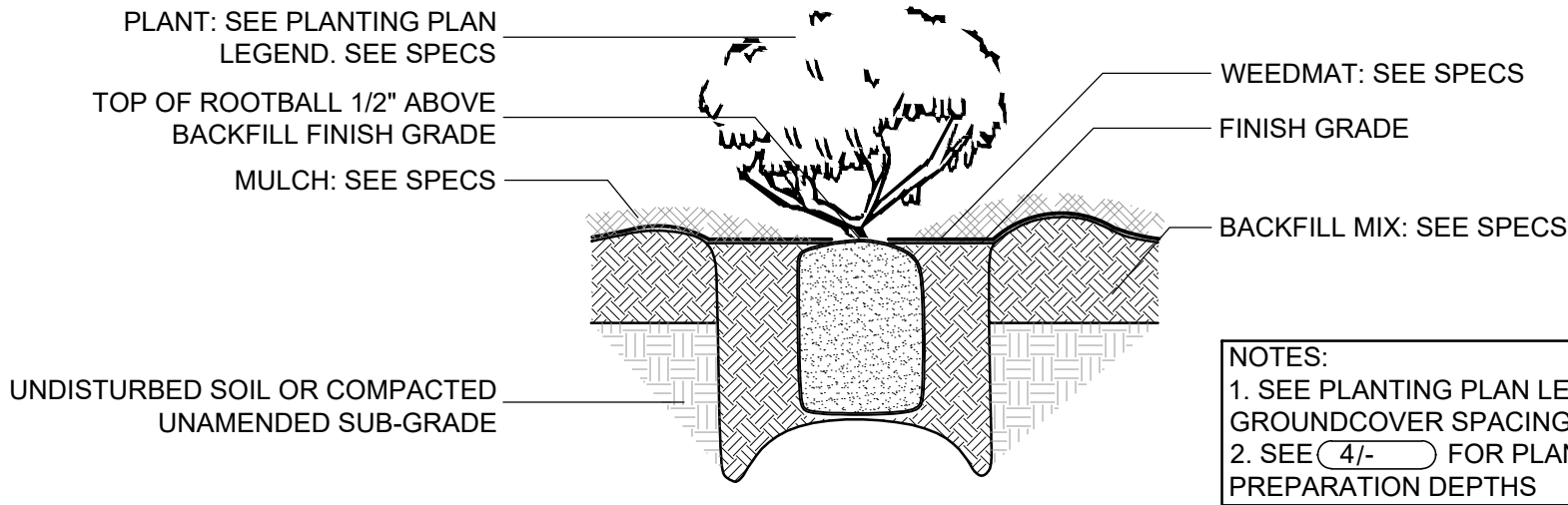
L-5.0

DATE: 11 AUGUST 2023
JOB: 23036

DRAWN: CADD

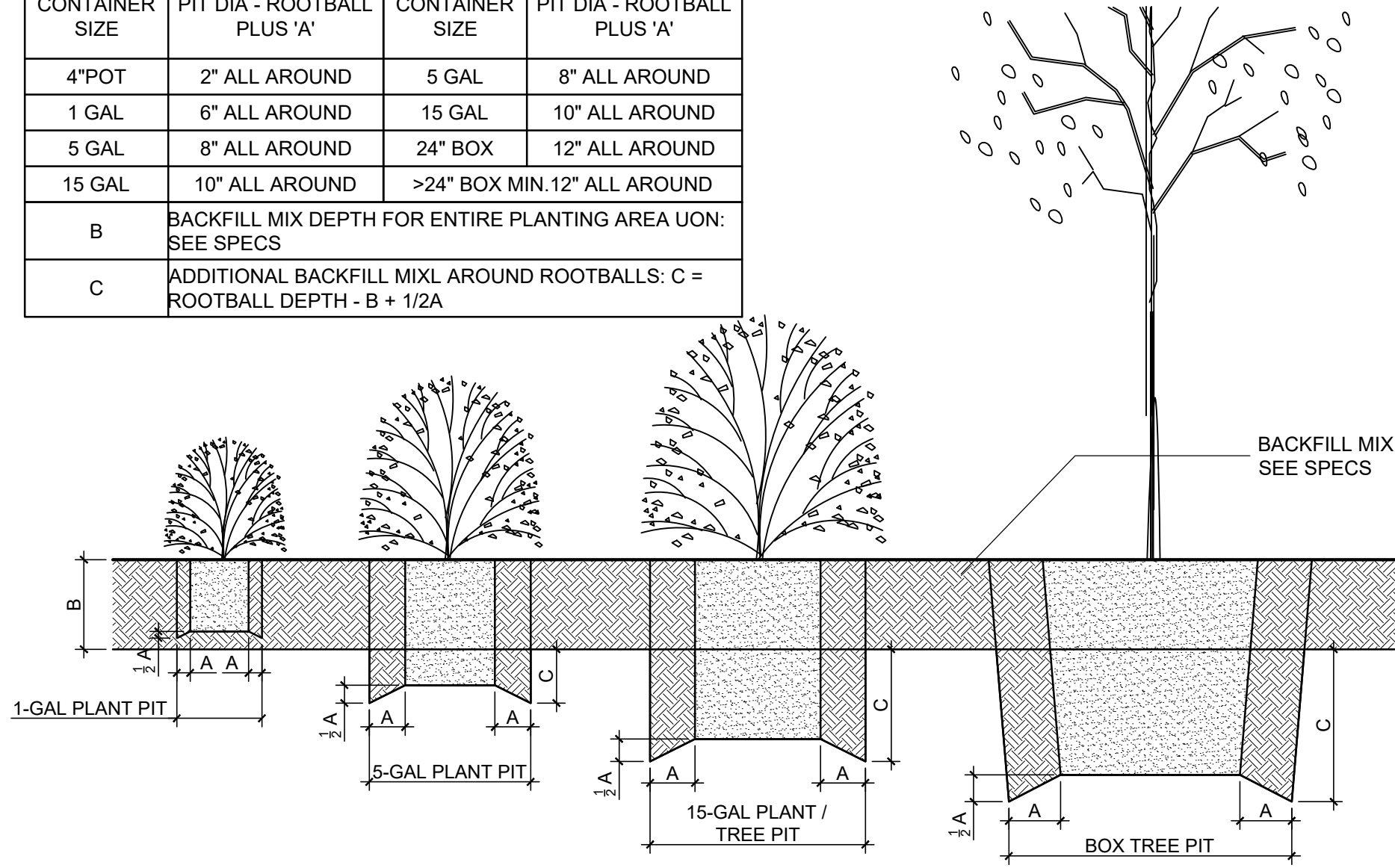


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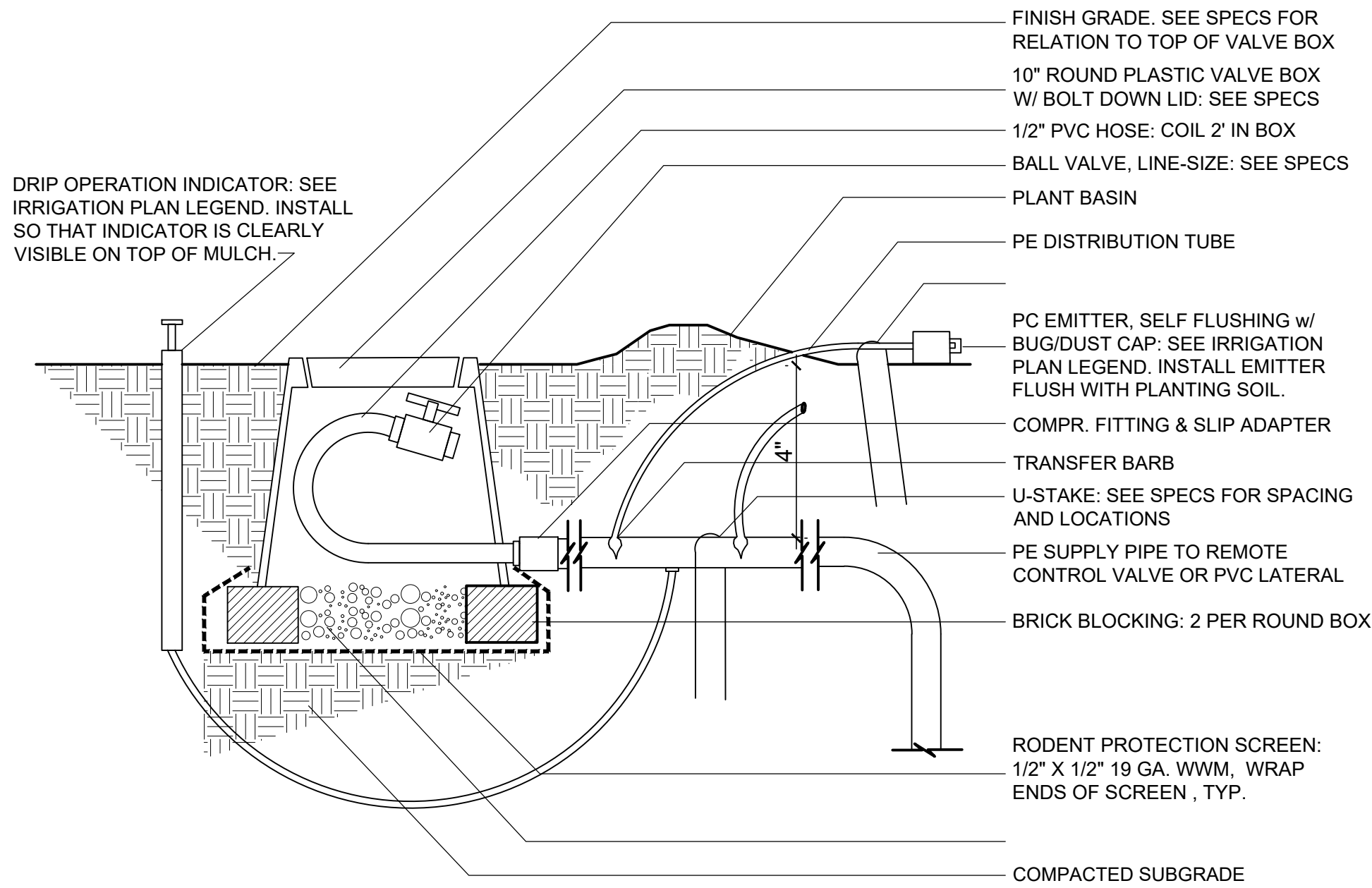


5 Shrub / Groundcover Planting
NTS

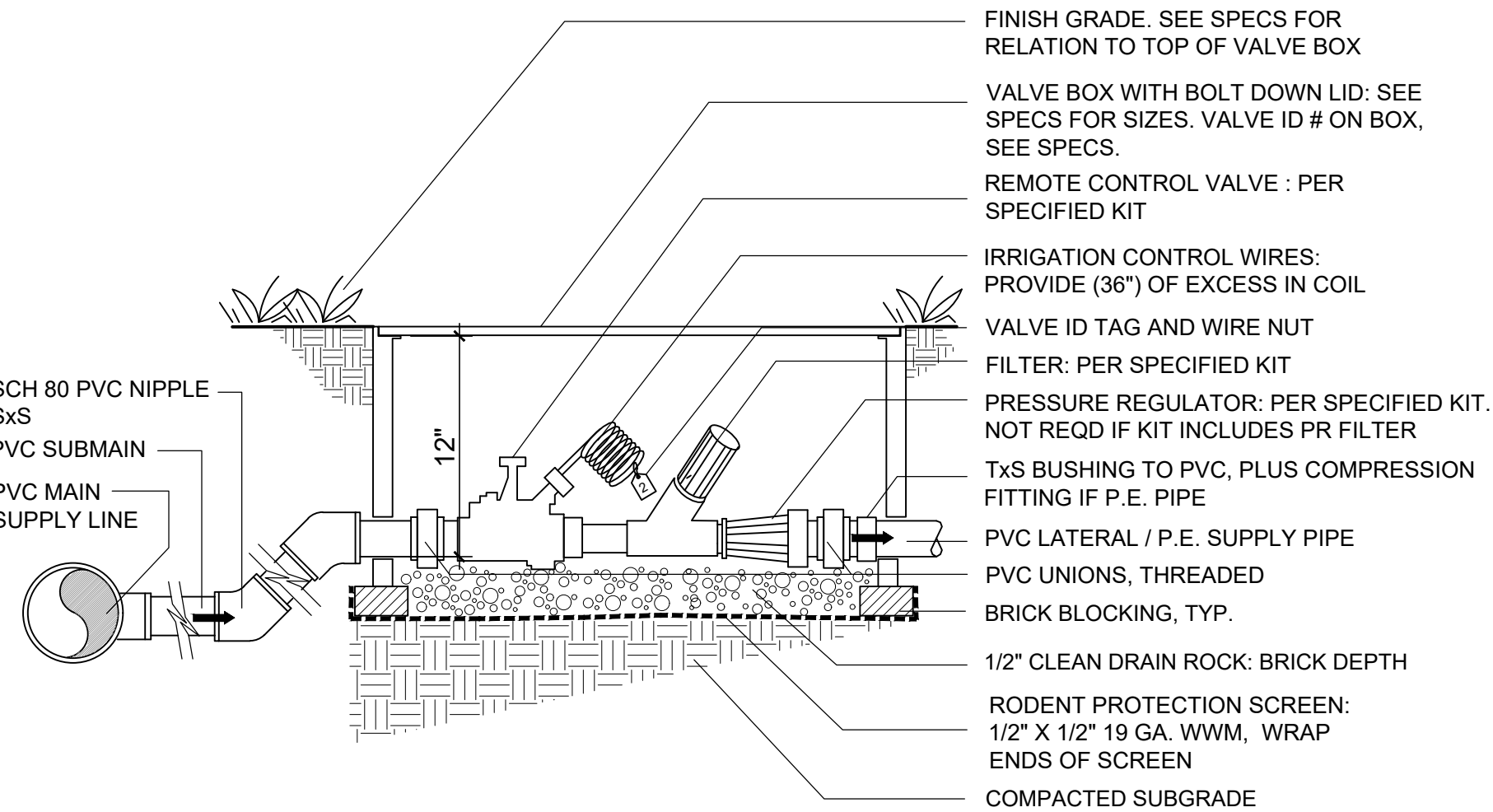
PLANT PIT SIZE TABLE		TREE PIT SIZE TABLE	
CONTAINER SIZE	PIT DIA - ROOTBALL PLUS 'A'	CONTAINER SIZE	PIT DIA - ROOTBALL PLUS 'A'
4\"POT	2\" ALL AROUND	5 GAL	8\" ALL AROUND
1 GAL	6\" ALL AROUND	15 GAL	10\" ALL AROUND
5 GAL	8\" ALL AROUND	24\" BOX	12\" ALL AROUND
15 GAL	10\" ALL AROUND	>24\" BOX MIN. 12\" ALL AROUND	
B	BACKFILL MIX DEPTH FOR ENTIRE PLANTING AREA UON: SEE SPECS		
C	ADDITIONAL BACKFILL MIXL AROUND ROOTBALLS: C = ROOTBALL DEPTH - B + 1/2A		



