

MONTEREY COUNTY PLANNING COMMISSION

Meeting: July 29, 2015	Agenda Item No.: 2
Project Description: Consider a Combined Development Permit consisting of a General Development Plan, Administrative Permit and Design Approval to allow the construction of a 100 unit agricultural employee housing complex comprised of two bedroom apartment units and related facilities. The project is designed to accommodate between 200 and 800 agricultural employees primarily during the harvest season from April through November. The applicant has also submitted a request for a waiver of the application fees.	
Project Location: 121 Spreckels Boulevard, Spreckels Community	APN: 177-021-015-000
Planning File Number: PLN150371	Owner: Spreckels Industrial Park, LLC Applicant: Tanimura and Antle Fresh Foods, Inc. Agent: Paul Davis, Architect
Planning Area: Greater Salinas Area Plan.	Flagged and staked: Yes
Zoning Designation: AI-D (Agricultural Industrial-Design Control District)	
CEQA Action: Mitigated Negative Declaration	
Department: RMA-Planning	

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Adopt a Mitigated Negative Declaration;
- 2) Approve a Combined Development Permit (PLN150371), based on the findings and evidence and subject to the conditions of approval (**Exhibit C**);
- 3) Adopt a Mitigation Monitoring and Reporting Plan; and
- 4) Deny the applicant's request for a waiver of application fees.

PROJECT OVERVIEW:

Tanimura and Antle submitted an application for a Combined Development Permit consisting of a General Development Plan, Administrative Permit and Design Approval to allow an agricultural employee housing complex intended to house between 200 and 800 employees. The project is located on the Tanimura and Antle site and consists of a series of two story buildings divided into 100 two bedroom two bathroom units capable of supporting between two and eight people. The project also includes open areas around the buildings with seating areas, and barbecue areas. In addition the residents will have access to existing soccer, softball, in-door hockey and gym facilities. The project also includes a small store to provide for the needs of the residents and serve employees of Tanimura and Antle. The Planning Commission attended a field trip to the site on July 15, 2015. A Mitigated Negative Declaration (see **Exhibit I**) was prepared and the review period ended on July 20, 2015.

The project site encompasses approximately 4.5 acres (excluding the softball field and the soccer field) located approximately 0.32 miles southwest of Spreckels Boulevard. The housing project will be occupied primarily during the Salinas Valley harvest season from April through November.

The project has been designed to accommodate both existing domestic workers and H2A Visa workers. The traffic analysis has studied two scenarios, one with the project housing only H2A Workers who would be bused to the area and will not have automobiles. The project also looked at the potential for there to be 200 domestic workers who each has their own vehicle. Under

either scenario, employees would still take Tanimura and Antle buses to the field each day.

There has been a significant amount of public controversy associated with this project. Most of the concern relates to having 800 agricultural employees living in close proximity to Spreckels. An analysis of the project reveals that the site design and operational plan of the General Development Plan can accommodate between 200-800 employees as proposed. Based upon this staff is recommending approval of the Combined Development Permit.

A more detailed discussion of the project is provided in Exhibit B.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

-
- √ RMA-Public Works
 - √ RMA-Environmental Services
 - √ Environmental Health Bureau
 - √ Water Resources Agency
 - √ Monterey Regional Fire Protection District
 - √ Parks Department
 - √ RMA - Building
 - √ Economic Development Department
 - √ Agricultural Commissioner's Office
 - √ Sheriff's Department
 - √ Regional Water Quality Control Board, District 3

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA-Public Works, RMA-Environmental Services, Water Resources Agency, Monterey Regional Fire Protection District, Environmental Health Bureau and the Sheriff's Department have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

Spreckels Neighborhood Design Review Committee

The Spreckels Neighborhood Design Review Committee reviewed the project on June 17, 2015 (see **Exhibit E**, Minutes). The committee recommended the following changes to the project design:

- Windows should be vertical, double hung windows;
- Use a steeper roof line;
- Possibly add bricks to the building exteriors and planter boxes to blend with the factory; and
- Use rot resistant trees.

In response to the suggestions of the Spreckels Neighborhood Design Review Committee, the applicant has revised the plans to change the windows to a vertical single hung style and verified that the trees specified on the landscape plan will withstand rot.

Prior to the Spreckels Neighborhood Design Review Committee meeting on June 17, 2015, RMA-Planning staff attended a community meeting regarding the project. Planning staff presented the project and answered questions from the community members.

Agricultural Advisory Committee

The Agricultural Advisory Committee (AAC) reviewed the project on June 25, 2015 (see **Exhibit F**, Minutes). Six members of the public, all residents of Spreckels, spoke in opposition to the project. The applicant was not in attendance.

Generally, the committee supported the need for additional agricultural employee housing in the county but questioned whether this is an appropriate location. Some of the committee members expressed concern that placing up to 800 persons on the site, many without vehicles, would put undue pressure on the town's limited facilities and infrastructure (parks, churches, schools, water, wastewater, public safety, etc.). Some committee members acknowledged that the project is consistent with General Plan Policy AG-1.7 which requires housing for family members and/or employees and their families to be sited to minimize the conversion of viable agricultural lands and encourages clustering in locations that will have minimal impact on the most productive land.

One sentiment raised by some committee members was that they felt this project was outside the decision making scope of the AAC. They felt that the decision to approve the construction of a large labor housing project adjacent to the town of Spreckels was a decision to be made by the residents of Spreckels and the Planning Commission, not the AAC. The overall sentiment was that they did not want to be the ones to make the decision for the town of Spreckels. Committee members who shared this sentiment suggested that the AAC should abstain from voting on this matter altogether. County Counsel recited the AAC's bylaws to the committee and confirmed that the group did in fact need to make a recommendation to the decision-making body because of the impact on agriculture.

Upon conclusion of discussion, the following motion was made and seconded:

Based on the need to support agriculture and clustered housing according to the General Plan of Monterey County, recommend the Planning Commission approve the requested General Development Plan and Administrative Permit with the conditions of:

- Water improvements and additional well facilities are fully adequate to serve the whole city of Spreckels if needed by fire enforcement and or general living conditions;
- Law enforcement (i.e., Sheriff) has adequate resources to ensure public safety;
- Provide daily transportation for H2A workers living at the facility;
- On-site convenience store;
- TAMC look at options to improve public transportation;
- Buffer between the agricultural land and the development project is adequate from a distance perspective as well as establishing some type of land berm/vegetation option;
- Water treatment upgrades are fully adequate and sufficient for the added population;
- Applicant to add on-site recreational area(s) without greatly impacting the city of Spreckels.

The motion failed 4-5-3-0 and the committee moved on to the next item without considering another motion.

Note: The decision on this project is appealable to the Board of Supervisors.

Bob Schubert

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July 22, 2015

cc: Front Counter Copy; Planning Commission; Monterey Regional Fire Protection District; RMA-Public Works; RMA-Environmental Services; Parks Department; Environmental Health Bureau; Water Resources Agency; RMA-Building, Agricultural Commissioner's Office; Sheriff's Department; John Ford, RMA Services Manager; Bob Schubert, Project Planner; Wesley Van Camp, Owner; Paul Davis, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); John H. Farrow; Janet Brennan; Planning File PLN150371.

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, including:
• Conditions of Approval and Mitigation Monitoring and Reporting Program
• General Development Plan, Site Plan, Floor Plan and Elevations, Parcel Map, Tentative Map
Exhibit D Vicinity Map
Exhibit E Spreckels Neighborhood Design Review Committee Minutes
Exhibit F Agricultural Advisory Committee Minutes
Exhibit G Fee Waiver Request Application
Exhibit H Board of Supervisors Resolution 2000-342 (Fee Waivers)
Exhibit I Mitigated Negative Declaration
Exhibit J Comments from the public in favor of project
Exhibit K Comments from the public in opposition to project
Exhibit L Comments regarding Initial Study/Mitigated Negative Declaration

This report was reviewed by John Ford, RMA Services Manager



Exhibit A

Project Data Sheet

EXHIBIT A

Project Information for PLN150371

Application Name: Spreckels Industrial Park Llc (Tanimura & Antle Employee Housing)
Location: 121 Spreckels Blvd. Salinas
Applicable Plan: Greater Salinas
Primary APN: 177-021-015-000
Advisory Committee: Spreckels Neighborhood Design Review
Coastal Zone: No
Permit Type: General Development Plan
Final Action Deadline (884): 12/15/2015
Environmental Status: Mitigated Negative Declaration
Zoning: AI-HR-D|AI-D
Land Use Designation: Industrial

Project Site Data:

Lot Size: 155	Coverage Allowed: N/A
Existing Structures (sf): 0	Coverage Proposed: N/A
Proposed Structures (sf): 99864	Height Allowed: N/A
Total Sq. Ft.: 99864	Height Proposed: 38 FEET
Special Setbacks on Parcel:	FAR Allowed: N/A
	FAR Proposed: N/A

Resource Zones and Reports:

Seismic Hazard Zone: IV UNDETERMINED	Soils Report #: N/A
Erosion Hazard Zone: Low	Biological Report #: N/A
Fire Hazard Zone: None	Forest Management Rpt. #: N/A
Flood Hazard Zone: AE X (shaded)	Geologic Report #: LIB150188
Archaeological Sensitivity: low	Archaeological Report #: N/A
Visual Sensitivity: None	Traffic Report #: LIB150189

Other Information:

Water Source: SYSTEM	Grading (cubic yds.):
Water Purveyor: SPRECKELS WATER SYSTEM	Sewage Disposal (method): SYSTEM
Fire District: Spreckels VFC Monterey County Regional F	Sewer District Name: SPRECKELS WASTEWATER TREATMENT FACILITY
Tree Removal: N/A	

Exhibit B

Project Discussion

EXHIBIT B DISCUSSION

Project Description and Background

The proposed project includes the following components.

- a Eight two story buildings supporting 100 two bedroom two bathroom units capable of supporting between two and eight people. Each unit is 950 square feet.
- b Parking:
 - i. 79 parking spaces on and immediately adjacent to the buildings
 - ii. 121 parking spaces located in an existing parking lot north of the proposed buildings
- c Open areas around the buildings with seating areas, and barbeque areas.
- d Recreation Room in Building 8
- e Laundry facilities in Building 2 and Building 8
- f Convenience Store for T & A Employees
- g Recreation Facilities available to residents:
 - i. Soccer Field,
 - ii. Softball Field,
 - iii. In-door hockey facility, and
 - iv. Gym facilities.

This employee housing facility is located within the Tanimura and Antle (T & A) Industrial Park located south of the town of Spreckels. The building locations are proposed on the west side of the property between two large buildings currently used for storage. The area between the buildings is 4.5 acres in area and is a relatively small portion of the larger 155.4 acre industrial complex. The location of the proposed buildings is currently used as a test plot for Tanimura and Antle.

The T & A Industrial Park is zoned for Agricultural Industrial Purposes. It is the historic site of the Spreckels Sugar Facility and currently supports warehouses, coolers, equipment repair facilities, parking for equipment, trucks and busses, employee parking and fields.

T&A proposes to use the housing for its agricultural employees, and the housing will be designed to accommodate between 200 and 800 individuals. There is a recognized shortage of employees within the Salinas Valley. This can be associated with the lack of available housing. This project would allow T & A to offer temporary housing to their workers currently living in Yuma Arizona or in other places in California during the peak harvest season. It would also provide T & A the ability to have available housing in the event additional workers are needed and H2A Visa Workers are used to support the harvest.

A convenience store has been added to the project in response to comments which have been made by the public. The store is limited to serving the needs of T&A employees (see **Exhibit C**, Conditions 8 and 10).

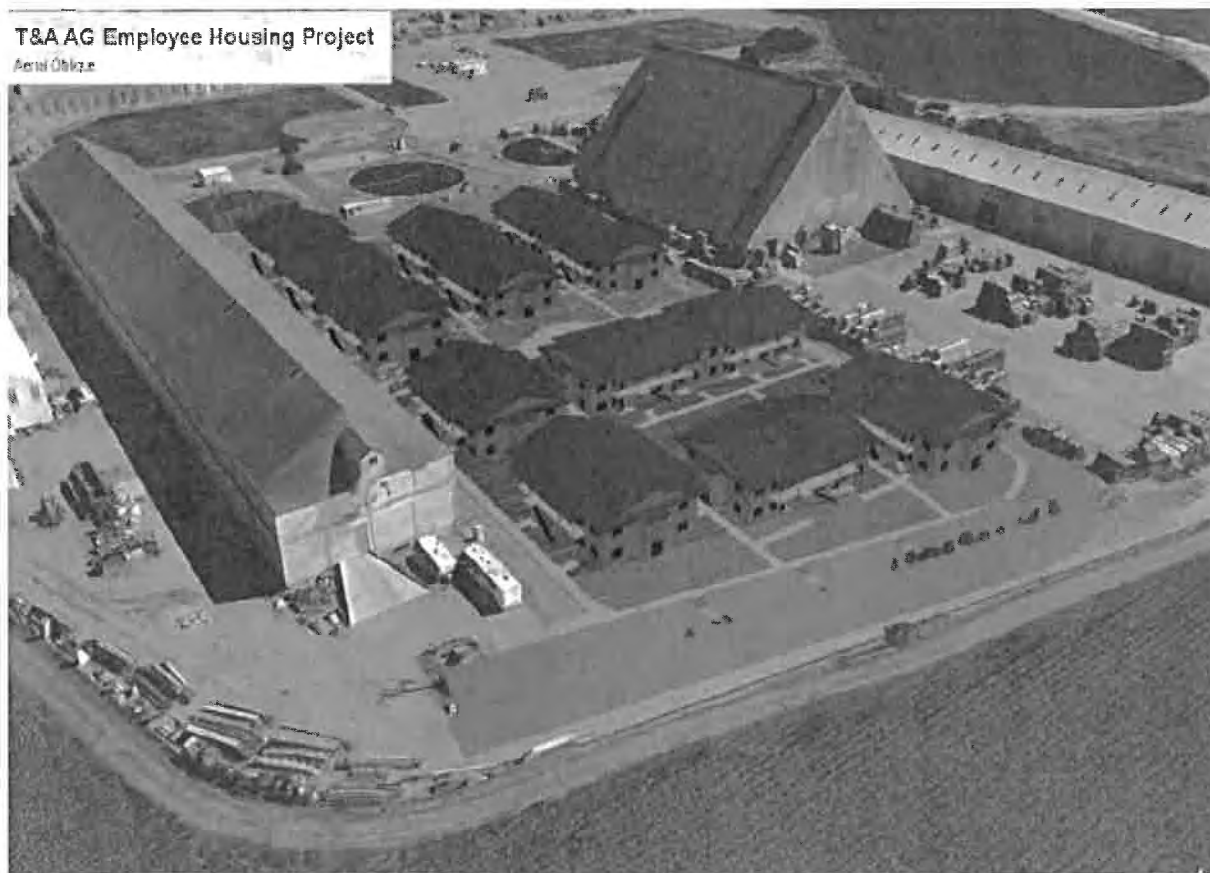
The project will be occupied primarily during the Salinas Valley harvest season from April through November. In the off-season the housing will either be vacant or occupied by at most 40 employees. T&A will provide bus transportation between the facility and the ranches where the employees work.

T & A is requesting approval of a General Development Plan to provide housing for employees. The analysis in this staff report and in the Initial Study/Mitigated Negative Declaration evaluated that only employees would occupy the premises. The project description has been written such that the housing provided by this project is for employees only with no dependents. If this project description changes, a modification to the General Development Plan would be required, this would require additional CEQA analysis (see **Exhibit C, Condition 13**).

Figure 1: Conceptual Plan



Figure 2: Aerial Simulation



Project Analysis

General Plan Consistency

1. **Policy AG-1.6** County staff reviewed the proposed project for consistency with the 2010 General Plan and the Greater Salinas Area Plan. General Plan *Policy AG-1.6* states that *housing projects shall be located to minimize the conversion of viable agricultural lands and shall be consistent with the nature of the surrounding land uses*". The project site is on a piece of property that has been used for test crop production and is between two large industrial buildings. The land has not been used as productive farmland, and thus the project does not involve the conversion of viable agricultural lands. The project will not adversely affect the surrounding uses. There are warehouses to the north and south and fire ponds to the east. The area to the west is productive Ag Land but the project provides an effective buffer including a 100' building setback and trees and landscaping between the buildings and farm land.

One of the premises of providing agriculture employee housing is to provide it in close proximity to where the work is being undertaken. This often results in placing housing on land that is prime farmland. T&A could, without any discretionary permits, place agricultural employee housing for up to 36 employees on their various individual holdings. This scenario could result in the conversion of land from cultivation to providing housing.

To that extent focusing the housing at this location where employee buses are already going to the site, protects productive farmland, and results in a reduction in vehicle trips because there will not be individual vehicle trips from this site to the work locations.