4 Soil Preparation Type-1
NTS

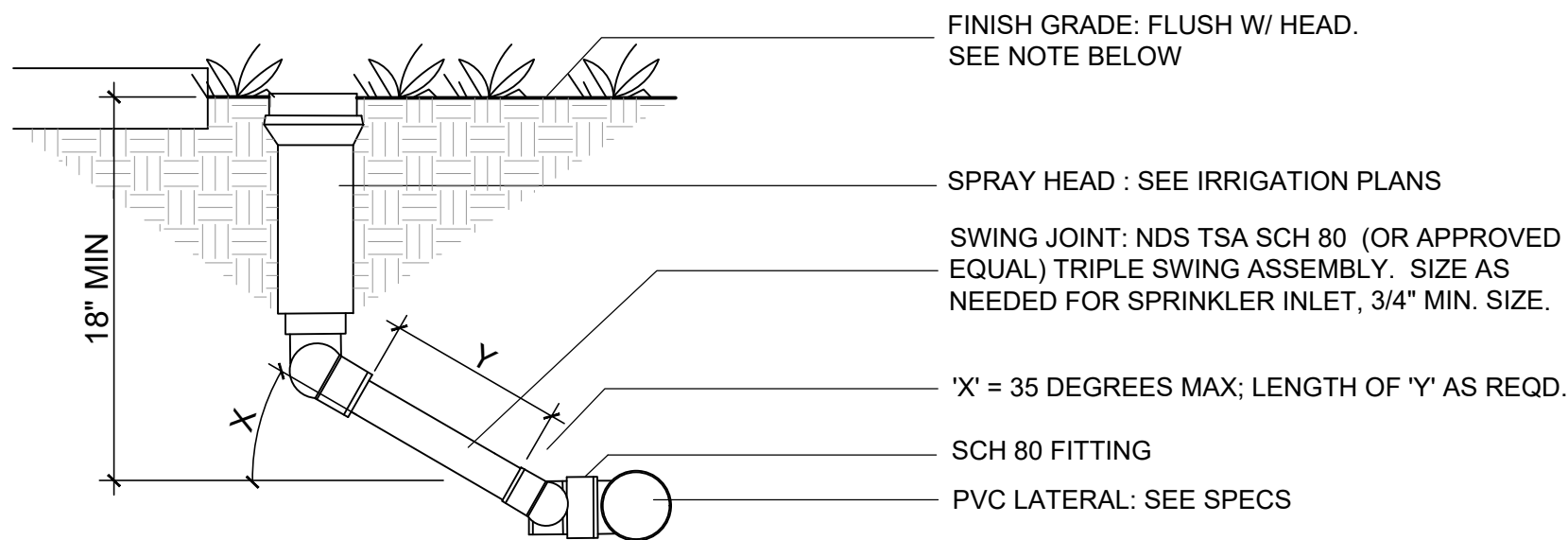


3 Drip Irrigation : PE Tube / Emitter / Flush Port
NTS



NOTES:
1. ONE REMOTE CONTROL VALVE ASSEMBLY PER VALVE BOX.
2. INDIVIDUAL BALL VALVES AND FILTERS NOT REQUIRED IN MANIFOLD CONFIGURATION. SEE TYP VALVE MANIFOLD DETAIL.

2 Drip Irrigation : Remote Control Valve (Kit Assembly)
NTS



NOTE:
1. ALL IRRIGATION HEADS USED IN PLANTED SHRUB AREAS TO BE INSTALLED TO FINAL GRADE, NOT FLUSH TO TOP OF CURB OR SIDEWALK.
2. ALL IRRIGATION HEADS TO BE INSTALLED PERPENDICULAR TO FINAL GRADE.
3. ALL IRRIGATION HEADS TO BE INSTALLED WITH SWING JOINTS AS SHOWN.
4. ALL POP-UP IRRIGATION HEADS SHALL HAVE CHECK VALVE INSTALLED IN THEM.

1 Spray / Stream Rotor
NTS

DSA APPROVAL

KASAVAN ARCHITECTS
60 W. Market St., Suite 300 Salinas, California 93901
Voice 831.424.2232 Fax 831.424.2501



bfs **BFS LANDSCAPE ARCHITECTS**
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1363 • BFS@LA.COM

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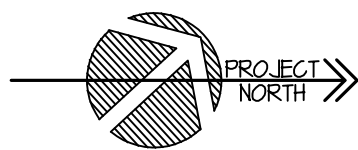
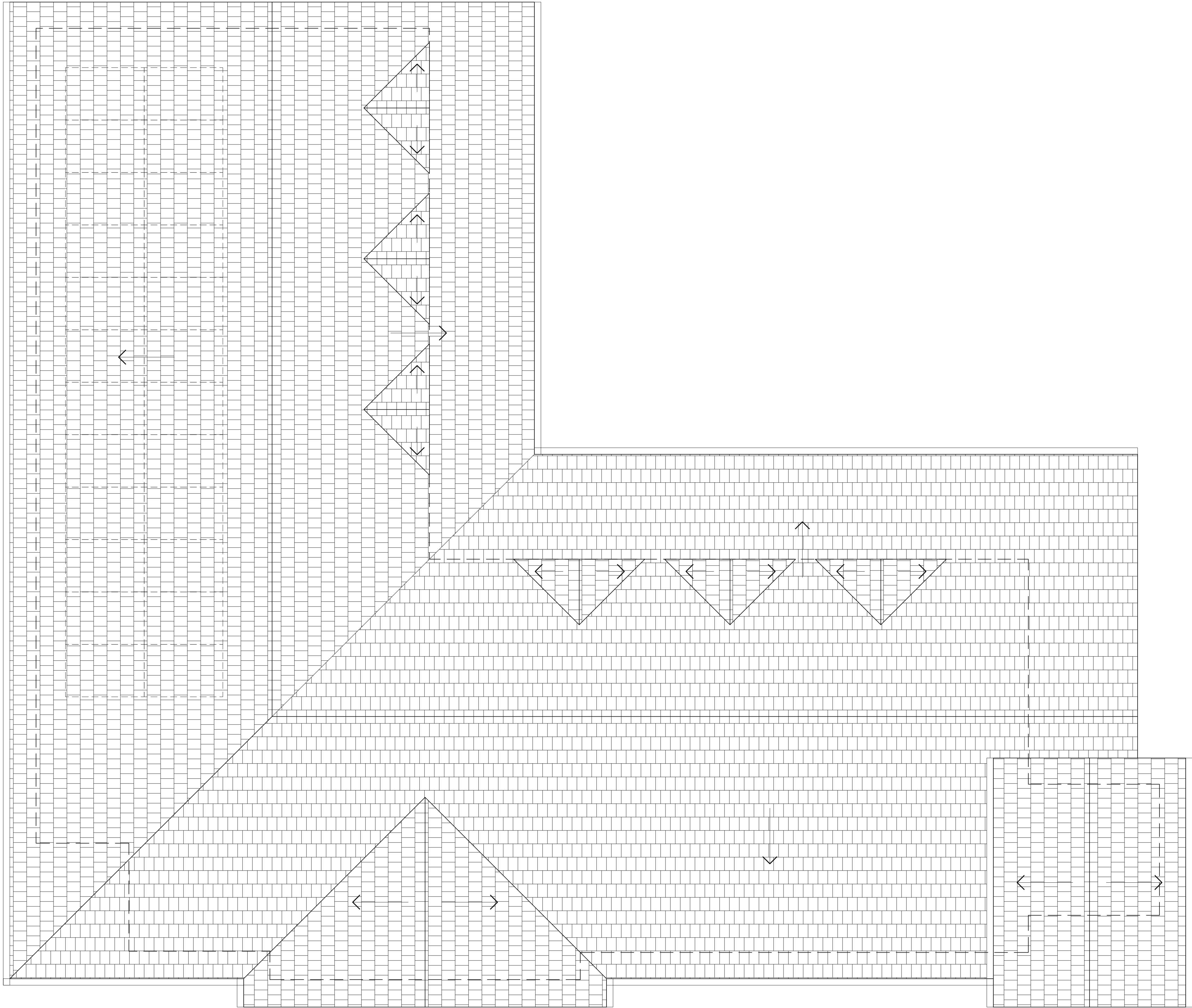
(N) CLASSROOM BUILDING FOR
LAGUNITA SCHOOL DISTRICT
AT
LAGUNITA SCHOOL
975 SAN JUAN GRADE ROAD, SALINAS, CA 93907
IRRIGATION AND PLANTING DETAILS

SHEET NUMBER

L-6.1

DATE: 11 AUGUST 2023
JOB 23036

DRAWN CADD



ROOF PLAN

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



1

GENERAL NOTES

1. SEE SHT A2.1 FOR FLOOR PLAN.

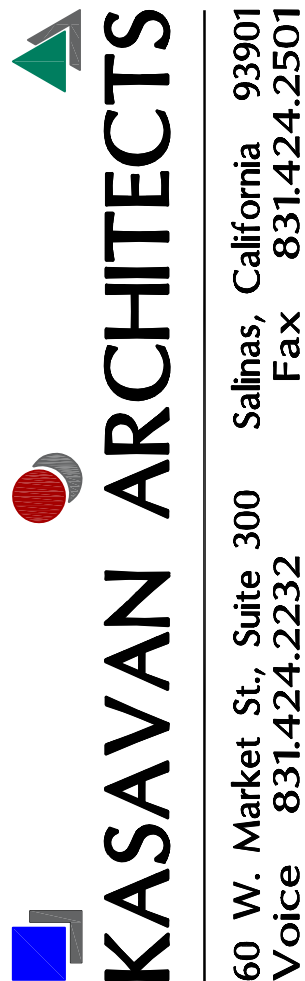
KEYED NOTES

1. GUTTER, SEE X/A5.X
2. R.I.L., SEE X/A5.X, PLANS & ELEVATIONS
3. XXX

LEGEND

- FOOTPRINT OF BLDG BELOW
[Box] ROOF TILES (CLASS 'A'), SEE SPEC.