2. Policy AG-1.2 requires a well-defined buffer area to be provided as partial mitigation for new non-agricultural development located adjacent to agricultural land uses on farm lands designated a Prime, of Statewide Importance, Unique or Local Importance. This project has been reviewed with the Agricultural Commissioner's office who finds that the proposed 70+ foot setback between the proposed buildings and the adjacent agricultural fields is generally sufficient. It would be helpful to provide some type of vertical buffer in this area. There are existing olive trees located along the western edge of the project site that will either remain or be relocated. It would be best if these trees were transplanted between the driveway/parking area and the adjacent agricultural fields to provide this vertical element. This has been added as a condition of approval.
3. Policy GS-1.8 in the Greater Salinas Area Plan states that the subject property may be developed as agriculturally related commercial uses provided the development includes a comprehensive development plan, is designed to protect the riparian corridor of the Salinas River, does not deteriorate water quality in the Salinas River or area groundwater, preserves the Walnut trees along Spreckels Boulevard and is compatible with the agricultural activities on the adjoining parcel. While the project is not purely a commercial project, it has been designed to meet each these conditions.
4. Policy GS-1.9. Greater Salinas Area Plan *Policy GS-1.9* states that development on the subject property may be approved provided that the uses shall be agriculturally oriented industrial uses, a development plan is prepared, an effective buffer between the uses and the Town of Spreckels is provided, and farmlands are placed into permanent agricultural use (where applicable). Since the project will provide housing for agricultural employees, it is an agriculturally oriented use. The application includes a General Development Plan. An adequate buffer is provided due to the distance to town as well as existing structures that are located between the site and the town. Since viable farmland is not being taken out of production, it is not necessary to require the placement of farmland in permanent agricultural use.
5. Policy PS-3.1 (Long Term Sustainable Water Supply). General Plan *Policy PS-3.1* requires the County to ensure that new development is assured a long-term sustainable water supply. The proposed project is not required to provide proof of a long-term sustainable water supply because the proposed project is within Zone 2C of the Salinas Valley groundwater basin and within this zone there is the rebuttable presumption of the existence of a long term sustainable water supply, and there is a lack of evidence to rebut the presumption of a long-term sustainable water supply for this project because there is no change proposed to the level of water use.

Zoning Ordinance Consistency

- A. Development Standards for Agriculture Employee Housing. Monterey County Zoning Ordinance Section 21.66.060 states Agricultural employee housing for more than twelve (12) units or thirty-six (36) beds shall not be issued a Use Permit unless the following criteria are satisfied:

1. *There must be adequate water and sewer available to service the development as determined by the Director of Environmental Health. See discussion below regarding water and wastewater.*
2. *The housing must be located off prime farmland or on the parcel where no other alternatives exist on site, on the least viable portion of the parcel. The project site is not located on prime farmland. The site is located in the western area of the T & A Industrial Park and is zoned AI-D (Agricultural Industrial-Design Control District). The majority of the site is currently utilized for test crop production.*
3. *The development shall incorporate proper erosion and drainage controls. The applicant has submitted a Preliminary Drainage Analysis that provides the methodology that will be used to calculate the size of the new on-site storm drainpipes, outlines the required stormwater mitigations and identifies the facilities that will meet the design and regulatory requirements. The analysis concludes that the proposed project will safely and effectively convey stormwater runoff from a variety of storm events. The project will control erosion, roadway runoff, infiltrate stormwater, and prevent flooding of existing and proposed new buildings via a network of pipes, overland release and an existing stormwater percolation pond.*
4. *Enclosed storage facilities shall be provided for each housing or dwelling unit. Each of the two bedroom floor plan designs includes bedroom closets and kitchen cabinet storage spaces customary with a modern apartment design.*
5. *Laundry facilities, including washers and dryers, shall be provided on-site. Two laundry rooms with washers and dryers will be provided on-site. The plans show that each laundry room will have 14 washers and dryers, resulting in a total of 28 washers and dryers. For occupancy of 200 this would be one washer and dryer for each seven people. At the maximum occupancy of 800 people this would be one washer and dryer for each 28 people. Based upon the projected work week for the employees, and the free time this number of washers and dryers should be able to accommodate up to 700 loads per week, which would not accommodate the maximum occupancy of 800 employees. The maximum ratio of employees to washers and dryers should be not more than 25 employees to each washer and dryer. A condition has been added to require a minimum of 32 washers and dryers on site.*
6. *The site design of the facilities shall be subject to the approval of the Director of Planning and Building Inspection. As the application includes a General Development Plan and an Administrative Permit, the project design has been reviewed by RMA-Planning and will be decided by the Planning Commission.*
7. *The development of three or more units shall require inclusion of recreation facilities and open space, proportional to the amount and type of facilities to be provided. Inclusion of family units in the facilities shall require children's play equipment. Adult housing shall require the inclusion of appropriate recreational areas, such as for baseball, basketball, soccer or horseshoe pitching. The project will incorporate existing softball field and soccer field as shown on the site plan. Outdoor tables and barbecue grills will be included in the open/green space between the buildings. The occupants will also have access to all the onsite T&A employee recreation facilities, including the gym, indoor hockey rink and*

basketball area. No family units are proposed and thus no childrens play area is provided.

8. *The development shall be landscaped pursuant to a landscaping plan approved by the Director of Planning and Building Inspection prior to issuance of building permits for the facility.* The property will be extensively landscaped as shown on the landscape and irrigation plans.
9. *All recreation areas and landscaping shall be installed prior to occupancy of the facilities. Landscaped areas shall be maintained.* These items are handled through conditions of approval and are standard County practice.

B. Agriculture Industrial Zone. The Agricultural Industrial Zone is established for the balanced development of agriculturally oriented industrial uses that support existing and future agricultural activity. Employee housing is allowed subject to approval of an Administrative Permit. This project is being considered with the General Development Plan and an Administrative Permit. This meets the requirements of the Agricultural Industrial Zone.

C. Parking. Section 21.58.040 of the Monterey County Code requires 1 parking space per dwelling or 1 parking space per four beds for Agricultural Employee Housing. The project proposes to provide 79 spaces at the site and another 121 spaces a couple of hundred feet away. This would meet the requirement of one space per four beds for 800 person occupancy and provides 2 spaces per unit. During the Planning Commission field trip and during public meetings questions have been asked about guest parking. The applicant has agreed to set aside an additional area for guest parking between the baseball field and the soccer field. This more than meets the parking requirements of the Zoning Ordinance.

D. Historic District. An area designated with the “HR” (Historic Resources) Zoning Overlay District is located centrally within the T&A Industrial Park site. The proposed project site and buildings are located on the northern edge of the overall site. These buildings are separated from the proposed project site by an existing softball field, access road, parking areas and underground water storage tanks. These areas provide a significant buffer to the proposed building site. Therefore, the proposed project would not affect the buildings or area designated with the Historic Resources Zoning Overlay District.

Design

A. Circulation. The project has been designed to provide circulation completely around the facility with some of the parking being provided in close proximity. The secondary access would go between two existing industrial buildings, but in the case of emergency, if the primary access point is blocked there is a secondary access. The site design has also included within the central open space area the ability for fire equipment to move into close enough proximity for emergency purposes.

B. Building Design. This is a Design Control district and normally the objective criteria would be upon whether the project is consistent with the neighborhood character. In this particular case the surrounding buildings are industrial with no consistent design theme. The Spreckels Design Committee discussed consistency with the design theme of the town of Spreckels.

The buildings will be two stories with pitched roofs. The lower floor exterior siding will be cement fiber panel with a board and batt design, while the second floor will use cement fiber board with a lap siding design. The colors and materials of the buildings will provide for an acceptable design. The project site is obscured by distance and the building located to the north of the proposed building site. Very little of the buildings will be visible from publicly accessible areas. The building design is appropriate for the location and context.

- C. *Visual Impacts* The proposed buildings would be located between two existing sizeable and tall buildings on the northern edge of the project site; the proposed buildings are two-story high and lower than the existing buildings. One of the existing buildings would provide a significant backdrop to the proposed buildings. The project site and the existing adjacent buildings are visible from Spreckels Boulevard –the only public road and public viewing area in the area– at a distance of approximately 2000 feet (see Figure 3 below).

Figure 3: Visibility from Spreckels Boulevard

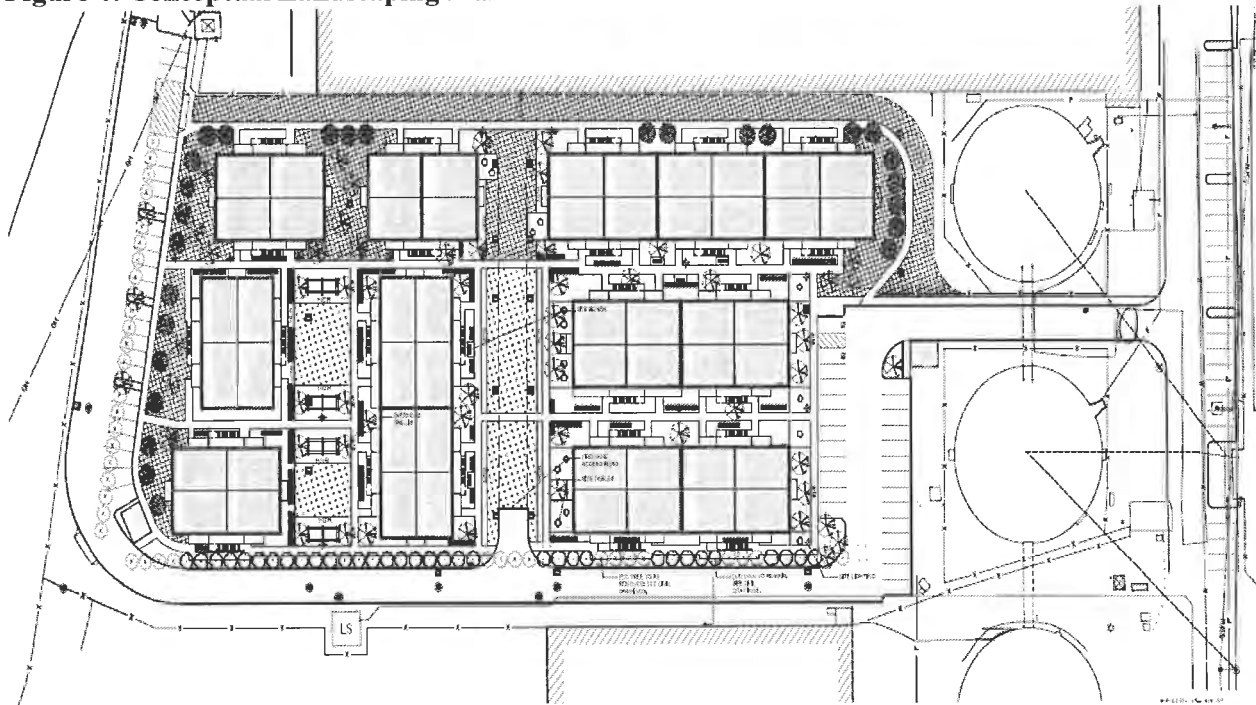


- D. *Outdoor Areas.* There are four designated activity areas on the site plan. These will include seating areas, barbeques, so that people can gather together outside. This is in addition to the soccer and baseball field, and there is a road and a trail that is available for people to walk toward the Salinas River. In the General Development Plan it refers to having the Salinas River as a resource, but the primary resource for people will be the road that goes down between the storm water pond areas.
- E. *Pedestrian Circulation.* Primary access to the site is through the circulation drives used by the T&A industrial site. There are buses and trucks circulating in close proximity to the site and between the site and the recreation fields, store and second parking lot. There should be designated pedestrian paths between these points. Where appropriate there should be berms or sidewalks installed to protect pedestrians, and at crossings, the drive aisle should be

painted and signed to indicate that this is a pedestrian crossing. A condition to this effect has been added (see **Exhibit C, Condition 10**).

- F. Grading. Fill will be placed on the site in order to elevate the buildings such that drainage is away from the structures. The applicant's geotechnical report recommends that, prior to placement of fill, all loose or otherwise unsuitable soils be replaced with engineered fill. It is estimated that there would be approximately 500 cubic yards of cut and 11,500 cubic yards of fill (11,000 cubic yards net fill). The fill would be obtained from two areas of stockpiled soil material on the site. Grading will be balanced within the property. There will be no off-site hauling required.
- G. Landscaping. The proposed landscaping plans (see Figure 4 below) include a number of evergreen trees which would further diffuse the visibility of the buildings. This is consistent with Policy GS-3.2 of the Greater Salinas Area Plan which requires that native plant materials be used to integrate the man-made environment with the natural environment and to screen or soften the visual impact of new development. The proposed buildings would not create an additional building profile against the sky nor add to the visibility of the site or the existing buildings from public viewing areas (Spreckels Boulevard).

Figure 4: Conceptual Landscaping Plan



Public Services

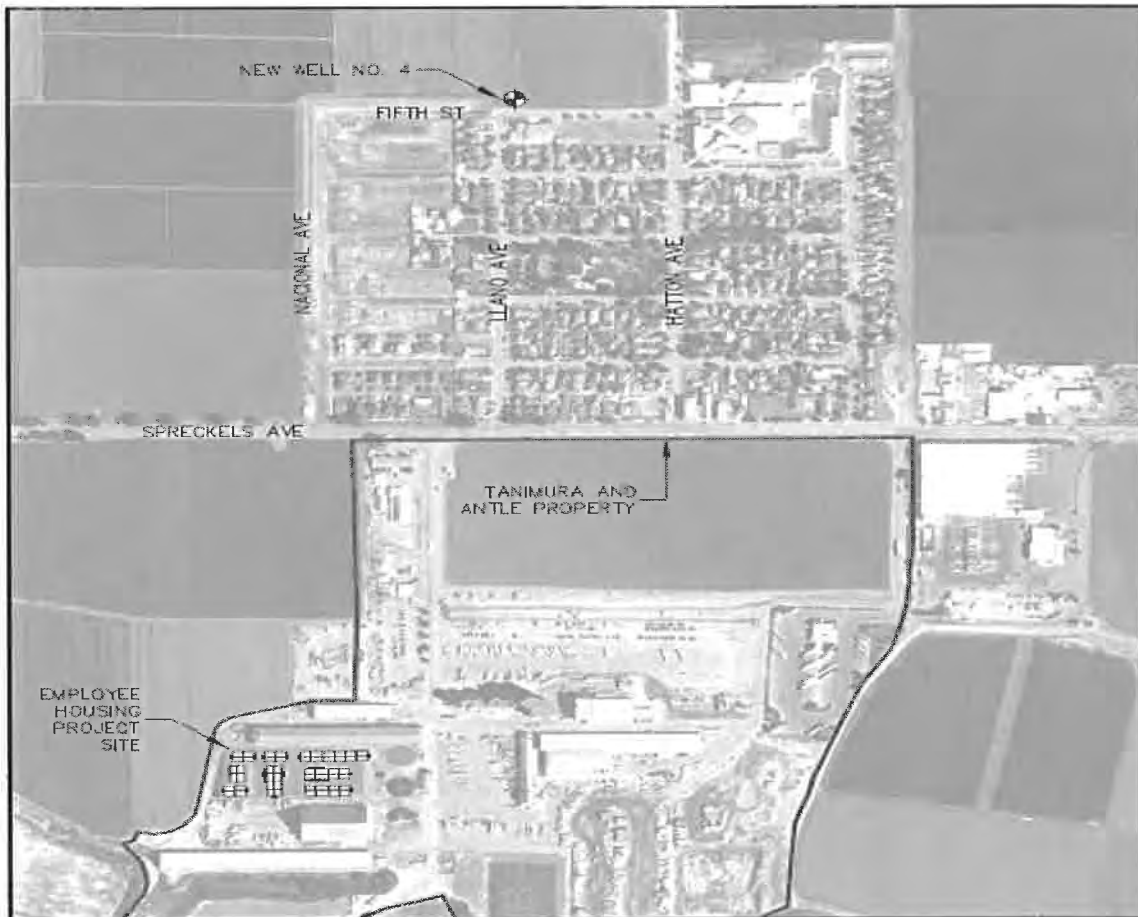
- A. Water
Water service to the subject property is provided by Spreckels Water Company. The applicant has indicated submitted an analysis of the existing water supply capacity of the Spreckels Water Company system and the projected water demand of the proposed project. The analysis concludes that the existing wells have the water supply source capacity to meet the projected demand of the proposed project.

Spreckels currently has 324 connections to the system. The addition of 100 service connections will increase the service area by over 20%. California Code of Regulations, Title 22, Section 6456(a)(5) requires a water system to apply for a permit amendment when expanding their water system by 20% or more.

California Code of Regulations Title 22, Section 64554 requires water systems with less than 1,000 service connections to have the source capacity to meet maximum day demand and the storage capacity equal to or greater than the maximum day demand (MDD) unless the system can demonstrate that it has an additional source of supply or has an emergency source connection that can meet the maximum day demand requirement.

Spreckels existing MDD is 1.57 million gallons. Spreckels has two wells with a total source capacity of 3.1 million gallons per day and no storage capacity. Spreckels is able to meet the source capacity requirement, but unable to meet the storage capacity requirement. To be in compliance with the storage capacity requirements, the Spreckels Water Company is proposing to add a new well. The new well would be located northeast of the intersection of Fifth Avenue and Llano Avenue in Spreckels on property that is currently owned by the Tanimura family (see Figure 5 below). Spreckels Water Company will lease or purchase the land where the well will be located.

Figure 5: Location of New Well



NEW WELL LOCATION
SPRECKELS WATER COMPANY
SPRECKELS, CALIFORNIA

Project No.: 3330.00



5 / 22 / 2015
Sheet 1 of 1



1"=500'

Mitigation Measure 17.2 requires T & A to provide documentation that the State Water Resources Control Board Division of Drinking Water Division has issued an interim approval to operate or an amendment to the Spreckels Water System permit. Mitigation Measure 17.3 requires that the proposed water distribution system expansion of the Spreckels Water Company comply with all pertinent sections of the CA Waterworks Standards including but not limited to:

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

Implementation of Mitigation Measures 17.2 and 17.3 will reduce this impact to less than significant.

B. Wastewater

Wastewater service will be provided by California American Water Company, which currently operates the Spreckels Wastewater Treatment Facility (WWTF). T & A and its affiliate own additional treatment ponds which are available for expansion of the treatment facility as necessary to accommodate additional sewage generated by the proposed project. The Central Coast Regional Water Quality Control Board (RWQCB) regulates the WWTP under Waste Discharge Requirements contained in Order No. 99-086. That Order's Finding 5 states:

“The Discharger submitted a Report Of Waste Discharge (ROWD) to discharge up to 265,000 gpd to the 12 acre treatment pond and remaining 17.4 acres of reclamation area (disposal ponds). Based on available engineering data, the Board believes an annual average daily flow limit of 180,000 gallons per-day is justified until additional engineering data is provided justifying a higher amount. The wastewater facilities are currently receiving approximately 70,000 gpd, excluding inflow/infiltration (III). III will be quantified during pending storm periods.”

As stated in the finding, the WWTP is currently receiving approximately 70,000 gallons per day (gpd). It is estimated that the proposed project will generate approximately 48,000 gpd which would bring the total to 118,000 gpd, well below the 265,000 gpd capacity of the WWTP.

However, according to the RWQCB, while the WWTP has been processing 70,000 gpd without creating nuisance conditions, any significant flow increase could alter the WWTP dynamics. Mitigation Measure 17.1 requires that, prior to issuance of construction permit, the applicant shall provide evidence to the Environmental Health Bureau (EHB) that RWQCB has reviewed and approved wastewater improvement plans specific to this project. Prior to occupancy, the applicant shall provide evidence to EHB that all wastewater improvements specific to this project have been installed to the satisfaction of RWQCB. Implementation of Mitigation Measure 17.1 will reduce this impact to a level of less than significant.

Traffic/Circulation

The applicant submitted a Traffic Impact Analysis (TIA) prepared by Hatch Mott McDonald evaluating the anticipated traffic associated with the project either at a full occupancy 800 residents and not automobiles (all H2A workers) , or with 200 of the residents having automobiles.

1. Existing Conditions

Currently, during the harvest season, the harvest employees typically begin work between 5:00 and 6:00 a.m. and work until about 3:00 or 4:00 p.m. Depending on which crops are being harvested and other market conditions, they may occasionally work until as late as 6:00 or 7:00 p.m. Harvest employees usually work Monday through Friday and sometimes work on Saturday as well (i.e., usually a half day).

Under existing conditions, seasonal harvest employees (all of whom live off-site) have the option of driving to and parking at the Spreckels site and boarding buses to transport them to the fields or driving directly to the fields in their own cars. Approximately 25% of the employees use the buses (approximately 500 employees), and 75% of the employees drive directly to the fields (about 1,500 employees). There are currently 42 buses in the T&A fleet, each with a capacity of 48 people. The buses go out to the fields that are being harvested with or without a harvest crew because they transport toilets and shade equipment to the fields. Bus occupancies typically range from one to ten people. With a total bus fleet capacity of 2,016 people, the buses are currently underutilized.

2. Project Traffic Impacts

If the 100 units are completely used for season employees, up to 800 seasonal works (eight people per unit) can be accommodated. The 800 seasonal employee scenario is considered the “low trip activity” scenario. Under this scenario, 800 seasonal harvest employees will be bused in from Mexico or Arizona in groups as needed to meet harvesting requirements. These employees will not have cars and will be transported to the fields on the existing buses. The existing fleet of buses is expected to have enough capacity to accommodate the employees that will be living on-site.

If the 100 units are completely used by full-time employees, approximately 400 full-time workers (up to four people per unit) can be accommodated. This is the high trip activity scenario. Although the 100 units would accommodate a mix of both seasonal and full-time employees, traffic impacts were assessed based on the worst-case scenario that included 200 residents with vehicles.

It is estimated that the Low trip activity scenario will generate 218 daily trips, with none occurring during the AM peak hour and 48 occurring during the PM peak hour. This includes employee vehicles and buses. Since the employees that will be housed on-site will not have cars and will replace employees that do have cars, the proposed project will result in a reduction of vehicle trips over existing conditions on the local and regional road network. The number of bus trips is expected to remain the same; however, allowance has been made for the addition of two buses, which may be added to allow for flexibility in assigning crews to various fields. Under this scenario, the number of existing vehicle trips will be reduced by approximately 366 daily trips and 40 PM peak hour trips.

The agricultural fields harvested by T&A employees are located within the Salinas Valley, Castroville and San Benito County, with the majority being in the Salinas Valley. The proposed project will not change the distribution of the buses from Spreckels to the fields because the buses will continue to operate in the same way they are now. While the number of trips from off-site employees to Spreckels and to the fields will be reduced, the distribution of off-site employees is also not expected to change with the proposed project.

Pursuant to the TIA, the 400 full-time employee scenario is considered the “high trip activity” scenario. Under this scenario, full-time employees may rent a unit which may be occupied to up to four people per unit. This scenario will be limited to 200 residents with vehicles. The scenario reduces both the number of employees driving to the site to be bused to the fields, as well as the number of employees driving directly to the fields, however, anticipates that other employees housed within the on-site apartments will have personal cars. While only about 5% of the on-site employees are anticipated to drive from the apartments to the fields, the remaining employees would be transported to the fields on the existing buses.

It is estimated that the High trip activity scenario will generate 738 daily trips, with none occurring during the AM peak hour and 146 occurring during the PM peak hour. This includes employee vehicles and buses. Since some of the employees that will be housed on-site will have cars, the proposed project will result in a relatively modest increase of vehicle trips over existing conditions on the local and regional road network. The number of bus trips is expected to remain the same as under existing conditions. The number of vehicle trips will increase by approximately 154 daily trips and 58 PM peak hour trips.

The trip distribution under the High trip activity scenario will not change the distribution of the buses from Spreckels to the fields because the buses will continue to operate in the same way they are now. While the number of trips from off-site employees to Spreckels and to the fields will be reduced, the distribution of off-site employees is also not expected to change with the proposed project.

3. *Consistency with Applicable Circulation Policies*

Both trip scenarios will not change the existing level of services for Spreckels Boulevard/Harris Road and Hatton Avenue. According to the TIA, Spreckels Boulevard/Harris Road and Hatton Avenue, the access roads that the project will mainly affect, operate at an overall acceptable level of Service (LOS) A and side-street operations of LOS B. Policy C1.1 of the General Plan states the acceptable LOS for County roads and intersections may be LOS D, except in Community Areas, existing roads that operate at a LOS D and may be further degraded, or Area Plans that establish an acceptable LOS other than LOS D. The Greater Salinas Area Plan, the planning area where the project is located, does not identify a different LOS for the area. The circulation policies of the Monterey County General Plan are consistent with Chapter 3 of the 2010 Regional Transportation Plan for Monterey County in regards to LOS.

4. *Conclusion*

Although the “High Trip Activity” scenario increases vehicle trips to the project site, the traffic generated by the project is not anticipated to affect the LOS along Spreckels Boulevard/Harris Road and Hatton Avenue, which is consistent with the LOS policies of the General Plan and the 2010 Regional Transportation Plan for Monterey County. Because the High Trip Activity scenario includes more than 200 residents, the Mitigation Measure 16.1

will be imposed on the project to insure consistency with the traffic impact analysis. Mitigation Measure 16.1 states that Tanimura and Antle shall not allow more than 200 residents with vehicles to live in the facility. Tanimura and Antle shall be responsible for monitoring and enforcing this limitation.

Recreation

The project has been designed to include over 14,000 square feet of passive open space between housing units which will be furnished with barbeque pits, benches, picnic tables, and trash cans for the project occupants. In addition, an indoor recreation room is proposed for the occupants of the project. Within the overall 155 acre property are multiple existing recreational facilities for T&A employees, and the occupants of this agriculture employee housing will have access to all facilities on site. This includes a soccer field, softball field, indoor hockey rink/basketball court, and gym. The total area of the soccer field and the softball field is 3.74 acres. By comparison State law requires that Subdivisions provide 3.0 acres of parkland for each 1000 residents. The amount of open space being provided for this facility exceeds that which would be required of a subdivision development.

Outside of the project site, the closest park is located in the Town of Spreckels (Spreckels Memorial Park) which is approximately half a mile away. Spreckels Memorial Park amenities include a softball field, playground equipment, and a tennis court. The amenities that are offered at the project site for the agricultural employees far exceed the amenities of Spreckels Memorial Park, therefore it is not expected that the project's occupants will utilize Spreckels Memorial Park. There are other recreational areas in the region including Monterey County parks and City of Salinas parks. However due to the numerous existing facilities onsite, working hours of the project's occupants, it is not likely that the project would cause a substantial increase in use of Monterey County and/or City of Salinas parks. Therefore impacts to existing nearby neighborhood or regional parks would be less than significant.

Fire Protection

Currently, fire protection services to the subject property are provided by the Spreckels Community Service District (Spreckels CSD) and the Monterey County Regional Fire District (MCRFD). However, the subject property is not located within the MCRFD service area. Therefore, a contract between the Monterey County Regional Fire District (MCRFD) and the Spreckels Community Service District (Spreckels CSD) is required for fire protection services. MCRFD and the Spreckels CSD have entered into discussions regarding the proposal to enter into an agreement for fire protection services for that portion of the Spreckels CSD that includes the subject property. The Spreckels CSD considered the draft agreement at their meeting on July 15, 2015 however no vote was taken. It is expected that the Spreckels CSD will hold a special meeting prior to the July 29, 2015 Planning Commission meeting to vote on the agreement.

Hazardous Materials

1. Soils. The site was previously used as agricultural land; therefore, soils were tested for the presence of agricultural pesticides following Department of Toxic Substance Control (DTSC) guidance (Interim Guidance for Sampling Agricultural Properties, August 2008). Soil sampling took place on June 5, 2015 and was observed by staff from the Environmental Health Bureau's Hazardous Materials Management Services. Specifically, the analysis tested for presence of arsenic and agricultural pesticides. Soil sampling results showed that: (1) no

samples exceeded California Human Health Screening Levels for pesticides in residential soil, as determined by the Office of Environmental Health Hazard Assessment (OEHHA); and (2) samples exceeded arsenic levels although background concentration levels were similar indicating that arsenic is naturally occurring and not the result of contamination [note that studies have shown that arsenic levels are relatively high in soils in the Salinas Valley (Chang et. al., November 2004)].

The proposed project includes excavation of soil from two borrow sites elsewhere on the property and the placement of fill on the project site. These borrow sites have previously been used for agricultural purposes; the material has been imported to the borrow sites from the applicant's agricultural operations at various locations. The fill material for the proposed project will need to be sampled in accordance with the Department of Toxic Substances Control's Information Advisory for Clean Imported Fill (October 2001) to confirm soil contamination levels are below California Human Health Screening Levels, as determined by the Office of Environmental Health Hazard Assessment (OEHHA). In the event a borrow site is identified as being contaminated, fill material will not be imported from that site. In order to assure that fill material meets applicable standards from the OEHHA and that development of the project does not result in potential significant impacts, Mitigation Measure 8.4 requires that all soil placed on the project site be sampled to determine if there are any hazardous elements present in the soil. The applicant shall submit a soil sampling plan that includes all sources of fill material to EHB for review and approval and pay the necessary fees. In the event a borrow site is identified as being contaminated, fill material shall not be imported to the project from that site.

2. Ammonia. The project site is located within a property/area generally used for agricultural support purposes. The facilities on the property include two separate and distinct ammonia cooler facilities (see Figure 6 below). These cooler facilities are currently required to operate in compliance with the standards found in the California Code of Regulations Title 19, Chapter 4.5, and the California Health & Safety Code, Division 20, Chapter 6.95, Article 2. Additionally, the operator of the cooler facilities must maintain an up-to-date Business Response Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65.

One cooler is permitted as EHB Facility No. FA0818048 by the Bureau of Environmental Health and is located approximately 700' from the proposed project site. This facility and associated refrigeration systems contain an aggregate of approximately 15,690 pounds of ammonia and is currently regulated as a California Accidental Release Prevention program (Cal-ARP) Level 2 Risk Management Plan (RMP) facility. The second cooler is permitted as EHB Facility No. FA0813309 and is located approximately 2,200 feet from the proposed project site; this cooler and associated refrigeration systems contains an aggregate of approximately 51,168 pounds of ammonia and is currently registered as a Cal-ARP Level 3 RMP facility. In addition to a RMP, the cooler facilities must have an approved Business Response Plan (BRP). The general requirements of the RMP and BRP follow below.

Figure 6: Location of Ammonia Cooler Facilities



In general, an RMP must contain hazards assessment, prevention programs, and an emergency response program to prevent the accidental release of ammonia. The ammonia cooling facilities nearby the proposed project site are currently required to maintain a CalARP Program Level 2 RMP (Facility No. FA08181048) and Level 3 RMP (Facility No. FA0813309) in compliance with California Health & Safety Code and California Code of Regulations.

The construction of the proposed project in the vicinity of the existing ammonia cooler facilities would result in a potential significant impact resulting from the hazard to the inhabitants of the project from a potential accidental release of ammonia from the cooler facilities in the vicinity of the project site. Operation of the ammonia cooler facilities consistent with the standards and regulations of State and County codes; and requiring notification to the residents of the onsite ammonia storage and potential risks associated with ammonia release and training on emergency procedures would assure that development of the proposed project results in less than significant impacts from the potential accidental release of ammonia from the existing ammonia coolers.

In order to assure that the potential impacts of development of the project are mitigated to less than significant levels, the following mitigation measures are required: 1) Mitigation Measure No. 8.1 requires the applicant to submit an ammonia storage awareness and notification plan to the EHB for review and approval; 2) Mitigation Measure No. 8.2 requires that the existing CalARP Program Level 2 Risk Management Plan (RMP) for the cooler identified as EHB Facility FA08181048 must be changed to a Level 3 RMP. The Level 3 RMP; and 3) Mitigation Measure 8.3 requires the applicant to prepare a Business Response Plan (BRP) for the operation of the cooler facility.

Drainage

Currently the 155.4 acre industrial park is approximately 20% impervious (32.8 acres). Currently, the site stormwater systems drains to a collector sump and is pumped directly to the Salinas River during the winter rainy season. In the summer, the sump diverts dry weather flow to an onsite percolation pond for infiltration. The applicant has submitted a Preliminary Drainage Analysis that provides the methodology that will be used to calculate the size of the new on-site storm drainpipes, outlines the required stormwater mitigations and identifies the

facilities that will meet the design and regulatory requirements. The analysis concludes that the proposed project will safely and effectively convey stormwater runoff from a variety of storm events. The project will control erosion, roadway runoff, infiltrate stormwater, and prevent flooding of existing and proposed new buildings via a network of pipes, overland release and an existing stormwater percolation pond.

Construction Activities

The duration of construction is expected to be approximately six months from issuance of permits. Construction hours are 7 am to 5 pm. No truck trips will be necessary for the grading phase as the soil will be balanced on the T & A property. The number of workers will vary throughout construction and will range from 10 to 100 workers at any given time.

Impact on Schools

The General Development Plan submitted by the applicant is specific that this project is for employees without dependents. For this reason it is reasonable to conclude that the project will not have an adverse impact on schools. If the project description ever changes this conclusion will need to be re-evaluated.

Fee Waiver Request

The applicant submitted a Fee Waiver Request (see **Exhibit G**) for the planning application fees. The justification provided in the request is that the application is for an affordable housing project. Board of Supervisors Resolution No. 2000-342 (see **Exhibit H**) authorizes the Director of Planning to waive fees for discretionary permits for Special Handling affordable housing projects (25% affordable housing). General Plan *Policy LU-2.11* allows for the waiver of planning and building permit fees for Affordable Housing Overlay projects.

The Director of Planning determined that the Fee Waiver Request did not meet the criteria, and forwarded the application to the Planning Commission for consideration. A fee waiver by the Planning Commission is not warranted because the application is for an employee housing project, not an affordable housing project, and it is not an Affordable Housing Overlay project.