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(N) CLASSROOM BUILDING FOR
LACUNITA SCHOOL DISTRICT
AT
LACUNITA SCHOOL
975 SAN JUAN GRADE ROAD, SALINAS, CA 93907
ROOF PLAN

SHEET NUMBER

A2.2

DATE: 14 AUGUST 2023

JOB 2302

DRAWN CADD

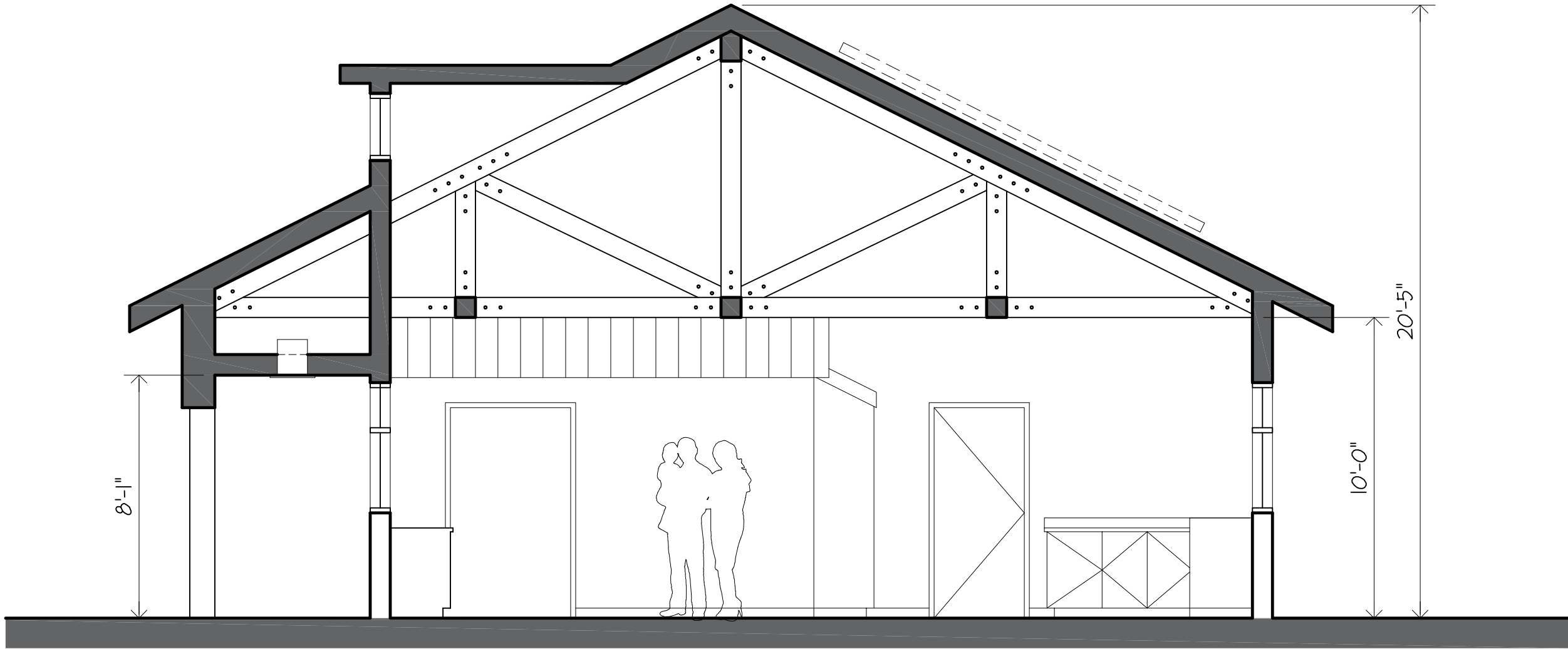
KEYED NOTES

- | | |
|----|--|
| 1 | (N) METAL R.W.L. SEE PLANS - PAINT
A. R.W.L. CONNECT TO STORM DRAIN, SEE CIVIL DWGS. &
DTL. X/A5.X |
| 2 | (N) METAL GUTTERS, SEE PLAN & X/A5.X - FACTORY FINISH |
| 3 | (N) MECHANICAL EQUIP., SEE MECH. DWGS. - FACTORY FINISH |
| 4 | (N) HOSE BIB, SEE PLUMBING DWGS. - FACTORY FINISH |
| 5 | (N) LIGHT FIXTURE, SEE ELECT. DWGS. - FACTORY |
| 6 | (N) METAL LOUVER, SEE DTL. X/AT.X - FACTORY FINISH |
| 7 | (N) SIGNAGE, SEE DOOR SCHEDULE |
| 8 | (N) HOLLOW METAL DOORS & FRAMES - PAINT |
| 9 | (N) ALUM. DOORS, FRAMES, WINDOWS, SEE PLANS - FACTORY FINISH |
| 10 | XX |



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

1



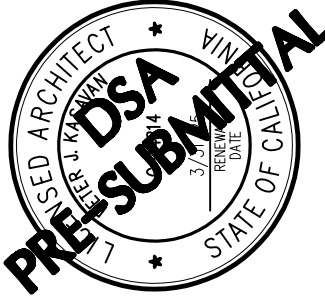
SECTION

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

1

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**KASAVAN ARCHITECTS**
60 W. Market St., Suite 300 Salinas, California 93901
Voice 831.424.2232 Fax 831.424.2501



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LAGUNITA SCHOOL DISTRICT
AT
LAGUNITA SCHOOL
975 SAN JUAN GRADE ROAD, SALINAS, CA 93907

BLDG SECTIONS

SHEET NUMBER

A3.2

DATE: 14 AUGUST 2023

JOB 2302

DRAWN CADD

Special-Status Plant and Wildlife Species Tables

B
APPENDIX

Appendix B Special-Status Plant Species with Potential to Occur in the Project Vicinity

Species	Status (Federal/State/ CNPS)	Suitable Habitat Description	Potential to Occur on Project Site
Alkali milk-vetch (<i>Astragalus tener</i> var. <i>tener</i>)	--/--/1B.2	Alkaline sites in playas, valley and foothill grassland (on adobe clay), and vernal pools; elevation 1-60m. Blooming Period: March - June	Unlikely to occur on project site due to absence of alkaline habitat.
Anderson's manzanita (<i>Arctostaphylos andersonii</i>)	--/--/1B.2	Broadleaved upland forest, chaparral, and North Coast coniferous forest. Known only from the Santa Cruz Mountains. Prefers open sites in redwood forest; elevation 180-800m. Blooming Period: November - April	Unlikely to occur on project site due to absence of redwood forest habitat.
Beach layia (<i>Layia carnosa</i>)	FE/SE/1B.1	Coastal dunes, hugely reduced in range along California's north coast dunes, on sparsely vegetated semi-stabilized dunes, usually behind foredunes; elevation 0-75m. Blooming Period: March - July	Unlikely to occur on project site due to absence of coastal habitat.
California alkali grass (<i>Puccinellia simplex</i>)	--/--/1B.2	Meadows and seeps, chenopod scrub, valley and foothill grasslands, vernal pools. Alkaline, vernaly mesic. Sinks, flats, and lake margins; elevation 1-915m. Blooming Period: March - May	Unlikely to occur on project site due to absence of alkaline habitat.
California linderiella (<i>Linderiella occidentalis</i>)	--/--	Seasonal pools in unplowed grasslands with old alluvial soils underlain by hardpan or in sandstone depressions.	Unlikely to occur on project site due to absence of unplowed grassland habitat.
Choris' popcorn-flower (<i>Plagiobothrys chorisianus</i> var. <i>chorisianus</i>)	--/--/1B.2	Chaparral, coastal scrub, coastal prairie, mesic sites; elevation 15-100m. Blooming Period: March - June	Unlikely to occur on project site due to absence of coastal habitat.
Coastal dunes milkvetch (<i>Astragalus tener</i> var. <i>titi</i>)	FE/SE/1B.1	Coastal bluff scrub, coastal dunes. Known only from a few extant occurrences, mostly historical in Southern California. Moist sandy depressions of bluffs or dunes along and near the Pacific Ocean, one site on a clay terrace; elevation 1-50m. Blooming Period: March - May	Unlikely to occur on project site due to absence of coastal habitat.
Congdon's tarplant (<i>Centromadia parryi</i> spp. <i>congdonii</i>)	--/--/1B.1	Valley and foothill grassland (alkaline); elevation 1-230m. Known to occur on various substrates, and in disturbed and ruderal (weedy) areas. Blooming Period: June - November	Unlikely to occur on project site due to frequent disturbance. Site survey conducted during blooming period and none observed.
Contra Costa goldfields (<i>Lasthenia conjugens</i>)	FE/--/1B.1	Wet areas in cismontane woodland, playas (alkaline), valley and foothill grassland, and vernal pools; elevation 0-470m. Blooming Period: March - June	Unlikely to occur on project site due to absence of suitable habitat.
Eastwood's goldenbush (<i>Ericameria fasciculata</i>)	--/--/1B.1	Closed cone coniferous forest, chaparral (maritime), coastal dunes, and coastal scrub/sand; elevation 30 - 275 meters. Blooming Period: July - October	Unlikely to occur on project site due to absence of coastal habitat.
Fort Ord spineflower (<i>Chorizanthe minutiflora</i>)	--/--/1B.2	Coastal scrub, maritime chaparral, sandy openings; elevation 60-145m. Blooming Period: April - July	Unlikely to occur on project site due to absence of coastal habitat.
Fragrant fritillary (<i>Fritillaria liliacea</i>)	--/--/1B.2	Coastal scrub, valley and foothill grassland, and coastal prairie. Often on serpentine; various soils reported though usually clay in grassland; elevation 3-410m. Blooming Period: February - April	Unlikely to occur on project site due to absence of serpentine habitat.

Appendix B

Species	Status (Federal/State/ CNPS)	Suitable Habitat Description	Potential to Occur on Project Site
Gabilan Mountains manzanita (<i>Arctostaphylos gabrielensis</i>)	--/--/1B.2	Chaparral, cismontane woodland, granitic substrates; elevation 300-700m. Blooming Period: March	Unlikely to occur on project site due to project elevation.
Gowen cypress (<i>Cupressus goveniana</i> ssp. <i>goveniana</i>)	FT/--/1B.2	Closed cone coniferous forest. Narrowly endemic to Monterey County. Coastal terraces, usually in sandy soils, sometimes with Monterey pine, Bishop pine; elevation 100-125m. Evergreen	Unlikely to occur on project site due to absence of closed cone coniferous forest habitat.
Hairless popcorn flower (<i>Plagiobothrys glaber</i>)	--/--/1A	Meadows and seeps (alkaline), marshes and swamps (coastal salt); elevation 15-180m. Blooming Period: March - May	Unlikely to occur on project site due to absence of alkaline or coastal riparian habitat.
Hall's tarplant (<i>Deinandra halliana</i>)	--/--/1B.1	Cismontane woodland, chenopod scrub, valley and foothill grassland. Variety of substrates, including clay, sand, and alkaline soils; elevation 300-950m. Blooming Period: April - May	Unlikely to occur on project site due to project elevation.
Hickman's cinquefoil (<i>Potentilla hickmanii</i>)	FE/SE/1B.1	Coastal bluff scrub, closed-cone coniferous forest, meadows and seeps, marshes and swamps, small streams in open or forested areas along the coast; elevation 5-125m. Blooming Period: April - August	Unlikely to occur on project site due to absence of coastal habitat.
Hickman's onion (<i>Allium hickmanii</i>)	--/--/1B.2	Closed-cone coniferous forest, chaparral, coastal scrub, valley and foothill grassland, coastal prairie, sandy loam, damp ground and vernal swales; elevation 20-200m. Blooming Period: April - May	Unlikely to occur on project site due to absence of suitable habitat.
Hooker's manzanita (<i>Arctostaphylos hookeri</i> ssp. <i>hookeri</i>)	--/--/1B.2	Sandy soils in coastal scrub, chaparral, and closed-cone forest habitats; evergreen; elevation 45-215m. Blooming Period: February - April	Unlikely to occur on project site due to absence of coastal habitat.
Hoover's button-celery (<i>Eryngium aristulatum</i> var. <i>hooveri</i>)	--/--/1B.1	Vernal pools. Alkaline depressions, roadside ditches, and other wet places near the coast; elevation 5-45m. Blooming Period: July	Unlikely to occur on project site due to absence of vernal pool habitat.
Indian Valley bush-mallow (<i>Malacothamnus aboriginum</i>)	--/--/1B.2	Chaparral and cismontane woodland; rocky, often burned areas. Prefers granitic outcrops and sandy bare soil; elevation 150-1700m. Blooming Period: April - October	Unlikely to occur on project site due to absence of granite outcrop habitat.
Kellogg's horkelia (<i>Horkelia cuneata</i> ssp. <i>sericea</i>)	--/--/1B.1	Closed-cone coniferous forest, maritime chaparral, coastal scrub, sandy or gravelly openings; elevation 10-200m. Blooming Period: April - September	Unlikely to occur on project site due to absence of coastal habitat.
Legenere (<i>Legenere limosa</i>)	--/--/1B.1	In beds of vernal pools; elevation 1-880m. Blooming Period: April - June	Unlikely to occur on project site due to absence of vernal pool habitat.
Loma Prieta hoita (<i>Hoita strobilina</i>)	--/--/1B.1	Wet areas on serpentine substrate in chaparral, cismontane woodland, and riparian woodland; elevation 30-860m. Blooming Period: May - October	Unlikely to occur on project site due to absence of wet serpentine habitat.
Marsh microseris (<i>Microseris paludosa</i>)	--/--/1B.2	Closed-cone coniferous forest, cismontane woodland, coastal scrub, valley and foothill grassland; elevation 5-300m. Blooming Period: April - June	Unlikely to occur on project site due to absence of suitable habitat.