Environmental Review

Monterey County, as Lead Agency, prepared an Initial Study and Mitigated Negative Declaration (IS/MND) for the proposed project (**Exhibit I**). Issues that were analyzed in the Mitigated Negative Declaration include: aesthetics, agriculture and forest resources, air quality, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, noise, population/housing, public services, recreation, transportation/traffic, and utility/service systems. Staff prepared a Mitigation Monitoring and Reporting Plan that includes eight mitigation measures, and is designed to ensure compliance during project implementation and to reduce the potential impacts of the project.

The IS/MND was filed with the County Clerk on June 18, 2015 and circulated for public comment from June 19, 2015 to July 20, 2015. The County received several comment letters regarding the proposed project (see **Exhibits J, H and I**). The County considered the comments

received, and they did not alter the conclusions in the IS/MND. A summary of the comments regarding the IS/MND and responses by staff follows.

Below are comments received regarding the IS/MND followed by responses from staff (see **Exhibit L** for the comment letters).

1. Monterey Bay Unified Air Pollution Control Board dated July 17, 2015

Comment A: On Page 20, update the threshold tables with the correct construction and operation thresholds and update the emission comparisons to the thresholds to evaluate significance.

Response A: The threshold and project significance information have been updated, as follows:

Mass Daily Thresholds		
Pollutant	Construction Thresholds	Operation Thresholds
NO _x	-	137 lbs/day
VOC	-	137 lbs/day
PM ₁₀	82 lbs/day (on-site)	82 lbs/day
PM _{2.5}	N/A	N/A
SO _x	-	150 lbs/day
CO	-	550 lbs/day
Pb	N/A	N/A

California Emissions Estimator Model (CalEEMod) was used to estimate the potential impacts of implementation of the project and help in determining if construction and/or operation thresholds would be exceeded. CalEEMod* estimated that the project would produce the following emissions on a per day basis:

Construction - lbs/day				
NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
83	69	0.08	23.8	14.6
No Threshold	No Threshold	No Threshold	Below Threshold	N/A
Operation - lbs/day				
NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
4.1	204.4	0.08	27.2	26.7
Below Threshold	Below Threshold	Below Threshold	Below Threshold	N/A

On July 22, 2015, the California Emissions Estimator Model (CalEEMod) was revised because the operational emission of the initial CalEEMod, dated June 12, 2015, was completed without a traffic study/trip generation. The updated CalEEMod, as reviewed by Monterey Bay Unified Air Pollution Control District, e-mail dated July 22, 2015, better identifies the operational emissions of the 100 unit apartment. The updated CalEEMod did not change the estimated construction emissions.

Comment B: On page 29, the analysis must be revised to analyze carbon dioxide (CO₂) emissions, not carbon monoxide (CO) which is not a greenhouse gas.

Response B: The greenhouse gas analysis has been revised, as follows:

The Monterey Bay Unified Air Pollution Control District (MBUAPCD) has not established Greenhouse Gas thresholds for CEQA analysis; therefore MBUAPCD recommends that projects compared using thresholds adopted by neighboring air districts, such as San Luis Obispo. The SLO Air District threshold for Greenhouse Gas emissions (CO₂e) is 1,150 metric tons per year. Using this threshold, the projected project related CO₂e is 473.6 metric tons per year for construction and 516.4 metric tons per year for operations. The overall CO₂e is less than SLO Air District threshold. The project will not conflict with any of the applicable plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions. The project will not exceed recommended thresholds for greenhouse gas emissions, will not conflict with applicable plans, policies or regulations adopted for the purposed of reducing emissions; therefore the project will have a *less than significant*.

Comment C: The project description and traffic/transportation section does not analyze offsite non-work related trips. Please clarify how the transportation analysis addressed non-work trips for the working living on-site.

Response C:

The “low activity” scenario anticipates that the 800 seasonal workers will have no cars; and therefore, transported by bus to work and back. On Sundays, a bus will provide transportation to shopping and back outside peak hours, or the employees can use a local taxi service. Also, as part of the project, T&A is proposing a small convenience store on the property so employees are in walking distance for shopping needs. This scenario may add 10 PM trips for potential taxi trips during the evening. Based on existing conditions, as described in the Traffic Study, the “low activity” scenario with non-work related trips is consider to have no impacts to traffic/transportation.

2. **Letter from Monterey Salinas Transit (MST) dated July 7, 2015**

Comment D: On page 46, the IS/MND is not necessarily consistent with the Monterey County General Plan and the goals contained in Public Transit Services Goal C-6. Please note that private employer-provided agricultural worker bus transportation which is unavailable to the public is not public transit service.

Response D: The discussion of existing transportation/traffic conditions on page 44 of the IS/MND clearly states that the buses are private, not public. The IS/MND states that there “are currently 42 buses in the T & A fleet, each with a capacity of 48 people.” The applicant has indicated that they are in discussions with MST regarding the possibility of providing bus service to the site.

Comment E: The analysis of transportation impacts in the IS/MND is limited to the home-to-work trip and mitigated with employer-sponsored bus transportation. There are likely to be trips made for other purposes including shopping, medical appointments and entertainment. For instance, how will the workers get to grocery stores or medical appointments when they are not working if they do not have access to a private vehicle?

Response E: The applicant has indicated that the workers will be transported to town on Sundays for services and provisions. In addition, a store for T & A employees has been added to the project.

Comment F: If T & A expects public bus service from MST to serve these workers on their days off and in the evenings to get to services, shopping medical care and other destinations in the Salinas area, funding from the company must be provided to MST for a new route to serve the company's employees. Any MST bus stop that is required at this location must be funded and constructed by T & A to standards that meet all federal Americans with Disabilities Act regulations.

Response F: The applicant has indicated that they are in discussions with MST regarding the possibility of providing bus service to the site, including a new bus stop.

3. Letter from LandWatch dated July 17, 2015

Comment G: Please explain why parking is required if the H2A workers do not come to the U.S. with automobiles.

Response G: As evaluated in the traffic report, there could be up to 200 vehicles for the non H2A workers. In addition, a proposed condition of approval would require additional parking for guests.

Comment H: The following statement is speculative: "It appears that the treatment facility, with appropriate revisions to the waste water treatment process and to the operating permit, can treat the additional loading from the proposed project. The MND additionally states "T & A is in discussions with the Regional Water Quality Control Board as to the adequacy of California American Water's proposal." Please identify if proposed changes to the system would have significant environmental effects. Please also address how the project can move forward based on speculation that Cal-Am can meet project demands.

Response H: Mitigation Measure 17.1 in the IS/MND requires the applicant to provide evidence that RWQCB has approved the wastewater improvement plans and the improvements must be completed prior to occupancy of the project. The required improvements do not involve expansion of the capacity of the treatment facility and will not have environmental effects. The existing pond is sufficient to accept any additional flow, the question is whether an additional aerator is necessary. This would be a minor modification to an existing facility.

Comment I: Please explain how the provision of housing meets the requirements of the 2010 General Plan Agricultural Element and Policy GS-1.8 of the GSAP.

Response I: *Policy AG-1.6* in the General Plan Agricultural Element states that such projects shall be located to minimize the conversion of viable agricultural lands and shall be consistent with the nature of the surrounding land uses. Since the site has not been used as productive farmland, the project does not involve the conversion of viable agricultural lands. *Policy GS-1.8* in the Greater Salinas Area Plan states that the subject property may be developed as agriculturally related commercial uses provided the development includes a comprehensive development plan, is designed to protect the riparian corridor of the Salinas River, does not deteriorate water quality in the Salinas River or area groundwater, preserves the Walnut trees along Spreckels Boulevard and is compatible with the agricultural activities on the adjoining parcel. The project has been designed to meet each these requirements.

Comment J: The MND does not address requirements for a consistency determination identified by the Monterey Bay Unified Air Pollution Control District.

Response J: A consistency determination is a process by which the Lead Agency demonstrates that the population associated with proposed growth inducing projects in their area is accommodated by AMBAG's regional forecasts. AMBAG's regional forecasts for population and dwelling units are embedded in the emission inventory projections used in the regional Air Quality Management Plan (AQMP). Projects which are consistent with AMBAG's regional forecasts have been accommodated in the AQMP and are therefore consistent with the AQMP. Typical growth inducing project include housing, apartment and condo developments.

Pursuant to review of the project by Monterey Bay Unified Air Pollution Control District, a consistency determination for the T&A Employee Housing is not necessary because it is not a growth inducing project. The project presents two extremes: 800 seasonal employees or 200 full time employees who already work for T&A and live in the general area. The consistency determination is not required for temporary residential uses. The 200 employee scenario will house employees already working for T&A in the general area; and therefore, is not a growth inducing.

Comment K: The CO emissions, on page 29 of the MND, do not identify mobile source emissions, only stationary source emissions.

Response K: 2008 CEQA Air Quality Guidelines uses 550lbs a day as an overall threshold (construction and operation, which operations include mobile emissions), but also includes the following threshold of significance for CO emissions:

Pollutant Source	Threshold of Significance
CO	LOS at intersection/road segment degrades from D or better to E or F or V/C ratio at intersection/road segment at LOS E or F increases by 0.05 or more or delay at intersection at LOS E or F increases by 10 seconds or more or reserve capacity at unsignalized intersection at LOS E or F decreases by 50 or more 550 lb/day (direct)

As analyzed in the Traffic and Transportation Section of the MND, the project will not affect the LOS of any intersection within the project vicinity. Therefore, the threshold of 550lbs per day is adequate to determine CO emissions for construction and operation emissions.

Comment L: Greenhouse gas (GHG) emissions should be quantified and compared to thresholds of other districts.

Response L: See response to Monterey Bay Unified Air Pollution Control District comments (Response B).

Comment M: Please indicate if the applicant agreed to implement the mitigation measures.

Response M: Prior to release of the IS/MND for public review, the applicant submitted a signed letter agreeing to implement all of the proposed mitigation measures.

Comment N: Please provide noise data to support the conclusions of the noise section.

Response N: The applicant was not required to submit a noise study because the project does not have the potential have a significant impact on noise. As stated on page 39 of the IS/MND, the closest noise sensitive receptors are the single family dwellings in Town of Spreckels located approximately 1,500 feet from the site, and a school approximately 3,000 feet away. In addition, there is an existing building located between the project site and the Town of Spreckels. In terms of traffic noise, there will not be a significant amount of additional traffic generated from the project site. During the week employees which ride to work on buses which already leave the site so that will not generate any additional trips. This leaves only the scattered trips during off hours which is not considered significant.

Comment O: An EIR is required because the project, which will almost double the size of Spreckels, will induce substantial population growth in an area (CEQA Appendix G, XIII).

Response O: The vast majority of the project will be occupied by seasonal farmworkers who have their permanent residence elsewhere. The applicant has indicated that up to 40 T & A employees may reside in the facility during the non growing season. The applicant has stated that this housing is being provided to address a shortage in agricultural workers. The jobs are existing, but for a variety of reasons workers are becoming increasingly difficult to recruit due to a variety of reasons including lack of housing. The employee housing will not result in creation of new permanent jobs or be growth inducing. The number of beds at maximum occupancy is large in relation to the town of Spreckels, but this must be kept in the context of more than just Spreckels. This housing serves approximately 40 ranches around Spreckels, each of these ranches without a discretionary permit could have a 36 bed agricultural employee housing facility. This would be over 1,400 beds. This project is not considered to be a substantial increase in the population of the area and does not require the preparation of an EIR.

Comment P: The IS/MND states on page 40 that the agricultural employees would live and work in the area during a six month period; page 1 states that it would be for eight months.

Response P: Page 40 of the MND will be corrected to indicate that the employees will live and reside in the area for 8 months (not 6 months).

Comment Q: Please address the inconsistency with the statement on page 44 that workers have the option to drive to site or board buses at the T & A property with the statement on page 2 that the H2A workers do not come to the U.S. with automobiles.

Response Q: The statement on page 44 describes existing conditions whereby workers have the option of driving to and parking at the T & A site and boarding buses to fields, or driving directly to the fields in their own vehicle. The statement on page 2 is in regard to the H2A workers who do not come to the U.S. with automobiles.

Comment R: How would workers get to town on Sundays for services and shopping? Was bus transportation accounted for in the traffic analysis?

Response R: T & A will bus the H2A workers to town on Sundays for services and shopping. Bus transportation was addressed in the traffic analysis. In addition, a store has been added to the project which will reduce the number of trips.

Comment S: The agricultural buffer should be increased to 200 feet.

Response S: The site plan shows approximately 93 feet (minimum) from the proposed buildings to the row crops on the adjacent parcel. In the opinion of staff, this buffer is adequate and does not need to be increased. If it is determined that an additional buffer is needed, this could be accomplished by installing a solid fence or providing a berm with landscaping on top, without increasing the distance between the proposed buildings and the row crops on the adjacent parcel.

Comment T: T & A should consider including a general store on site for residents of the proposed project.

Response T: Since the preparation of the IS/MND, the applicant has revised the project to include a store for employees of T & A.

Comment U: The project description should be revised to identify that the site is a brownfield site.

Response U: Brownfield is a term used to describe land previously used for industrial purposes or some commercial uses and may have been contaminated with hazardous waste or pollution. The bigger concern in this particular case is residual contamination from prior agricultural uses on the property. As indicated on page 34 of the IS/MND, soil sampling results showed that: (1) no samples exceeded California Human Health Screening Levels for pesticides in residential soil, as determined by the Office of Environmental Health Hazard Assessment (OEHHA); and (2) samples exceeded arsenic levels although background concentration levels were similar indicating that arsenic is naturally occurring and not the result of contamination. Mitigation Measure 8.4 requires that all soil placed on the site be sampled to determine if there are any hazardous elements. In the event a borrow site is identified as being contaminated, fill material shall not be imported to the site.

4. Michael and Tamara Ranker dated July 16, 2015

Comment V: The project includes 3.74 acres of recreation facilities. The IS/MND states that Quimby Act requires 3.0 acres of parkland per 100 residents which would be 24 acres.

Response V: Page 43 of the IS/MND incorrectly states that state law requires 3 acres of parkland per 100 residents. The IS/MND will be revised to indicate that the Quimby Act requires 3 acres of parkland per 1,000 residents. That will not change the conclusion of the IS/MND that the proposed recreation facilities are adequate.

Comment W: How can the Initial Study be revised on February 20, 2015 and conclude that there are no significant impacts and then file a Negative Declaration on July 18, 2015?

Response W: The IS/MND for the project was completed on July 18, 2015. The 2/20/2015 date that appears in the footer at the bottom of each page in the IS/MND is the last date that the County's Initial Study template was revised.

5. Michael Gray dated July 15, 2015

Comment X: What will T & A do with this facility in the offseason? I would think they would want to put local workers in this factory. If that is the case, their traffic study and the plan for parking will go out the window.

Response X: The applicant has indicated that during the offseason up to 40 T & A employees may occupy the facility. This is within the scope of the project evaluated in the

traffic study. A total of 200 parking spaces are proposed which will provide adequate parking year round.

6. Alda Hearne dated July 15, 2015 and Letter from Carson Braga dated July 15, 2015

Comment Y: The Initial Study repeatedly uses the term “intended,” for example, “No children are intended to be housed within this housing project.” There are no restrictions to keep them from changing their minds in the future. I urge you to require an EIR.

Response Y: The applicant proposes to provide housing to employees only without dependants. That is what was evaluated in the Initial Study. If that changes in the future, the applicant would need to file for an amendment to the project description which would require further environmental review.

Comment Z: The CHP and Sheriff do not have the staffing to adequately patrol Hatton Ave., yet alone the rest of town.

Response Z: The CHP submitted a letter to T & A dated May 19, 2015 regarding the unlawful travel of commercial vehicles in Spreckels. The letter indicates that as the agricultural season is currently underway, the CHP is increasing their presence and enforcement in the Spreckels area. This is being accomplished by increasing the number of field patrol units in the area and deploying the Special Mobile Road Enforcement commercial units.

7. Terrence & Elizabeth Welliver dated July 16, 2015 and E-mail from Bruce Powers dated July 20, 2015

Comment AA: The Initial Study states that the project will not house children, therefore it will not impact the capacities of our schools. It is not clear from the Initial Study if single men/women will be residing in the housing or if families with children will be residing in the proposed housing.

Response AA: Page 42 of the IS/MND states that the project will not place any demand on schools because the project as proposed by the applicant will not include resident children. The project site is within the Spreckels Union School District and the Salinas High School District. The project is not expected to place any demand on schools because the project, as proposed by the applicant, will not include resident children. Pursuant to Education Code Section 17620, the governing body of a school district is authorized to levy a fee, charge or other requirement against any construction within the boundaries of a school district, for the purpose of funding the construction or reconstruction of school facilities. The applicant is currently in discussions with the Spreckels Union School District as to whether the project should pay the residential or commercial school impact fee. The County may not deny approval of a project on the basis of adequacy of school fees (GC Section 65997(b)).

8. Mike McTighe and Theresa McTighe dated July 15, 2015

Comment BB: The Agricultural Advisory Committee has asked for an EIR.

Response BB: The Agricultural Advisory Committee did not pass a motion with a recommendation to the Planning Commission. The motion that was made but failed to pass did not include a recommendation to prepare an EIR.