Species	Status (Federal/State/ CNPS)	Suitable Habitat Description	Potential to Occur on Project Site
Marsh sandwort (<i>Arenaria paludicola</i>)	FE/SE/1B.1	Sandy openings in freshwater or brackish marshes and swamps; elevation 3-170m. Blooming Period: May - August	Unlikely to occur on project site due to absence of brackish wetland habitat.
Menzies's wallflower (<i>Erysimum menziesii</i> ssp. <i>menziesii</i>)	FE/SE/1B.1	Coastal dunes. Known only from Mendocino and Monterey Counties, localized on dunes and coastal strand; elevation 0-35m. Blooming Period: March - June	Unlikely to occur on project site due to absence of coastal habitat.
Monterey clover (<i>Trifolium trichocalyx</i>)	FE/SE/1B.1	Closed-cone coniferous forest, endemic to Monterey County. Poorly drained, low nutrient soil underlain with hardpan soils, also openings and burned areas; elevation 120-205. Blooming Period: April - June	Unlikely to occur on project site due to absence of closed-cone coniferous forest habitat.
Monterey gilia (<i>Gilia tenuiflora</i> ssp. <i>arenaria</i>)	FE/ST/1B.2	Maritime chaparral, cismontane woodland, coastal dunes, coastal scrub, sandy openings; elevation 0-45m. Blooming Period: April - June	Unlikely to occur on project site due to absence of coastal habitat.
Monterey pine (<i>Pinus radiata</i>)	--/--/1B.1	Closed-cone coniferous forest, cismontane woodland; elevation 25-185m. Evergreen	Unlikely to occur on project site due to absence of closed-cone coniferous forest habitat.
Monterey spineflower (<i>Chorizanthe pungens</i> var. <i>pungens</i>)	FT/--/1B.2	Sandy openings in maritime chaparral, cismontane woodland, coastal dunes, coastal scrub, and valley and foothill grassland; elevation 3-450m. Blooming Period: April - June	Unlikely to occur on project site due to absence of coastal habitat.
Most beautiful jewel-flower (<i>Streptanthus albidus</i> ssp. <i>peramoenus</i>)	--/--/1B.2	Chaparral, valley and foothill grassland, and cismontane woodland; serpentine outcrops, on ridges and slopes; elevation 120-730m. Blooming Period: April - June	Unlikely to occur on project site due to absence of suitable habitat.
Pajaro manzanita (<i>Arctostaphylos pajaroensis</i>)	--/--/1B.1	Sandy soils in chaparral habitat; evergreen; elevation 30-760m. Blooming Period: December - March	Unlikely to occur on project site due to absence of chaparral habitat.
Pine rose (<i>Rosa pinetorum</i>)	--/--/1B.2	Closed-cone coniferous forest; elevation 2-300m. Blooming Period: May - July	Unlikely to occur on project site due to absence of closed-cone coniferous forest habitat.
Pink creamsacs (<i>Castilleja rubicundula</i> ssp. <i>rubicundula</i>)	--/--/1B.2	Chaparral, meadows and seeps, and valley and foothill grassland. Openings in chaparral or grasslands on serpentine soils; elevation 20-900m. Blooming Period: April - June	Unlikely to occur on project site due to absence of serpentine soil habitat.
Pink Johnny-nip (<i>Castilleja ambigua</i> var. <i>insalutata</i>)	--/--/1B.1	Coastal bluff scrub, coastal prairie. Wet or moist coastal strand or scrub habitats; 3-135m elevation. Blooming Period: May - August	Unlikely to occur on project site due to absence of coastal habitat.
Pinnacles buckwheat (<i>Eriogonum nortonii</i>)	--/--/1B.3	Sandy sites in chaparral and valley and foothill grassland, often on recent burns; elevation 300-975m. Blooming Period: May - June	Unlikely to occur on project site due to project elevation.
Prostrate vernal pool navarretia (<i>Navarretia prostrata</i>)	--/--/1B.1	Coastal scrub, valley and foothill grassland, and vernal pools. Alkaline soils in grassland, or in vernal pools; elevation 15-700m. Blooming Period: April - July	Unlikely to occur on project site due to absence of vernal pool habitat.

Appendix B

Species	Status (Federal/State/ CNPS)	Suitable Habitat Description	Potential to Occur on Project Site
Purple amole (<i>Chlorogalum purpureum</i> var. <i>purpureum</i>)	FT/--/1B.1	Cismontane woodland, valley and foothill grassland. Often in grassy areas with blue oaks in foothill woodland; elevation 300-330m. Blooming Period: May - June	Unlikely to occur on project site due to project elevation and absence of blue oak woodland habitat.
Saline clover (<i>Trifolium hydrophilum</i>)	--/--/1B.2	Marshes and swamps, valley and foothill grassland, and vernal pools. Prefers wet, alkaline sites; elevation 0-300m. Blooming Period: April - June	Unlikely to occur on project site due to absence of wet, alkaline habitat.
Salt marsh bird's-beak (<i>Cordylanthus maritimus</i> ssp. <i>maritimus</i>)	FE/SE/1B	Coastal dunes, marshes and swamps (coastal salt); elevation 0-30m. Blooming Period: May - October	Unlikely to occur on project site due to absence of coastal habitat.
San Francisco popcornflower (<i>Plagiobothrys diffusus</i>)	--/SE/1B.1	Valley and foothill grassland, and coastal prairie. Historically from grassy slopes with marine influence; elevation 60-485m. Blooming Period: March - June	Unlikely to occur on project site due to absence of coastal habitat.
San Joaquin spearscale (<i>Atriplex joaquinana</i>)	--/--/1B.2	Alkaline sites in chenopod scrub, meadows and seeps, playas, and valley and foothill grassland; elevation 1-320m. Blooming Period: April - October	Unlikely to occur on project site due to absence of suitable habitat.
Sand-loving wallflower (<i>Erysimum ammodophilum</i>)	--/--/1B.2	Maritime chaparral, coastal dunes, coastal scrub, sandy openings; elevation 0 – 60m. Blooming Period: February - June	Unlikely to occur on project site due to absence of coastal habitat.
Sandmat manzanita (<i>Arctostaphylos pumila</i>)	--/--/1B.2	Closed cone coniferous forest, maritime chaparral, cismontane woodland, coastal dunes, coastal scrub, sandy openings; elevation 30-730m. Blooming Period: February - May	Unlikely to occur on project site due to absence of coastal habitat.
Santa Cruz clover (<i>Trifolium buckwestiorum</i>)	--/--/1B.1	Broadleaved upland forest, cismontane woodland, and coastal prairie; prefers moist grassland and gravelly margins; elevation 105-610m. Blooming Period: April - October	Unlikely to occur on project site due to absence of woodland or prairie habitat.
Santa Cruz tarplant (<i>Holocarpha macradenia</i>)	FT/SE/1B.1	Coastal prairie, coastal scrub, and valley and foothill grassland; often on clay or sandy soils; elevation 10-220m. Blooming Period: June - October	Unlikely to occur on project site due to absence of coastal habitat.
Seaside bird's-beak (<i>Cordylanthus rigidus</i> ssp. <i>littoralis</i>)	--/SE/1B.1	Closed-cone coniferous forest, maritime chaparral, cismontane woodland, coastal dunes, coastal scrub, sandy often disturbed sites; elevation 0-215m. Blooming Period: May - October	Unlikely to occur on project site due to absence of coastal habitat.
Tidestrom's lupine (<i>Lupinus tidestromii</i>)	FE/SE/1B.1	Partially stabilized dunes, immediately near the ocean; elevation 0-3m. Blooming Period: April - June	Unlikely to occur on project site due to absence of coastal habitat.
Toro manzanita (<i>Arctostaphylos montereyensis</i>)	--/--/1B.2	Maritime chaparral, cismontane woodland, coastal scrub, sandy; elevation 30-730m. Blooming Period: February – March	Unlikely to occur on project site due to absence of suitable habitat.
Vernal pool bent grass (<i>Agrostis lacuna-vernalis</i>)	--/--/1B.1	Vernal pools (mima mounds); elevation 115-145m.	Unlikely to occur on project site due to absence of vernal pool habitat.

Species	Status (Federal/State/ CNPS)	Suitable Habitat Description	Potential to Occur on Project Site
Woodland woollythreads (<i>Monolopia gracilens</i>)	--/--/1B.2	Serpentine, open sites in broadleaved upland forest, chaparral, cismontane woodland, North Coast coniferous forest, and valley and foothill grassland; elevation 100-1200m. Blooming Period: March - July	Unlikely to occur on project site due to absence of serpentine, upland forest habitat.
Yadon's rein orchid (<i>Piperia yadonii</i>)	FE/--/1B.1	Sandy sites in coastal bluff scrub, closed cone coniferous forest, maritime chaparral; elevation 10-510m. Blooming Period: May - August	Unlikely to occur on project site due to absence of coastal habitat.
Yadon's piperia (<i>Piperia yadaonii</i>)	FE/--/1B.1	Closed-cone coniferous forest, chaparral, coastal bluff scrub. On sandstone and sandy soil, but poorly drained and often dry. 10-505 m.	Unlikely to occur on project site due to absence of closed-cone coniferous forest habitat.

SOURCE: CDFW 2023, CNPS 2023

NOTE: Status Codes:

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FT: Listed as Threatened under the Federal Endangered Species Act.

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ST: Listed as Threatened under the California Endangered Species Act.

SR: Listed as Rare under the California Endangered Species Act.

SC: A Candidate for listing as Threatened or Endangered under the California Endangered Species Act.

SSC: Species of Special Concern.

SFP: Fully Protected species under the California Fish and Game Code.

SD: Delisted under the California Endangered Species Act.

CNPS Rare Plant Ranks and Threat Code Extensions

1B: Plants that are considered Rare, Threatened, or Endangered in California and elsewhere.

2B: Plants that are considered Rare, Threatened, or Endangered in California, but more common elsewhere.

.1: Seriously endangered in California (over 80% of occurrences threatened/high degree and immediacy of threat).

.2: Fairly endangered in California (20-80% occurrences threatened).

.3: Not very endangered in California (<20% of occurrences threatened or no current threats known).

Appendix B Special-Status Wildlife Species with Potential to Occur in the Project Vicinity

Species	Status (Federal/State)	Suitable Habitat Description	Potential to Occur on Project Site
American badger (<i>Taxidea taxus</i>)	--/SSC	Most abundant in drier, open stages of most shrub, forest, and herbaceous habitats. Need sufficient food and open, uncultivated ground with friable soils to dig burrows. Prey on burrowing rodents.	Unlikely to occur on project site due to absence of uncultivated ground onsite or in the surrounding area.
Arroyo toad (<i>Bufo californicus</i>)	FE/SSC	Semi-arid regions near washes or intermittent streams, including valley-foothill and desert riparian, desert wash, etc. Rivers with sandy banks, willows, cottonwoods, and sycamores, loose, gravelly areas of streams in drier parts of range.	Unlikely to occur on project site due to the nearest recorded occurrence occurring 57 miles away.
Bank swallow (<i>Riparia riparia</i>)	--/ST	Highly colonial species that nests in alluvial soils along rivers, streams, lakes, and ocean coasts. Nesting colonies only occur in vertical banks or bluffs of friable soils at least one meter tall, suitable for burrowing with some predator deterrence values. Breeding colony present in Salinas River.	Unlikely to occur on project site due to absence of vertical banks or bluffs for nesting.
Big-eared kangaroo rat (<i>Dipodomys venustus elephantinus</i>)	--/SSC	Chaparral-covered slopes of the southern part of the Gabilan Range, in the vicinity of the Pinnacles. Forages under shrubs and in the open. Burrows for cover and for nesting.	Unlikely to occur on project site due to absence of chaparral-covered slopes.
Blunt-nosed leopard lizard (<i>Gambelia sila</i>)	FE/SE	Resident of sparsely vegetated alkali and desert scrub habitats, in areas of low topographic relief. Seeks cover in mammal burrows, under shrubs or structures such as fence posts.	Unlikely to occur on project site due to absence of alkali or desert scrub habitat.
Buena Vista Lake ornate shrew (<i>Sorex ornatus relictus</i>)	FE/--	Marshlands and riparian areas in the Tulare Basin. Prefers moist soil. Uses stumps, logs and litter for cover.	Unlikely to occur on project site due to distance from Tulare Basin.
Burrowing owl (<i>Athene cunicularia</i>)	--/SSC	Open, dry, annual or perennial grasslands, desert, or scrubland, with available small mammal burrows.	Unlikely to occur on project site due to absence of open habitat.
California brackishwater snail (<i>mimic tryonia</i>) (<i>Tryonia imitator</i>)	--/SSC	Aquatic, found on rocks and in gravel of riffles in cool, swift, clear streams.	Unlikely to occur on project site due to absence of aquatic habitat.
California clapper rail (<i>Rallus longirostris obsoletus</i>)	FE/--	Tidal and brackish marshes with unrestricted daily tidal flows, adequate invertebrate prey food supply, well-developed tidal channel networks, and suitable nesting and escape cover to provide habitat during extreme high tides.	Unlikely to occur on project site due to absence of coastal habitat.
California condor (<i>Gymnogyps californianus</i>)	FE/SE	Requires vast expanses of open savannah, grasslands, and foothill chaparral in mountain ranges of moderate altitude. Deep canyons containing clefts in the rocky walls provide nesting sites. Forages up to 100 miles from roost/nest.	Unlikely to occur on project site due to absence of suitable foraging or nesting habitat.
California giant salamander (<i>Anodonta californiensis</i>)	--/SSC	Known from wet coastal forests near streams and seeps from Mendocino County south to Monterey County and east to Napa County. Aquatic larvae found in cold, clear streams, occasionally in lakes and ponds. Adults known from wet forests under rocks and logs near streams and lakes.	Unlikely to occur on project site due to distance from coastal forest habitat.

Appendix B

Species	Status (Federal/State)	Suitable Habitat Description	Potential to Occur on Project Site
California horned lark (<i>Eremophila alpestris actia</i>)	--/SSC	Coastal regions, chiefly from Sonoma County to San Diego County, also within the main part of the San Joaquin Valley and east to the foothills. Prefers short-grass prairie, mountain meadows, open coastal plains, fallow grain fields, alkali flats.	Unlikely to occur on project site due to absence of coastal habitat.
California least tern (<i>Sternula antillarum browni</i>)	FE/SE	Nests along the coast from San Francisco Bay south to northern Baja California. Colonial breeder on bare or sparsely vegetated, flat substrates (sand beaches, alkali flats, landfills, or paved areas).	Unlikely to occur on project site due to absence of suitable nesting habitat.
California linderiella (<i>Linderiella occidentalis</i>)	FSC/--	Seasonal pools in unplowed grasslands with old alluvial soils underlain by hardpan or in sandstone depressions. Water in the pools typically has very low alkalinity, conductivity, and total dissolved solids.	Unlikely to occur on project site due to absence of unplowed grassland habitat.
California red-legged frog (<i>Rana draytonii</i>)	FT/SSC	Rivers, creeks, and stock ponds with pools and overhanging vegetation. Requires dense, shrubby or emergent riparian vegetation, and prefers short riffles and pools with slow-moving, well-oxygenated water. Needs upland habitat to aestivate (remain dormant during dry months) in small mammal burrows, cracks in the soil, or moist leaf litter.	Low potential to occur on project site during migratory periods. No aquatic habitat present. Project site frequently disturbed and potential upland habitat considered low to absent.
California Ridgway's rail (<i>Rallus obsoletus obsoletus</i>)	FE/SE	Found in saltwater and brackish marshes, traversed by tidal sloughs in the vicinity of San Francisco Bay. Associated with abundant growths of pickleweed, but feeds away from cover on invertebrates from mud-bottomed sloughs.	Unlikely to occur on project site due to absence of coastal habitat.
California tiger salamander (<i>Ambystoma californiense</i>)	FT/ST	Grasslands and oak woodlands near seasonal pools and stock ponds in central and coastal California. Needs upland habitat to aestivate (remain dormant during dry months) in small mammal burrows, cracks in the soil, or moist leaf litter. Requires seasonal water sources that persist into late March for breeding habitat.	Low potential to occur on project site during migratory periods. No aquatic or upland habitat present.
Coast Range newt (<i>Taricha torosa</i>)	--/SSC	Coastal drainages; lives in terrestrial habitats and can migrate over 1 km to breed in ponds, reservoirs, and slow-moving streams.	Unlikely to occur on project site due to absence of coastal habitat.
Cooper's hawk (<i>Accipiter cooperii</i>)	--/SSC	Oak or riparian woodlands.	Potential to occur on project site due to proximity to riparian woodlands.
Foothill yellow-legged frog (<i>Rana boylei</i>)	--/SSC	Partly shaded, shallow streams and riffles with rocky substrate in a variety of habitats. Requires at least some cobble-sized substrate for egg-laying and 15 weeks of available water to attain metamorphosis.	Unlikely to occur on project site due to absence of cobble-sized substrate in proximal wetland habitat.
Giant kangaroo rat (<i>Dipodomys ingens</i>)	FE/SE	Annual grasslands on the western side of the San Joaquin Valley, marginal habitat in alkali scrub. Needs level terrain and sandy loam soils for burrowing.	Unlikely to occur on project site due to distance from San Joaquin Valley.
Golden eagle (<i>Aquila chrysaetos</i>)	--/SFP	Rolling foothill mountain areas, sage-juniper flats, and desert. Cliff-walled canyons provide nesting habitat in most parts of range. Also uses large trees in open areas.	Unlikely to occur on project site due to absence of suitable nesting or foraging habitat.