9. E-mail from Jolene Oberg dated July 17, 2015 and Letter from Charise Parker dated July 13, 2015

Comment CC: The project is being built near the Salinas River in a flood zone.

Response CC: The project is not located in the 100 year floodplain.

10. E-mail from Judy Eichhorn dated July 15, 2015

Comment DD: Is there a manned security gate/hut and what are the hours of being manned?

Response DD: The applicant has not proposed a gated community for the agricultural employees that will occupy the facility.

Revisions to Initial Study/Mitigated Negative Declaration (IS/MND):

The following revisions have been made to the IS/MND since it was circulated:

- Page 40 - - Population and Housing 2nd line from bottom of page – change “6 month period” to “8 month period”.
- Page 41 – Public Services - Question 14.a – “*Would the project result in adverse physical impacts associated with ... Fire Protection?*” This impact should be changed from Less than Significant to Less than Significant with Mitigation Incorporated.
- Page 43 – Recreation - First paragraph, 4th line – change “100” to “1,000.”
- Page 43 – Transportation/Traffic - Question 16.a and b. – “*Would the project: Conflict with an applicable plan, ordinance or policy establishing effectiveness for the performance of the circulation system ...?*” and “*Conflict with the goals, objectives and policies of the 2010 Regional Transportation Plan ...?*” These impacts should be changed from Less than Significant to Less than Significant with Mitigation Incorporated.

These revisions are highlighted in **Exhibit I**.

Additional Comments from the Public

Summary of Public Comments in Opposition of Project (see Exhibit K):

- 800 new people would nearly double the population of Spreckels, and have adverse impacts on aspects of the community, such as:
 - Water Service, Sewage Treatment, Traffic, Schools, Churches, Post Office, Public Safety Services (Fire/Police), Noise/Nuisance, etc.
- Concerned that upgrades to services such as water and sewage will add costs to current residents
- Lack of existing amenities such as: Pharmacy, Grocery Store, Restaurants, Shopping, etc.

- Inadequate public transportation to accommodate 800 new people, many of whom would not have cars.
- Project has been “fast tracked” with lack of complete impact analysis
- Initial Study is insufficient, project should be subject to an EIR
- Project does not benefit the current residents of Spreckels
- Project will adversely affect property values
- Concerned that the project description has been revised more than once during the review period (eg: adding a store, type/gender of occupant, # of cars, etc.)
- Concerned about what the apartments would be used for in the future if the need for all employee housing went away
- Detracts from historic nature of the site/town

Summary of Public Comments in Support of Project (see Exhibit J):

- Currently a shortage of agricultural employee housing in the area – This project addresses that need. (Farm Bureau of Monterey & Monterey County Business Council)
- In recent years, agricultural employee housing shortage has lead to large quantities of produce going un-harvested and left to waste in the fields. (Farm Bureau of Monterey)
- Project provides safe, clean and comfortable housing for agricultural employees (Resident)
 - Currently, lack of affordable housing has created unhealthy living situations where multiple employees renting/sharing single rooms, garages and outbuildings.
- This site allows for the use of infrastructure, services and recreation that are already in place. (Monterey County Business Council)
- Project site is not visible from the town of Spreckels (Monterey County Business Council)
- As proposed, project design and amenities will “raise the bar” of “farmworker housing” (The Latino Seaside Merchants Association)
- Project fits is well with County’s general plan with regard to clustered housing for labor (William O. Lipe – Agricultural Advisory Committee Member)
- Agricultural employees housed in central location cuts down on traffic and congestion caused by decentralized housing (Farm Bureau of Monterey & Monterey County Business Council)
- Project site takes no agricultural land out of production (Monterey County Business Council)
- Worker housing has been a part of Spreckels life for 117 year – Not something new (Spreckels Resident)

Recommendation

Staff recommends that the Planning Commission adopt the Mitigated Negative Declaration; approve the Combined Development Permit, based upon the findings and evidence and subject to the conditions of approval; adopt a Mitigation Monitoring and Reporting Plan; and deny the applicant’s request for a waiver of application fees.

Exhibit C

Draft Resolution, including:

- **Conditions of Approval and Mitigation Monitoring and Reporting Program**
- **General Development Plan, Site Plan, Floor Plan and Elevations, Parcel Map, Tentative Map**

**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:

SPRECKELS INDUSTRIAL PARK, LLC (PLN150371)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Adopting a Mitigated Negative Declaration;
- 2) Approving a Combined Development Permit consisting of a General Development Plan, Administrative Permit and Design Approval to allow the construction of a 100 unit agricultural employee housing complex comprised of two bedroom apartment units and related facilities, based on the findings and evidence and subject to the conditions of approval;
- 3) Adopting a Mitigation Monitoring and Reporting Plan; and
- 4) Denying the applicant's request for a waiver of application fees.

[PLN150371, Spreckels Industrial Park, LLC , 121 Spreckels Boulevard, Greater Salinas Area Plan (APN: 177-021-015-000)]

The Tanimura and Antle Agricultural Employee Housing Project application (PLN150371) came on for public hearing before the Monterey County Planning Commission on July 29, 2015. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a 100 unit agricultural employee housing complex comprised of two bedroom apartment units and related facilities. The project is designed to accommodate between 200 and 800 agricultural employees without dependants primarily during the harvest season from April through November. The project is for agricultural employees only, without dependents.
EVIDENCE : The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150371.
2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the

applicable plans and policies which designate this area as appropriate for development.

EVIDENCE

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- Greater Salinas Area Plan; and
- Monterey County Zoning Ordinance (Title 21)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) The property is located at 121 Spreckels Boulevard (Assessor's Parcel Number 177-021-015-000), Greater Salinas Area Plan. The parcel is zoned AI-D (Agricultural Industrial-Design Control District), which allows employee housing accessory to a permitted use with an Administrative Permit. Therefore, the project is an allowed land use for this site.

c) Standards for Farm Employee and Farm Worker Housing. The proposed project meets the standards for development of farm employee and farm worker housing (Section 21.66.060).

- *There is adequate water and sewer available to service the development as determined by the Director of Environmental Health. See Finding and Evidence 4b.*
- *The housing is located off prime farmland.* The project site is not located on prime farmland. The site is located in the western area of the T & A Industrial Park and is zoned AI-D (Agricultural Industrial-Design Control District). The majority of the site is currently utilized for test crop production.
- *The development incorporates proper erosion and drainage controls.* The applicant has submitted a Preliminary Drainage Analysis that provides the methodology that will be used to calculate the size of the new on-site storm drainpipes, outlines the required stormwater mitigations and identifies the facilities that will meet the design and regulatory requirements. The analysis concludes that the proposed project will safely and effectively convey stormwater runoff from a variety of storm events. The project will control erosion, roadway runoff, infiltrate stormwater, and prevent flooding of existing and proposed new buildings via a network of pipes, overland release and an existing stormwater percolation pond.
- *Enclosed storage facilities are provided for each housing or dwelling unit.* Each of the two bedroom floor plan designs includes bedroom closets and kitchen cabinet storage spaces customary with a modern apartment design.
- *Laundry facilities, including washers and dryers are provided on-site.* Two laundry rooms with washers and dryers will be provided

on-site. The plans show that each laundry room will have 14 washers and dryers, resulting in a total of 28 washers and dryers. For occupancy of 200 this would be one washer and dryer for each seven people. At the maximum occupancy of 800 people this would be one washer and dryer for each 28 people. Based upon the projected work week for the employees, and the free time this number of washers and dryers should be able to accommodate up to 700 loads per week, which would not accommodate the maximum occupancy of 800 employees. The maximum ratio of employees to washers and dryers should be not more than 25 employees to each washer and dryer. A condition has been added to require a minimum of 32 washers and dryers on site.

- *The site design is approved by the Planning Commission. As the application includes a General Development Plan and an Administrative Permit, the project design has been reviewed by RMA-Planning and will be decided by the Planning Commission.*
- *The development includes recreation facilities and open space, proportional to the amount and type of facilities to be provided. The project will incorporate existing softball field and soccer field as shown on the site plan. Outdoor tables and barbecue grills will be included in the open/green space between the buildings. The occupants will also have access to all the onsite T&A employee recreation facilities, including the gym, indoor hockey rink and basketball area. No family units are proposed and thus no childrens' play area is provided.*
- *The development will be landscaped pursuant to a landscaping plan approved by the Director of Planning and Building Inspection prior to issuance of building permits for the facility. The property will be extensively landscaped as shown on the landscape and irrigation plans.*
- *All recreation areas and landscaping will be installed prior to occupancy of the facilities. Landscaped areas shall be maintained. These items are handled through conditions of approval and are standard County practice.*

• General Plan *Policy AG-1.6* states that “*farmworker housing projects shall be located to minimize the conversion of viable agricultural lands and shall be consistent with the nature of the surrounding land uses*”. The project site is on a piece of property that has been used for test crop production and is between two large industrial buildings. The land has not been used as productive farmland, and thus the project does not involve the conversion of viable agricultural lands. The project will not adversely affect the surrounding uses. There are warehouses to the north and south and fire ponds to the east. The area to the west is productive Ag Land but the project provides an effective buffer including a 100' building setback and trees and landscaping between

the buildings and farm land.

One of the premises of providing agriculture employee housing is to provide it in close proximity to where the work is being undertaken. This often results in placing housing on land that is prime farmland. T&A could, without any discretionary permits, place agricultural employee housing for up to 36 employees on their various individual holdings. This scenario could result in the conversion of land from cultivation to providing housing. To that extent focusing the housing at this location where employee buses are already going to the site, protects productive farmland, and results in a reduction in vehicle trips because there will not be individual vehicle trips from this site to the work locations

- AG-1.2 requires a well-defined buffer area to be provided as partial mitigation for new non-agricultural development located adjacent to agricultural land uses on farm lands designated a Prime, of Statewide Importance, Unique or Local Importance. This project has been reviewed with the Agricultural Commissioner's office who finds that the proposed 70+ foot setback between the proposed buildings and the adjacent agricultural fields is generally sufficient. It would be helpful to provide some type of vertical buffer in this area. There are existing olive trees located along the western edge of the project site that will either remain or be relocated. It would be best if these trees were transplanted between the driveway/parking area and the adjacent agricultural fields to provide this vertical element. This has been added as a condition of approval.
- Greater Salinas Area Plan *Policy GS-1.8* states that the subject property may be developed as agriculturally related commercial uses provided the development includes a comprehensive development plan, is designed to protect the riparian corridor of the Salinas River, does not deteriorate water quality in the Salinas River or area groundwater, preserves the Walnut trees along Spreckels Boulevard and is compatible with the agricultural activities on the adjoining parcel. The project has been designed to meet each these conditions.
- Greater Salinas Area Plan *Policy GS-1.9* states that development on the subject property may be approved provided that the uses shall be agriculturally oriented industrial uses, a development plan is prepared, an effective buffer between the uses and the Town of Spreckels is provided, and farmlands are placed into permanent agricultural use (where applicable). Since the project will provide housing for agricultural employees, it is an agriculturally oriented use. The application includes a development plan. An adequate buffer is provided due to the distance to town as well as existing structures that are located between the site and the town. Since viable farmland is not being taken out of production, it is not necessary to require the placement of farmland in permanent agricultural use.
- Greater Salinas Area Plan *Policy GS-3.2* requires that native plant materials be used to integrate the man-made environment with the natural environment and to screen or soften the visual impact of new development. The proposed landscaping plans include the planting of a

number of evergreen trees which would further diffuse the visibility of the buildings. The proposed buildings would not create an additional building profile against the sky nor add to the visibility of the site or the existing buildings from public viewing areas (Spreckels Boulevard).

The project was referred to the Spreckels Neighborhood Design Review Committee for review on June 17, 2015. The committee recommended the following changes to the project design:

- Windows should be double hung;
- Use a steeper roof line;
- Possibly add bricks to the building exteriors and planter boxes to blend with the factory; and
- Use rot resistant trees.

In response to the suggestions of the committee, the applicant revised the plans to change the windows to a vertical single hung style and verified that the trees specified on the landscape plan will withstand rot. The project was referred to the Agricultural Advisory Committee (AAC) for review on June 25, 2015. Upon conclusion of discussion, the following motion was made and seconded:

Based on the need to support agriculture and clustered housing according to the General Plan of Monterey County, recommend the Planning Commission approve the requested General Development Plan and Administrative Permit with the conditions of:

- Water improvements and additional well facilities are fully adequate to serve the whole city of Spreckels if needed by fire enforcement and or general living conditions;
- Law enforcement (i.e., Sheriff) has adequate resources to ensure public safety;
- Provide daily transportation for H2A workers living at the facility;
- On-site convenience store;
- TAMC look at options to improve public transportation;
- Buffer between the agricultural land and the development project is adequate from a distance perspective as well as establishing some type of land berm/vegetation option;
- Water treatment upgrades are fully adequate and sufficient for the added population;
- Applicant to add on-site recreational area(s) without greatly impacting the city of Spreckels.

The motion failed 4-5-3-0 and the committee moved on to the next item without considering another motion.

- d) The County also received correspondence which identified concerns were not related to the adequacy of the Initial Study/Mitigated Negative Declaration.

Summary of Public Comments in Opposition of Project:

- 800 new people would nearly double the population of Spreckels, and have adverse impacts on aspects of the community, such as:
 - Water Service, Sewage Treatment, Traffic, Schools,

Churches, Post Office, Public Safety Services
(Fire/Police), Noise/Nuisance, etc.

- Concerned that upgrades to services such as water and sewage will add costs to current residents
- Lack of existing amenities such as: Pharmacy, Grocery Store, Restaurants, Shopping, etc.
- Inadequate public transportation to accommodate 800 new people, many of whom would not have cars.
- Project has been “fast tracked” with lack of complete impact analysis
- Initial Study is insufficient, project should be subject to an EIR
- Project does not benefit the current residents of Spreckels
- Project will adversely affect property values
- Concerned that the project description has been revised more than once during the review period (eg: adding a store, type/gender of occupant, # of cars, etc.)
- Concerned about what the apartments would be used for in the future if the need for all employee housing went away
- Detracts from historic nature of the site/town

Summary of Public Comments in Support of Project:

- Currently a shortage of agricultural employee housing in the area – This project addresses that need. (Farm Bureau of Monterey & Monterey County Business Council)
- In recent years, agricultural employee housing shortage has led to large quantities of produce going un-harvested and left to waste in the fields. (Farm Bureau of Monterey)
- Project provides safe, clean and comfortable housing for agricultural employees (Resident)
 - Currently, lack of affordable housing has created unhealthy living situations where multiple employees renting/sharing single rooms, garages and outbuildings.
- This site allows for the use of infrastructure, services and recreation that are already in place. (Monterey County Business Council)
- Project site is not visible from the town of Spreckels (Monterey County Business Council)
- As proposed, project design and amenities will “raise the bar” of “farmworker housing” (The Latino Seaside Merchants Association)
- Project fits well with County’s general plan with regard to clustered housing for labor (William O. Lipe – Agricultural

Advisory Committee Member)

- Agricultural employees housed in central location cuts down on traffic and congestion caused by decentralized housing (Farm Bureau of Monterey & Monterey County Business Council)
- Project site takes no agricultural land out of production (Monterey County Business Council)
- Worker housing has been a part of Spreckels life for 117 year – Not something new (Spreckels Resident)

See Finding 6.n for a summary of comments that were received regarding the Initial Study/Mitigated Negative Declaration.

- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150371.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE :**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Monterey Regional Fire Protection District, Parks, RMA-Public Works, RMA-Environmental Services, RMA-Building, Environmental Health Bureau, Water Resources Agency, Economic Development Department, Agricultural Commissioner’s Office and Sheriff’s Department. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- b) Staff identified potential impacts to traffic, geotechnical impacts, historic resources, drainage, water supply, wastewater and soils. The following reports have been prepared:
- a) *“Tanimura & Antle Agricultural Employee Housing Project, Salinas, California – Traffic Impact Analysis Report,”* (LIB150189) prepared by Hatch Mott MacDonald dated June 11, 2015.
- b) *“Geotechnical Report for the Proposed Housing Development Tanimura and Antle Spreckels Boulevard, Salinas, California,”* (LIB150188) prepared by Grice Engineering, Inc., dated May 2015.
- c) Letters (LIB150207) from Kent. L. Seavey dated June 5, 2015 and June 8, 2015.
- d) *“Tanimura and Antle Employee Housing – Preliminary Drainage Analysis,”* (LIB150205) by Whitson Engineers, May 2015.
- e) *“Existing Water Supply Capacity and Projected Water Demands – New Employee Housing Project – Spreckels Water Company”* prepared by Luhdorff & Scalmani Consulting Engineers dated June 8, 2015.
- f) *“Wastewater Design Flow Analysis – Proposed Tanimura & Antle Farmworker Housing Project, Spreckels, CA”* prepared by

BioSphere Consulting dated June 7, 2015.

- g) *“Phase II ESA – Soil Sampling Analytical Testing Results – Spreckels Industrial Park, 121 Spreckels Blvd., Spreckels CA”* prepared by Pacific Crest Engineering inc., dated June 10, 2015.

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

- c) Staff conducted a site inspection on May 15, 2015 to verify that the site is suitable for this use.
- d) The Planning Commission conducted a field trip to the site on July 15, 2015.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN150371.

4. **FINDING:**

HEALTH AND SAFETY - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE
:

- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Monterey Regional Fire Protection District, Parks, RMA-Public Works, RMA-Environmental Services, RMA-Building, Environmental Health Bureau, Water Resources Agency, Economic Development Department, Agricultural Commissioner’s Office and Sheriff’s Department. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities will be provided.
Water. Water service to the subject property is provided by Spreckels Water Company. Tanimura and Antles’ affiliate owns and operates Spreckels Water Company, which is in process with State Water Resources Control Board of bringing an additional well into service to increase storage capacity by providing a backup supply. The new well would be located northeast of the intersection of Fifth Avenue and Llano Avenue in Spreckels on property that is currently owned by the Tanimura family. Spreckels Water Company will lease or purchase the land where the well will be located.
- c) Wastewater: The subject property is served by the Spreckels Wastewater Treatment Facility (WWTF). The WWTF was originally developed and operated by Spreckels Sugar Company to serve the Spreckels Sugar factory operations and the other uses in the town of

Spreckels. The ownership of the treatment facility devolved to Spreckels Industrial Park LLC, an affiliate of T & A. The treatment facility was subsequently transferred to an interim operator (Smith) who subsequently transferred it to California American Water Company, who currently owns and operates the treatment facility. The treatment facility, with appropriate revisions to the waste water treatment process and to the operating permit, can treat the additional loading from the proposed project.

- d) The project site is in the vicinity of existing ammonia cooler facilities which would result in a potential significant impact resulting from the hazard to the inhabitants of the project from a potential accidental release of ammonia. Operation of the ammonia cooler facilities consistent with the standards and regulations of State and County codes; and requiring notification to the residents of the onsite ammonia storage and potential risks associated with ammonia release and training on emergency procedures would assure that development of the proposed project results in less than significant impacts from the potential accidental release of ammonia from the existing ammonia coolers. In order to assure that the potential impacts of development of the project are mitigated to less than significant levels, the Initial Study/Mitigated Negative Declaration (IS/MND) includes mitigation measures requiring that applicant to: 1) submit an ammonia storage awareness and notification plan to the Environmental Health Bureau (EHB) which plan shall provide for the installation and testing of an ammonia detection, monitoring and notification system (Mitigation Measure 8.1); 2) the existing CalARP Program Level 2 Risk Management Plan (RMP) for the cooler identified as EHB Facility FA08181048 must be changed to a Level 3 RMP (Mitigation Measure 8.2); and 3) the applicant shall submit a Business Response Plan (BRP) for the operation of the cooler facility (Mitigation Measure 8.3).
- e) The site was previously used as agricultural land; therefore, soils were tested for the presence of agricultural pesticides following Department of Toxic Substance Control (DTSC) guidance (Interim Guidance for Sampling Agricultural Properties, August 2008). Soil sampling took place on June 5, 2015 and was observed by staff from the Environmental Health Bureau's Hazardous Materials Management Services. Specifically, the analysis tested for presence of arsenic and agricultural pesticides. Soil sampling results showed that: (1) no samples exceeded California Human Health Screening Levels for pesticides in residential soil, as determined by the Office of Environmental Health Hazard Assessment (OEHHA); and (2) samples exceeded arsenic levels although background concentration levels were similar indicating that arsenic is naturally occurring and not the result of contamination [note that studies have shown that arsenic levels are relatively high in soils in the Salinas Valley (Chang et. al., November 2004)].
- f) The proposed project includes excavation of soil from two borrow sites elsewhere on the property and the placement of fill on the project site. These borrow sites have previously been used for agricultural purposes; the material has been imported to the borrow sites from the applicant's

agricultural operations at various locations. The fill material for the proposed project will need to be sampled in accordance with the Department of Toxic Substances Control's Information Advisory for Clean Imported Fill (October 2001) to confirm soil contamination levels are below California Human Health Screening Levels, as determined by the Office of Environmental Health Hazard Assessment (OEHHA). In the event a borrow site is identified as being contaminated, fill material will not be imported from that site. In order to assure that fill material meets applicable standards from the OEHHA and that development of the project does not result in potential significant impacts, Mitigation Measure 8.4 requires that all soil placed on the site be sampled to determine if there are any hazardous elements present. In the event a borrow site is identified as being contaminated, fill material shall not be imported from that site.

- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN150371.

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

- EVIDENCE :**
- a) The proposed project is located in an AI-D (Agricultural Industrial-Design Control) zoning district (MCC Chapter 21.24). The proposed project meets the size criteria; therefore, a GDP is required to be approved by the Planning Commission prior to new development, changes in use, expansion of use, or physical improvement of the site.
 - b) A General Development Plan has been developed that outlines the proposed use, sets different setbacks requirements and shows the location of circulation, parking and landscaping. The GDP is attached hereto and incorporated herein by reference as a condition of approval.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN150371.

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

- EVIDENCE :**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN150371).
 - c) The Initial Study identified several potentially significant effects, but

- revisions have been made to the project and/or the applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
- d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during project implementation, and is hereby incorporated herein by reference. The applicant must enter into an “Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval.
 - e) The Draft Mitigated Negative Declaration (“MND”) for PLN150371 was prepared in accordance with CEQA and circulated for public review from June 19, 2015 through July 20, 2015.
 - f) Issues that were analyzed in the Mitigated Negative Declaration include: aesthetics, agriculture and forest resources, air quality, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, noise, population/housing, public services, recreation, transportation/traffic, and utility/service systems.
 - g) The County identified less than significant impacts to aesthetics, agriculture and forest resources, air quality, cultural resources, geology and soils, greenhouse gas emissions, hydrology and water quality, noise, population and housing and recreation. Mitigation measures will not be required for these resource areas.
 - h) The County identified potentially significant impacts to hazards and hazardous materials and mitigation measures have been proposed to reduce impacts to a level of less than significant. *See Findings 4. c., d. and e.*
 - i) The County identified potentially significant impacts to public services and a mitigation measure has been proposed to reduce impacts to a level of less than significant. Mitigation Measure 14.1 would require a contract for fire protection services between the Monterey County Regional Fire District and the Spreckels Community Services District (CSD).
 - j) The County identified potentially significant impacts to transportation/traffic and a mitigation measure has been proposed to reduce impacts to a level of less than significant. Mitigation Measure 16.1 would require Tanimura and Antle and their assignees to not allow more than 200 residents with vehicles to live in the facility.
 - k) The County identified potentially significant impacts to utilities and service systems and a mitigation measure has been proposed to reduce impacts to a level of less than significant. Mitigation Measure 17.1 would wastewater improvements specific to this project to be approved by the Regional Water Quality Control Board and installed to their satisfaction.
 - l) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2/Site Suitability), staff reports that reflect the County’s independent judgment, and information and testimony presented during public hearings. These documents are on file in RMA-Planning (PLN150371) and are hereby

- incorporated herein by reference.
- m) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to the California Department of Fish and Game for review, comment, and to recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).
- n) The County has considered the comments received during the public review period and they do not alter the conclusions in the Initial Study and Mitigated Negative Declaration.

Letter from Monterey Bay Unified Air Pollution Control Board dated July 17, 2015:

Comment: On Page 20, update the threshold tables with the correct construction and operation thresholds and update the emission comparisons to the thresholds to evaluate significance.

Response: The threshold and project significance information have been updated. On July 22, 2015, the California Emissions Estimator Model (CalEEMod) was revised because the operational emission of the initial CalEEMod, dated June 12, 2015, was completed without a traffic study/trip generation. The updated CalEEMod, as reviewed by Monterey Bay Unified Air Pollution Control District, e-mail dated July 22, 2015, better identifies the operational emissions of the 100 unit apartment. The updated CalEEMod did not change the estimated construction emissions.

Comment: On page 29, the analysis must be revised to analyze carbon dioxide (CO₂) emissions, not carbon monoxide (CO) which is not a greenhouse gas.

Response: The greenhouse gas analysis has been revised. The Monterey Bay Unified Air Pollution Control District (MBUAPCD) has not established Greenhouse Gas thresholds for CEQA analysis; therefore MBUAPCD recommends that projects compared using thresholds adopted by neighboring air districts, such as San Luis Obispo. The SLO Air District threshold for Greenhouse Gas emissions (CO₂e) is 1,150 metric tons per year. Using this threshold, the projected project related CO₂e is 473.6 metric tons per year for construction and 516.4 metric tons per year for operations. The overall CO₂e is less than

SLO Air District threshold. The project will not conflict with any of the applicable plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions. The project will not exceed recommended thresholds for greenhouse gas emissions, will not conflict with applicable plans, policies or regulations adopted for the purpose of reducing emissions; therefore the project will have a *less than significant*.

Comment: The project description and traffic/transportation section does not analyze offsite non-work related trips. Please clarify how the transportation analysis addressed non-work trips for the working living on-site.

Response: The “low activity” scenario anticipates that the 800 seasonal workers will have no cars; and therefore, transported by bus to work and back. On Sundays, a bus will provide transportation to shopping and back outside peak hours, or the employees can use a local taxi service. Also, as part of the project, T&A is proposing a small convenience store on the property so employees are in walking distance for shopping needs. This scenario may add 10 PM trips for potential taxi trips during the evening. Based on existing conditions, as described in the Traffic Study, the “low activity” scenario with non-work related trips is consider to have no impacts to traffic/transportation.

Letter from Monterey Salinas Transit (MST) dated July 7, 2015:

Comment: On page 46, the IS/MND is not necessarily consistent with the Monterey County General Plan and the goals contained in Public Transit Services Goal C-6. Please note that private employer-provided agricultural worker bus transportation which is unavailable to the public is not public transit service.

Response: The discussion of existing transportation/traffic conditions on page 44 of the IS/MND clearly states that the buses are private, not public. The IS/MND states that there “are currently 42 buses in the T & A fleet, each with a capacity of 48 people.” The applicant has indicated that they are in discussions with MST regarding the possibility of providing bus service to the site.

Comment: The analysis of transportation impacts in the IS/MND is limited to the home-to-work trip and mitigated with employer-sponsored bus transportation. There are likely to be trips made for other purposes including shopping, medical appointments and entertainment. For instance, how will the workers get to grocery stores or medical appointments when they are not working if they do not have access to a private vehicle?

Response: The applicant has indicated that the workers will be transported to town on Sundays for services and provisions. In addition, a store for T & A employees has been added to the project.

Comment: If T & A expects public bus service from MST to serve these workers on their days off and in the evenings to get to services, shopping medical care and other destinations in the Salinas area, funding from the company must be provided to MST for a new route to serve the company's employees. Any MST bus stop that is required at this location must be funded and constructed by T & A to standards that meet all federal Americans with Disabilities Act regulations.

Response: The applicant has indicated that they are in discussions with MST regarding the possibility of providing bus service to the site, including a new bus stop.

Letter from LandWatch dated July 17, 2015:

Comment: The IS/MND states on page 40 that the agricultural employees would live and work in the area during a six month period; page 1 states that it would be for eight months.

Response: Page 40 of the MND has been corrected to indicate that the employees will live and reside in the area for 8 months (not 6 months).

Letter from Michael and Tamara Ranker dated July 16, 2015

Comment: The project includes 3.74 acres of recreation facilities. The IS/MND states that Quimby Act requires 3.0 acres of parkland per 100 residents which would be 24 acres.

Response: Page 43 of the IS/MND incorrectly stated that state law requires 3 acres of parkland per 100 residents. The IS/MND has been revised to indicate that the Quimby Act requires 3 acres of parkland per 1,000 residents. That does not change the conclusion of the IS/MND that the proposed recreation facilities are adequate.

- o) Monterey County RMA-Planning, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.

7. FINDING:

LONG-TERM SUSTAINABLE WATER SUPPLY AND ADEQUATE WATER SUPPLY SYSTEM - The project has an adequate water supply system to serve the development. The project is not required to provide proof of a Long-Term Sustainable Water Supply under General Plan Policy PS-3.1.

- EVIDENCE :**
- a) The proposed project is new development consisting of the construction of a 100 unit agricultural employee housing complex comprised of two

- bedroom apartment units and related facilities.
- b) The proposed project is not required to provide proof of a long-term sustainable water supply because the proposed project is within Zone 2C of the Salinas Valley groundwater basin and within this zone there is the rebuttable presumption of the existence of a long term sustainable water supply, and there is a lack of evidence to rebut the presumption of a long-term sustainable water supply for this project because there is no change proposed to the level of water use.
- c) *See Finding 4.b.*

8. FINDING: **FEE WAIVER REQUEST** – Board of Supervisors Resolution No. 2000-342 authorizes the Director of Planning to waive fees for discretionary permits for Special Handling affordable housing projects (25% affordable housing). General Plan Policy LU-2.11 allows for the waiver of planning and building permit fees for Affordable Housing Overlay projects.

EVIDENCE : a) The applicant submitted a Fee Waiver Request for the planning application fees. The justification provided in the request is that the application is for an affordable housing project.

EVIDENCE : b) The Director of Planning determined the application did not meet the criteria, and forwarded the application to the Planning Commission for consideration. A fee waiver by the Planning Commission is not warranted because the application is for an employee housing project, not an affordable housing project, and it is not an Affordable Housing Overlay project.

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

EVIDENCE: a) Section 21.080.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

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

- 1) Adopt a Mitigated Negative Declaration;
- 2) Approve a Combined Development Permit (PLN150371) consisting of a General Development Plan, Administrative Permit and Design Approval to allow the construction of a 100 unit agricultural employee housing complex comprised of two bedroom apartment units and related facilities, based on the findings and evidence and subject to the conditions of approval;
- 3) Adopt a Mitigation Monitoring and Reporting Plan; and
- 4) Deny the applicant’s request for a waiver of application fees.

PASSED AND ADOPTED this 29th day of July 2015, upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:

NOES:
ABSENT:
ABSTAIN:

Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

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

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

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

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

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN150371

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Administrative Permit and General Development Plan (PLN150371) allows the construction of a 100 unit agricultural employee housing complex comprised of two bedroom apartment units and related facilities. The project is designed to accommodate between 200 and 800 agricultural employees primarily during the harvest season from April through November. The project is for agricultural employees only, without dependents. The property is located at 121 Spreckels Boulevard (Assessor's Parcel Number 177-021-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

Tanimura and Antle and their assignees shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tanimura and Antle and their assignees shall record a Permit Approval Notice. This notice shall state:

"An Administrative Permit and General Development Plan (Resolution Number ***) was approved by Planning Commission for Assessor's Parcel Number 177-021-015-000 on July 29, 2015. The permit was granted subject to 35 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Department: RMA-Planning

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

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

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

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

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

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

Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, Tanimura and Antle and their assignees shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

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

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

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

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

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

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

6. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

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

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

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

7. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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

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

8. PDSP01 - RETAIL STORE SALES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All sales at the retail store shall be limited only to employees of Tanimura and Antle.

Compliance or Monitoring Action to be Performed: Prior to occupancy, Tanimura and Antle and its assignees shall demonstrate to the satisfaction of the RMA-Planning Director the mechanism that will be employed to insure that all sales at the retail store are limited only to employees of Tanimura and Antle.

9. PDSP02 - GUEST PARKING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tanimura and Antle and its assignees shall provide 50 guest parking spaces (in addition to the 200 spaces provided for residents).

Compliance or Monitoring Action to be Performed: Prior to issuance of a building permit, Tanimura and Antle and its assignees shall submit a plan to provide 50 guest parking spaces for review and approval by the RMA-Planning Director. The parking spaces shall be installed prior to occupancy.

10. PDSP03 - PEDESTRIAN ACCESS TO RETAIL STORE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tanimura and Antle shall provide safe pedestrian access between the apartments and the retail store.

Compliance or Monitoring Action to be Performed: Prior to the issuance of a building permit, Tanimura and Antle and its assignees shall submit revised plans showing safe pedestrian access between the apartments and the retail store to the satisfaction of the RMA-Planning Director. The improvements shall be installed prior to occupancy.

11. PDSP04 - LAUNDRY FACILITIES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tanimura and Antle and their assignees shall provide a minimum of one washer and one dryer for every 25 occupants of the facility.

Compliance or Monitoring Action to be Performed: Prior to the issuance of a building permit, Tanimura and Antle and their assignees shall submit revised provide showing a minimum of one washer and one dryer for every 25 occupants of the facility. The washers and dryers shall be installed prior to occupancy.

12. PDSP05 - AGRICULTURAL BUFFER

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: To provide an additional agricultural buffer, Tanimura and Antle and their assignees shall relocate the existing olive trees on the site to the area between the southwestern property line and the proposed driveway.

Compliance or Monitoring Action to be Performed: Prior to the issuance of a building permit, Tanimura and Antle and their assignees shall submit a revised landscape plan showing the existing olive trees relocated to the area between the southwestern property line and the proposed driveway for review and approval by the RMA-Planning Director. The trees shall be relocated prior to occupancy.