Species	Status (Federal/State)	Suitable Habitat Description	Potential to Occur on Project Site
Hoary bat (<i>Lasiurus cinereus</i>)	--/SSC	Prefers open habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.	Potential to occur on project site due to presence of nearby mosaic habitat with trees and riparian features.
Least Bell's vireo (<i>Vireo bellii pusillus</i>)	FE/SE	Summer resident of southern and central California in riparian habitats below 2,000 feet in elevation. Often nests in large shrubs, along margins of bushes or on twigs projecting into pathways.	Unlikely to occur on project site due to lack of riparian habitat. Nearest known occurrence outside of greater project vicinity.
Marbled murrelet (<i>Brachyramphus marmoratus</i>)	FT/SE	Feeds near shore, and nests up to six miles inland from coast from Half Moon Bay to Santa Cruz in old-growth redwood forests, often in Douglas fir trees.	Unlikely to occur on project site due to absence of nesting habitat.
Monterey dusky-footed woodrat (<i>Neotoma fuscipes luciana</i>)	--/SSC	Forest habitats of moderate canopy and moderate to dense understory. Also, in chaparral habitats. Nests constructed of grass, leaves, sticks, feathers, etc. Population may be limited by availability of nest materials.	Unlikely to occur on project site due to absence of forest habitat.
Monterey hitch (<i>Lavinia exilicauda harengus</i>)	--/SSC	Slow warm water, including lakes and quiet stretches of rivers. Sometimes found in cool and clear, low-gradient streams, hiding among aquatic vegetation in sandy runs or pools.	Unlikely to occur on project site due to absence of suitable riparian habitat.
Northern california legless lizard (<i>Anniella pulchra</i>)	--/SSC	Sandy or loose loamy soils under sparse vegetation, moist soils. <i>Anniella pulchra</i> is traditionally split into two subspecies: <i>A. pulchra pulchra</i> (silvery legless lizard) and <i>A. pulchra nigra</i> (black legless lizard), but these subspecies are typically no longer recognized.	Unlikely to occur on project site due to absence of loose soil habitat.
Obscure bumble bee (<i>Bombus caliginosus</i>)	--/SCE	Meadows and grasslands with flowering plants. May be found in some natural areas within urban environments. Require flowering plants that bloom and provide adequate nectar and pollen throughout the colony's flight period from as early as February to late November.	Unlikely to occur on project site due to frequent ground disturbance and lack of flowering plants.
Pallid bat (<i>Antrozous pallidus</i>)	--/SSC	Deserts, grasslands, scrublands, woodlands, and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts must protect bats from high temperatures.	Unlikely to occur on project site due to absence of open, dry habitat.
San Francisco garter snake (<i>Thamnophis sirtalis tetrataenia</i>)	FE/SE, SFP	Typically found in the vicinity of freshwater marshes, ponds and slow-moving streams in San Mateo County and extreme northern Santa Cruz County. Prefers dense cover and water depths of at least one foot. Upland areas near water are also very important.	Unlikely to occur on project site due to distance from home range.
San Joaquin coachwhip (<i>Masticophis flagellum ruddocki</i>)	--/SSC	Open, dry habitats with little or no tree cover. Found in valley grassland and saltbush scrub in the San Joaquin Valley. Requires mammal burrows for refuge and oviposition sites.	Unlikely to occur on project site due to distance from home range.
San Joaquin kit fox (<i>Vulpes macrotis mutica</i>)	FE/ST	Annual grasslands or grassy open stages with scattered shrubby vegetation. Needs loose-textured sandy soils for burrowing, and suitable prey base.	Unlikely to occur on project site due to distance from home range.
Santa Cruz black salamander (<i>Aneides flavipunctatus niger</i>)	--/SSC	Mixed deciduous and coniferous woodlands and coastal grasslands in San Mateo, Santa Cruz, and Santa Clara Counties. Adults found under rocks, talus, and damp woody debris.	Unlikely to occur on project site due to distance from home range.

Appendix B

Species	Status (Federal/State)	Suitable Habitat Description	Potential to Occur on Project Site
Santa Cruz long-toed salamander (<i>Ambystoma macrodactylum croceum</i>)	FE/SE, SFP	Wet meadows near sea level in a few restricted locales in Santa Cruz and Monterey Counties. Aquatic larvae prefer shallow (<12 inches) water; use clumps of vegetation or debris for cover. Adults use mammal burrows.	Unlikely to occur on project site due to distance from home range.
Southwestern willow flycatcher (<i>Empidonax traillii extimus</i>)	FE/SE	Riparian woodlands in Southern California. Requires dense riparian habitats (cottonwood/willow and tamarisk vegetation) for nesting. Riparian woodland not suitable for nesting may be used for migration and foraging.	Unlikely to occur on project site due to distance from home range.
Swainson's hawk (<i>Buteo swainsoni</i>)	--/ST	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees. Requires adjacent suitable foraging areas, such as grasslands or agricultural fields supporting rodent populations.	Unlikely to occur on project site due to absence of grassland habitat in the proximity.
Tidewater goby (<i>Eucyclogobius newberryi</i>)	FE/SSC	Brackish water habitats, found in shallow lagoons and lower stream reaches, still but not stagnant water with high oxygen levels.	Unlikely to occur on project site due to absence of brackish water habitat.
Townsend's big-eared bat (<i>Corynorhinus townsendii</i>)	--/SCT	Inhabits a wide variety of habitats. Most common in mesic sites. Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	Unlikely to occur on project site due to intensive human disturbance in the proximity.
Tricolored blackbird (<i>Agelaius tricolor</i>)	--/SE	Areas adjacent to open water with protected nesting substrate, which typically consists of dense, emergent freshwater marsh vegetation.	Unlikely to occur on project site due to absence of freshwater marsh habitat.
Western bumble bee (<i>Bombus occidentalis</i>)	--/CE	Meadows and grasslands with flowering plants; can also be found in natural areas within urban environments.	Unlikely to occur on project site due to frequent ground disturbance and lack of flowering plants.
Western mastiff bat (<i>Eumops perotis californicus</i>)	--/SSC	Many open, semi-arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc. Roosts in crevices in cliff faces, high buildings, trees and tunnels.	Unlikely to occur on project site due to absence of open habitat.
Western pond turtle (<i>Emys marmorata</i>)	--/SSC	Ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Needs basking sites (such as rocks or partially submerged logs) and suitable upland habitat for egg-laying (sandy banks or grassy open fields).	Unlikely to occur on project site due to absence of basking habitat in adjacent riparian area.
Western snowy plover (<i>Charadrius alexandrinus nivosus</i>)	FT/SSC	Sandy beaches, salt pond levees, shores of large alkali lakes; sandy, gravelly, or friable soils for nesting.	Unlikely to occur on project site due to absence of coastal habitat.
Western spadefoot (<i>Spea hammondi</i>)	--/SSC	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands, breeds in winter and spring (January - May) in quiet streams and temporary pools.	Unlikely to occur on project site due to absence of surrounding grassland or hardwood habitat.
Western yellow-billed cuckoo (<i>Coccyzus americanus</i>)	FC/SE	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems. Nests in riparian jungles of willow, often mixed with cottonwoods, with lower story of blackberry, nettles, or wild grape.	Unlikely to occur on project site due to absence of large river system habitat.

Species	Status (Federal/State)	Suitable Habitat Description	Potential to Occur on Project Site
White-tailed kite (<i>Elanus leucurus</i>)	--/SFP	Rolling foothills and valley margins with scattered oaks, and river bottomlands or marshes next to deciduous woodlands. Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	Unlikely to occur on project site due to absence of suitable foraging or breeding habitat.
Yellow rail (<i>Cortunicops noveboracensis</i>)	--/SSC	Summer resident in eastern Sierra Nevadas, prefers freshwater marshlands.	Unlikely to occur on project site due to absence of freshwater marshland habitat.

SOURCE: CDFW 2023

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