13. PDSP06 - OPERATION OF PROJECT

Responsible Department: RMA-Planning

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

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

14. MM001 - AMMONIA STORAGE AWARENESS AND NOTIFICATION PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure 8.1 - Tanimura and Antle and their assignees shall submit an ammonia storage awareness and notification plan to the Environmental Health Bureau (EHB) for review and approval which includes, but is not limited to:

- Education for employee housing residents regarding risks associated with an ammonia release;
- An ammonia detection, monitoring and notification system including an audible alarm at employee housing facility that is distinctly different from a fire alarm;
- An emergency notification plan for employee housing residents;
- Training for employee housing residents on emergency procedures in the event of an ammonia release provided at initial occupancy and refreshed annually; and
- An emergency response procedure drill conducted annually within the first month of occupancy each year. (Environmental Health Bureau)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, Tanimura and Antle and their assignees shall submit a plan to EHB for review and approval.

Prior to occupancy of the employee housing facility, Tanimura and Antle and their assignees shall conduct a test of the ammonia detection, monitoring and notification system in the presence of EHB.

15. MM002 - HAZARDOUS MATERIALS: RISK MANAGEMENT PLAN

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Mitigation Measure 8.2 - In order to reduce the potential risks for the occupants of the proposed project from an accidental release of ammonia from the existing ammonia cooler facilities in the vicinity of the project site, the existing CalARP Program Level 2 Risk Management Plan (RMP) for the cooler identified as EHB Facility FA08181048 must be changed to a Level 3 RMP. The Level 3 RMP shall include the following:

- Process Safety Information
 - Process Hazard Analysis
 - Operating Procedures
 - Training for operators
 - Mechanical Integrity
 - Management of Change
 - Pre-Startup Safety Review Procedures
 - Compliance Audits Schedule
 - Incident Investigation
 - Employee Participation
 - Hot Work Permit
 - Contractors
- (Environmental Health Bureau)

Compliance or Monitoring Action to be Performed: Mitigation Measure 8.2 - Prior to occupancy of the employee housing facility, Tanimura and Antle and their assignees shall provide evidence to the Environmental Health Bureau that the Risk Management Plan (RMP) for Tanimura & Antle - Spreckels Industrial Park (EHB Facility No. FA0818048) has been amended to reflect a CalARP Program Level 3 compliance status. The amended RMP shall be approved by the Environmental Health Bureau prior to occupancy of the project.

16. MM003 - HAZARDOUS MATERIALS: BUSINESS RESPONSE PLAN

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Mitigation Measure 8.3 - In order to reduce the potential risks for the occupants of the proposed employee housing facility from an accidental release of ammonia from the existing ammonia cooler facilities in the vicinity of the project site, the applicant shall prepare a Business Response Plan (BRP) for the operation of the cooler facility. The Business Response Plan shall include the following:

- Inventory of Hazardous Materials
 - Business Contact Information
 - Site Map
 - Training Plan
 - Emergency Response Plan
- (Environmental Health Bureau)

Compliance or Monitoring Action to be Performed: Prior to occupancy of the employee housing facility Tanimura and Antle and their assignees shall provide evidence to the Environmental Health Bureau (EHB) that the Business Response Plan for the operation of the cooler facility is on file with Hazardous Materials Management Services and reflects the employee housing facility.

17. MM004 - IMPORTED FILL MATERIAL

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Mitigation Measure 8.4 - All soil placed on the project site shall be sampled to determine if there are any hazardous elements present in the soil. Tanimura and Antle and their assignees shall submit a soil sampling plan that includes all sources of fill material to EHB for review and approval and pay necessary fees. In the event a borrow site is identified as being contaminated, fill material shall not be imported to the project from that site. (Environmental Health Bureau)

Compliance or Monitoring Action to be Performed: The sampling plan including all sources of fill material, shall be submitted for review and be approved by the Environmental Health Bureau prior to issuance of any construction permits and prior to importing any fill material to the site. Once approved, an appropriately licensed, CA-registered professional shall complete documentation of the borrow site(s), oversee soil sampling and prepare a comprehensive report to be submitted to the Environmental Health Bureau for review and acceptance.

18. MM006 - WASTEWATER IMPROVEMENTS

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Mitigation Measure 17.1 - The employee housing facility is proposed to receive sewer service from Spreckels Wastewater Treatment Facilities. Wastewater improvements specific to this project shall be approved by the Regional Water Quality Control Board (RWQCB) and installed to their satisfaction.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, Tanimura and Antle and their assignees shall provide evidence to the Environmental Health Bureau (EHB) that RWQCB has reviewed and approved wastewater improvement plans specific to this project. Prior to occupancy, the applicant shall provide evidence to EHB that all wastewater improvements specific to this project have been installed to the satisfaction of RWQCB.

19. MM007 - WATER SYSTEM PERMIT AMENDMENT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Mitigation Measure 17.2 - The State Water Resources Control Board Division of Drinking Water (Division) will require that the Spreckels Water System apply for and be issued an amendment to their water system permit prior to using the employee housing since:

- the proposed project will expand the distribution system by greater than 20%. The system currently serves 324 connections and the proposed project would add 100 housing units (CA Code of Regulations Section 64556(a)(5).
- the system is unable to meet Maximum Day Demand with the largest source of supply offline.
(Environmental Health Bureau)

Compliance or Monitoring Action to be Performed: Prior to occupancy, the applicant shall provide documentation to the satisfaction of the Environmental Health Bureau that the Division has issued an interim approval to operate or an amendment to the Spreckels Water System permit.

20. MM008 - WATER SYSTEM IMPROVEMENTS

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Mitigation Measure 17.3 - The proposed distribution system expansion of the Spreckels Water Company shall comply with all pertinent sections of the CA Waterworks Standards including but not limited to:

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

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits that include expansion of the water distribution system, Tanimura and Antle and their assignees shall provide documentation to the satisfaction of the Environmental Health Bureau that plans have been reviewed and approved by the State Water Resources Control Board Division of Drinking Water.

21. MM005 - FIRE PROTECTION SERVICES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Mitigation Measure 14.1 - Prior to issuance of any construction permits a contract for fire protection services shall be entered into between the Monterey County Regional Fire District and the Spreckels CSD. The agreement shall remain in effect during the duration of the project or until other alternative solutions are developed. (Fire)

Compliance or Monitoring Action to be Performed: A copy of the fully executed agreement shall be provided to RMA-Planning prior to issuance of any construction permits.

22. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

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

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, Tanimura and Antle and their assignees shall pay Monterey County Building Services Department the traffic mitigation fee.

23. PWSP001 – COUNTY WIDE TRAFFIC IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: If the County Wide Traffic Impact Fee is in place prior to issuance of building permits, Tanimura and Antle and their assignees shall pay the County Wide Traffic Impact Fee. The fee amount shall be determined based on the parameters adopted in the fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, Tanimura and Antle and their assignees shall pay Monterey County Building Services Department the traffic mitigation fee. Tanimura and Antle and their assignees shall submit proof of payment to the DPW.

24. SHSP001 - PUBLIC SAFETY AND SECURITY GUIDELINES

Responsible Department: Sheriff

Condition/Mitigation Monitoring Measure: Prior to occupancy, Tanimura and Antle and their assignees shall comply with the Monterey County Public Safety and Security Guidelines to the satisfaction of the Monterey County Sheriff's Office. (Sheriff's Office)

Compliance or Monitoring Action to be Performed: Tanimura and Antle and their assignees shall contact the Sheriff's Community Service's Representative and obtain specific public safety guidelines tailored to the project and implement satisfactory measures prior to occupancy.

25. WRSP1 - DRAINAGE PLAN (NON-STANDARD WORDING)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: Tanimura and Antle and their assignees shall provide a drainage plan, prepared by a registered civil engineer, to mitigate on-site and off-site impacts. The plan shall include stormwater retention/percolation facilities and mitigate post-development peak flow discharge. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, Tanimura and Antle and their assignees shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

26. WRSP2 - COMPLETION CERTIFICATION (NON-STANDARD WORDING)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: Tanimura and Antle and their assignees shall provide certification from a registered civil engineer that stormwater retention facilities have been constructed in accordance with the approved drainage plan. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, Tanimura and Antle and their assignees shall submit a letter to the Water Resources Agency prepared by a registered civil engineer.

27. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Tanimura and Antle and their assignees shall submit a Waste Discharger Identification (WDID) number certifying the project is covered under the California Construction General Permit. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, Tanimura and Antle and their assignees shall submit a WDID number certifying the project is covered under the California Construction General Permit.

28. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Tanimura and Antle and their assignees shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan may be combined with the Grading Plan provided it is clearly identified. The Erosion Control Plan shall include as necessary: construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s). The following notes shall be included on the Erosion Control Plan:

- Dust from grading operations shall be controlled.
- Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County grading and erosion control regulations.
- During construction, the owner/applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point.
- Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services to ensure that all disturbed areas have been stabilized and that all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA-Environmental Services)

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

29. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Tanimura and Antle and their assignees shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, Tanimura and Antle and their assignees shall provide RMA-Environmental Services a letter from a licensed practitioner.

30. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Tanimura and Antle and their assignees shall submit a Grading Plan, prepared by a registered Professional Engineer, incorporating the recommendations in the project Geotechnical Report prepared by Grice Engineering, Inc. The Grading Plan shall also address the requirements of Monterey County Code Chapter 16.08, and the geotechnical inspection schedule shall be included on the plan. The applicant shall provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

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

Prior to issuance of any grading or building permits, Tanimura and Antle and their assignees shall submit certification from a licensed practitioner that they have reviewed the grading plan for conformance with the geotechnical recommendations.

31. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Tanimura and Antle and their assignees shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, Tanimura and Antle and their assignees shall provide certification that all necessary geotechnical inspections have been completed to that point. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, Tanimura and Antle and their assignees shall schedule an inspection with RMA-Environmental Services.

32. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Tanimura and Antle and their assignees shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, Tanimura and Antle and their assignees shall schedule an inspection with RMA-Environmental Services.

33. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Tanimura and Antle and their assignees shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, Tanimura and Antle and their assignees shall schedule an inspection with RMA-Environmental Services.

34. EHSP01 - EMPLOYEE HOUSING PERMIT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Comply with Employee Housing Regulations found in the California Health and Safety Code Section 17000-17062.5 and the California Code of Regulations Title 25, Division 1, Chapter 1, Subchapter 3 Sections 600-940.

Compliance or Monitoring Action to be Performed: Prior to occupancy, the applicant shall obtain an Employee Housing permit from the Environmental Health Bureau.

The property owner shall maintain the Employee Housing permit annually for the duration of the use.

35. EHSP02 - SEPARATE RECYCLABLES

Responsible Department: Health Department

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

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

36. EHSP03 – CALIFORNIA RETAIL FOOD CODE (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The proposed project includes a market that will constitute a food facility. All related improvements shall comply with the California Health and Safety Code, Division 104, Part 7, California Retail Food Code. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits for the market, the applicant shall submit an application for Plan Check with three (3) sets of plans and applicable fees to Consumer Health Protection Services of the Environmental Health Bureau for review and approval.

Tanimura & Antle Agricultural Employee Housing Project

SPRECKELS, CALIFORNIA

Project / Owner:

Tanimura & Antle
Agricultural
Employee Housing
Project
GENERAL DEVELOPMENT PLAN
121 SPRECKELS BLVD
SPRECKELS, CA
A P N 177-021-015-000

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

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info@pauldavispartnership.com

Drawn By:
Drawing Date: 7/21/2015
Project Number: 1527

Revisions:

Sheet Title:
COVER SHEET

Sheet Number:

A0.1

MATERIALS	PROJECT DIRECTORY	CODE ANALYSIS	GENERAL DEVELOPMENT PLAN	DEVELOPMENT ANALYSIS																																																				
<p>CONCRETE</p> <p>CERAMIC TILE OR TILE PAVERS (SEE FINISH SCHEDULE)</p> <p>MASONRY</p> <p>BATT INSULATION IN SECTION</p> <p>RIGID INSULATION IN SECTION</p> <p>FINISH WOOD MEMBER IN SECTION</p> <p>CONTINUOUS WOOD MEMBER IN SECTION</p> <p>WOOD BLOCKING BETWEEN FRAMING MEMBERS IN SECTION</p> <p>PLYWOOD IN SECTION</p> <p>STEEL IN SECTION</p> <p>ACOUSTIC TILE CEILING MATERIAL IN SECTION</p> <p>EARTH IN SECTION</p> <p>SAND</p> <p>ROCKFILL</p>	<p>PROJECT OWNER: SPRECKELS INDUSTRIAL PARK LLC P.O. BOX 4070 SALINAS, CA 93912 (831) 456-0262</p> <p>APPLICANT: TANIMURA & ANTLE FRESH FOODS, INC P.O. BOX 4070 SALINAS, CA 93912 (831) 456-0262</p> <p>PROJECT ARCHITECT: THE PAUL DAVIS PARTNERSHIP 201 ELDERADO STREET MONTEREY, CA 93940 (831) 373-5500 PHONE (831) 373-2500 FAX pauldavispartnership.com CONTACT: PAUL W. DAVIS, AIA</p> <p>CONTRACTOR: AVILA CONSTRUCTION COMPANY 10 THOMAS OWENS WAY SUITE 200 MONTEREY, CA 93940 (831) 372-5500 PHONE (831) 372-5500 FAX pauldavispartnership.com CONTACT: PAUL W. DAVIS, AIA</p> <p>CIVIL ENGINEER: WHITSON ENGINEERS 1699 ELLE LAMPSON LANE SUITE 105 MONTEREY, CA 93940 (831) 645-5225 PHONE (831) 373-5500 FAX RICHARD WEBER</p> <p>LANDSCAPE ARCHITECT: BELLINGER, FOSTER, STEINMETZ 425 PACIFIC STREET, SUITE 201 MONTEREY, CA 93940 (831) 646-1333 PHONE (831) 373-5500 FAX MIKE BELLINGER</p>	<p>APPLICABLE CODES</p> <p>2013 Building Standards Administrative Code Part 1, CBC/C</p> <p>2013 California Building Code (CBC) Part 2, CBC/C 2009 IBC & California Amendments</p> <p>2013 California Electrical Code (CEC) Part 3, CEC/C 2009 NEC & California Amendments</p> <p>2013 California Mechanical Code (CMC) Part 4, CMC/C 2009 UPC & California Amendments</p> <p>2013 California Plumbing Code (CPC) Part 5, CPC/C 2009 UPC & California Amendments</p> <p>2013 California Energy Code, Part 6, CEC/C</p> <p>2013 California Fire Code, Part 7, CBC/C 2009 IBC & California Amendments</p> <p>2013 California Relined Standards, Part 12, CBC/C</p> <p>2013 California Fire Code, Part 9, CBC/C 2009 IBC & California Amendments</p> <p>2013 ADA Standards for Accessible Design</p> <p>NFPA 72, National Fire Alarm Code (See UL Standard 1971 for Visual Devices)</p> <p>SHOULD ANY CONDITION DEVELOP THAT IS NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS SUCH THAT THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED PRIOR TO PROCEEDING WITH THE WORK</p> <p>THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CALIFORNIA BUILDING STANDARDS CODE, TITLES 18 AND 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY CONDITION DEVELOP NOT COVERED BY THIS APPROVED PLANS AND SPECIFICATIONS FOR THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER BEFORE PROCEEDING WITH THE WORK.</p>	<p>General Development Plan (GDP)</p> <p>The application is for a General Development Plan and Administrative Permit to allow the construction of a 100 unit agricultural employee housing complex composed of two bedroom, accessory style apartment units and related facilities, for unincorporated men and women employed by T&A. The project site encompasses approximately 4.5 acres (excluding the softball field and the soccer field) located approximately 0.2 miles northwest of Sprackels Road. The majority of the project site is currently zoned for agricultural purposes (i.e., not an employment site) and is located in the western area of the T & A Industrial Park.</p> <p>The housing project will be occupied primarily during the October 1st day harvest season from April through November. In the off-season the housing will either be vacant or occupied by no more than 40 employees. Tanimura & Antle Fresh Foods, Inc. (T&A) proposes to use the housing for its agricultural employees, and the housing will be designed to accommodate between 200 and 400 individuals. Each two bedroom two bedroom apartment unit will be suitable to house eight (8) T&A Visa workers, i.e. seasonal employees who usually permanently reside in the United States. The T&A Visa workers do not come to the U.S. with automobiles, so T&A provides the transportation to and from the county of origin and to the facility. Depending on T&A's labor needs, the apartments may also be suitable to house agricultural employees at a contracted occupancy. T&A will provide bus transportation between the facility and the area where the employees work.</p> <p>Eight two-story buildings will be located on approximately 4.5 acres on the western portion of the parcel. The project includes accompanying parking, outdoor recreation facilities, a fire station, existing and new perimeter of the buildings and new landscaping. A retail store providing snacks and groceries, but not alcoholic, has been added to the project on an existing building located at the Phase II parking lot. The store is located to serve the needs of T&A employees.</p> <p>Recreation</p> <p>The project will incorporate existing softball field and soccer field as shown on the site plan. Outdoor tables and barbecue grills will be located on the open space between apartment buildings. The recreation will also have access to all the onsite T&A employee recreation facilities, including the gym, outdoor hockey rink, and basketball gym. Finally, there is direct access from the site to the Salinas River levee and coastline.</p>	<p>LOCATION: 121 SPRECKELS BLVD SPRECKELS, CA</p> <p>A.P.N.: 177-021-015-000</p> <p>ZONING: A1-D (AGRICULTURAL INDUSTRIAL DISTRICT)</p> <p>GENERAL PLAN LAND USE DESIGNATION: INDUSTRIAL</p> <p>LOT SIZE: 155.4+/- ACRES OR 6,769,224 +/- SF</p> <p>PROJECT DESCRIPTION: GENERAL DEVELOPMENT PLAN AND ADMINISTRATIVE PERMIT TO ALLOW CONSTRUCTION OF A HOUSING PROJECT FOR 100 AGRICULTURAL EMPLOYEES</p> <p>WATER UTILITY: SPRECKELS WATER COMPANY</p> <p>WASTEWATER UTILITY: SPRECKELS WASTE WATER TREATMENT FACILITY</p> <p>PROJECT AREA: 155,000 SF (APPROX)</p> <p>TOTAL (B) IMPERVIOUS: 307.2 ACRES</p> <p>TOTAL (C) PERVIOUS: 122.7 ACRES</p> <p>TOTAL (D) & (N) IMPERVIOUS: 35.2 ACRES</p> <p>TOTAL (D) & (N) PERVIOUS: 120.2 ACRES</p> <table border="1"> <thead> <tr> <th>NEW BUILDING AREAS</th> <th>FIRST FLOOR S.F.</th> <th>SECOND FLOOR S.F.</th> <th>TOTAL S.F.</th> </tr> </thead> <tbody> <tr> <td>BUILDING # 1</td> <td>7,730</td> <td>7,600</td> <td>15,330</td> </tr> <tr> <td>BUILDING # 2</td> <td>7,730</td> <td>7,600</td> <td>15,330</td> </tr> <tr> <td>BUILDING # 3</td> <td>11,523</td> <td>11,400</td> <td>22,923</td> </tr> <tr> <td>BUILDING # 4</td> <td>3,633</td> <td>3,600</td> <td>7,233</td> </tr> <tr> <td>BUILDING # 5</td> <td>3,633</td> <td>3,600</td> <td>7,233</td> </tr> <tr> <td>BUILDING # 6</td> <td>3,633</td> <td>3,600</td> <td>7,233</td> </tr> <tr> <td>BUILDING # 7</td> <td>3,633</td> <td>3,600</td> <td>7,233</td> </tr> <tr> <td>BUILDING # 8</td> <td>7,733</td> <td>7,600</td> <td>15,333</td> </tr> <tr> <td>ALL NEW BUILDINGS</td> <td>50,454</td> <td>49,400</td> <td>99,854</td> </tr> </tbody> </table> <p>TOTAL S.F. BUILDING AREA BREAKDOWN</p> <table border="1"> <thead> <tr> <th>UNITS (2 BEDROOM 2 BATH) or 100</th> <th>LABORATORY / RECREATION FACILITY</th> <th>RECREATION ROOM</th> <th>RESIDENT MANAGER</th> <th>MECHANICAL / ELECTRICAL</th> <th>TOTAL S.F.</th> </tr> </thead> <tbody> <tr> <td>95,000</td> <td>1,900</td> <td>950</td> <td>950</td> <td>1,054</td> <td>99,854 (1.47%) OF PARCEL</td> </tr> </tbody> </table> <p>FLOOR AREA RATIO TOTAL S.F.</p> <p>NEW BUILDING AREA 99,854 (1.47% OF PARCEL) TOTAL S.F.</p> <p>LOT COVERAGE TOTAL S.F.</p> <p>NEW BUILDING FOOTPRINT 50,464 (0.74% OF PARCEL) TOTAL S.F.</p> <p>PARKING</p> <p>79 TOTAL STANDARD PARKING PROVIDED (INCLUDING 2 ADA ACCESSIBLE)</p>	NEW BUILDING AREAS	FIRST FLOOR S.F.	SECOND FLOOR S.F.	TOTAL S.F.	BUILDING # 1	7,730	7,600	15,330	BUILDING # 2	7,730	7,600	15,330	BUILDING # 3	11,523	11,400	22,923	BUILDING # 4	3,633	3,600	7,233	BUILDING # 5	3,633	3,600	7,233	BUILDING # 6	3,633	3,600	7,233	BUILDING # 7	3,633	3,600	7,233	BUILDING # 8	7,733	7,600	15,333	ALL NEW BUILDINGS	50,454	49,400	99,854	UNITS (2 BEDROOM 2 BATH) or 100	LABORATORY / RECREATION FACILITY	RECREATION ROOM	RESIDENT MANAGER	MECHANICAL / ELECTRICAL	TOTAL S.F.	95,000	1,900	950	950	1,054	99,854 (1.47%) OF PARCEL
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ABBREVIATIONS	
A	AREA
B	BUILDING
C	COURTYARD
D	DOOR
E	ELEVATION
F	FLOOR
G	GRASS
H	HIGHWAY
I	INTERIOR
J	JOB
K	KITCHEN
L	LANDSCAPE
M	MATERIAL
N	NOTE
O	OFFICE
P	PARKING
Q	QUARTERS
R	RECREATION
S	SOFTBALL
T	TENNIS
U	UTILITY
V	VISITOR
W	WATER
X	WOOD
Y	YARD
Z	ZONING

SYMBOLS	
1	DETAIL KEY
2	SECTION KEY
3	INTERIOR ELEVATION KEY
4	OFFICE
5	WORK POINT, CONTROL POINT, OR DATUM POINT
6	MATCHLINE
7	SHEET NOTE SYMBOL (SEE SHEET NOTES TABLE)
8	DOOR NUMBER (SEE DOOR SCHEDULE)
9	WINDOW SYMBOL (SEE WINDOW SCHEDULE)
10	EQUIPMENT SYMBOL (SEE EQUIPMENT LIST)
11	REVISION



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Tanimura & Antle Agricultural Employee Housing Project GENERAL DEVELOPMENT PLAN

121 SPRECKELS BLVD.
SPRECKELS, CA
A.P.N.: 177-021-015-000

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Drawn By:

Drawing Date: 7/21/2015

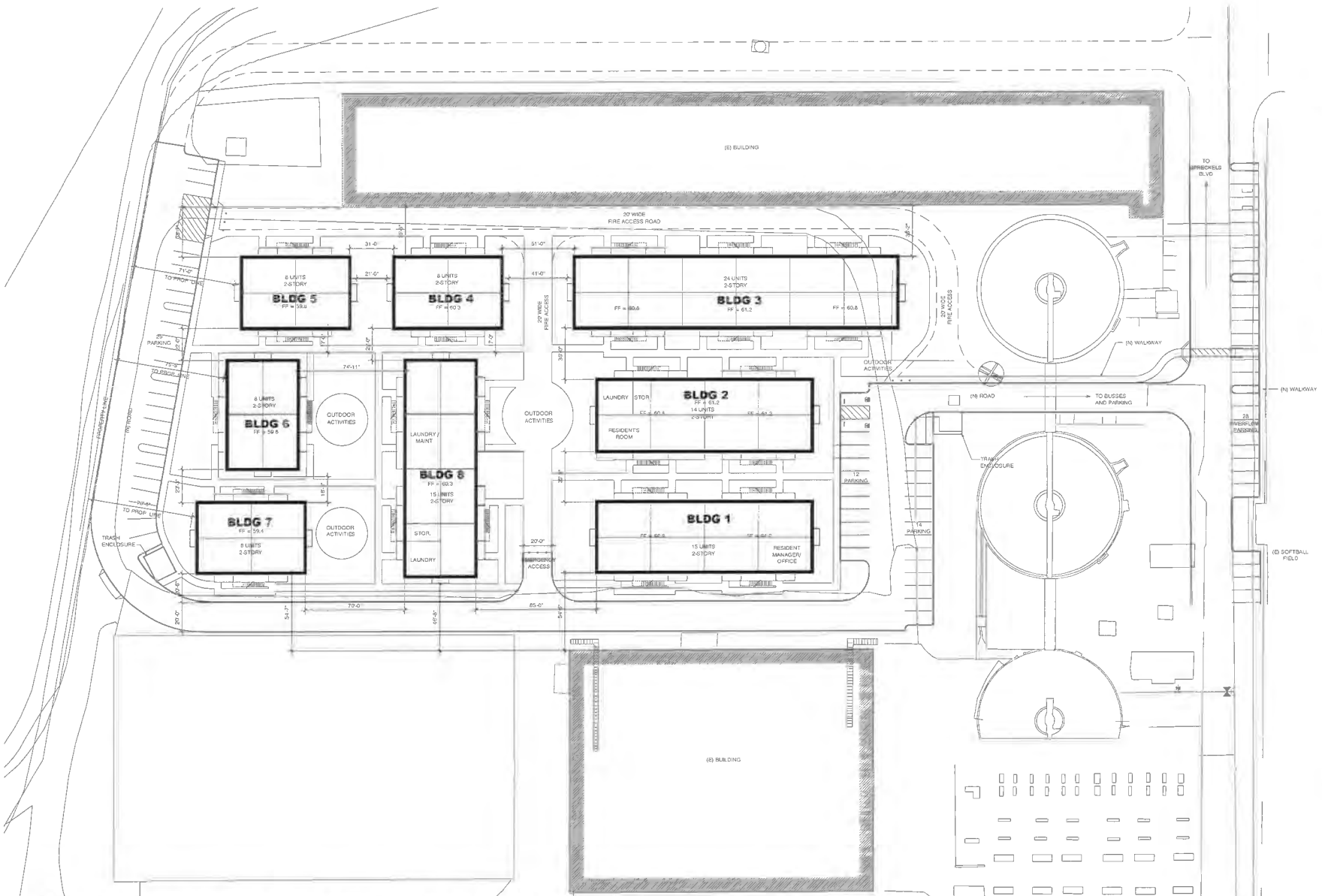
Project Number: 1527

Revisions:

The use of titles, dates and descriptions is intended to be helpful for the user. The user is responsible for the accuracy of the information provided. The user is responsible for the accuracy of the information provided. The user is responsible for the accuracy of the information provided.

Sheet Title:
**PROPOSED
SITE PLAN - GEN.
DEVT. PLAN**

Sheet Number:



PROPOSED SITE PLAN - GENERAL DEVELOPMENT PLAN

SCALE: 1" = 30'-0"

SCALE: 1" = 30'-0"

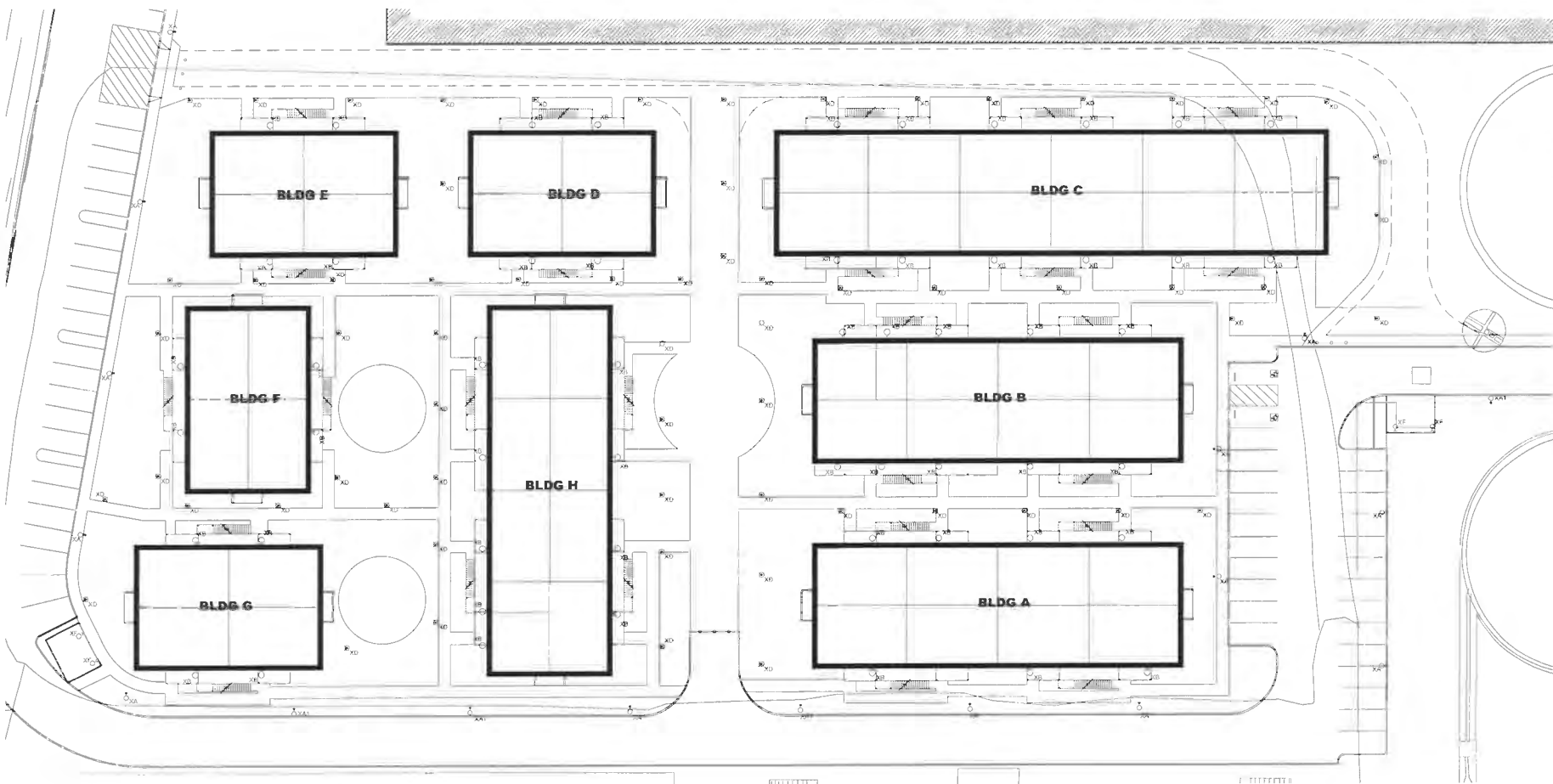
LIGHT FIXTURE SCHEDULE			
XA	30" W x 30" L POLE MOUNT LED FIXTURE, DIE CAST ALUMINUM HOUSING, FULL CUT OFF, STANDARD ARM, TYPE 4 OPTIC, MOTION RESPONSE, LCCO SENSOR FOR DIMMING, 800 COLOR RENDERING, 100 FT. USE, ELECTRONIC DRIVER, 4 1/2" DIA. 10' ALUMINUM POLE	110W LED	PHILIPS GARDCO LIGHTING P31 SERIES PHA4-S18-18' POLE
XA1	SAME AS FIXTURE TYPE XA EXCEPT WITH TYPE 2 DISTRIBUTION	110W LED	PHILIPS GARDCO LIGHTING P31 SERIES PHA4-S18-18' POLE
XB	2' X 2' X 5' DEEP, LED WALL SCONCE FIXTURE, ALUMINUM HOUSING, MATTE GLASS LENS, CUT-OFF OPTIC, FINISH PER ARCHITECT, 85 CRI, 100W, 120V	20W LED 3000°K	BEGA 256 LED SERIES
XD	10" DIA. HEAD, 6" DIA. BASE X 31" H BOLLARD LED FIXTURE, ALUMINUM BODY, 2" THK. GLASS LENS, ELECTRONIC DRIVER, 30W	30W LED 3000°K	BEGA 7588 LED SERIES
XF	2' X 1" SURFACE MOUNT LED FIXTURE, EXTRUDED ALUMINUM HOUSING, 1/8" HIGH IMPACT POLYCARBONATE LENS, WET LOCATION, ELECTRONIC BALLAST, 100W	30W LED	PHILIPS DAY-ARTE ENL LED SERIES

ELECTRICAL SYMBOL

- LUMINAIRE - POLE OR POST MOUNTED - SEE SCHEDULE
- LUMINAIRE - WALL MOUNTED - SEE SCHEDULE
- ⊙ BOLLARD OR PATH LIGHT - SEE SCHEDULE

Project / Owner
Tanimura & Antle
Agricultural
Employee Housing
Project
GENERAL
DEVELOPMENT
PLAN
 121 SPRECKELS BLVD
 SPRECKELS, CA
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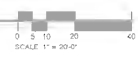
Drawn By
 Drawing Date: 7/21/2015
 Project Number: 1507

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Sheet Title
PROPOSED
EXTERIOR
LIGHTING -
GROUND LEVEL

Sheet Number

PROPOSED EXTERIOR LIGHTING - GROUND LEVEL
 SCALE: 1" = 20'-0"

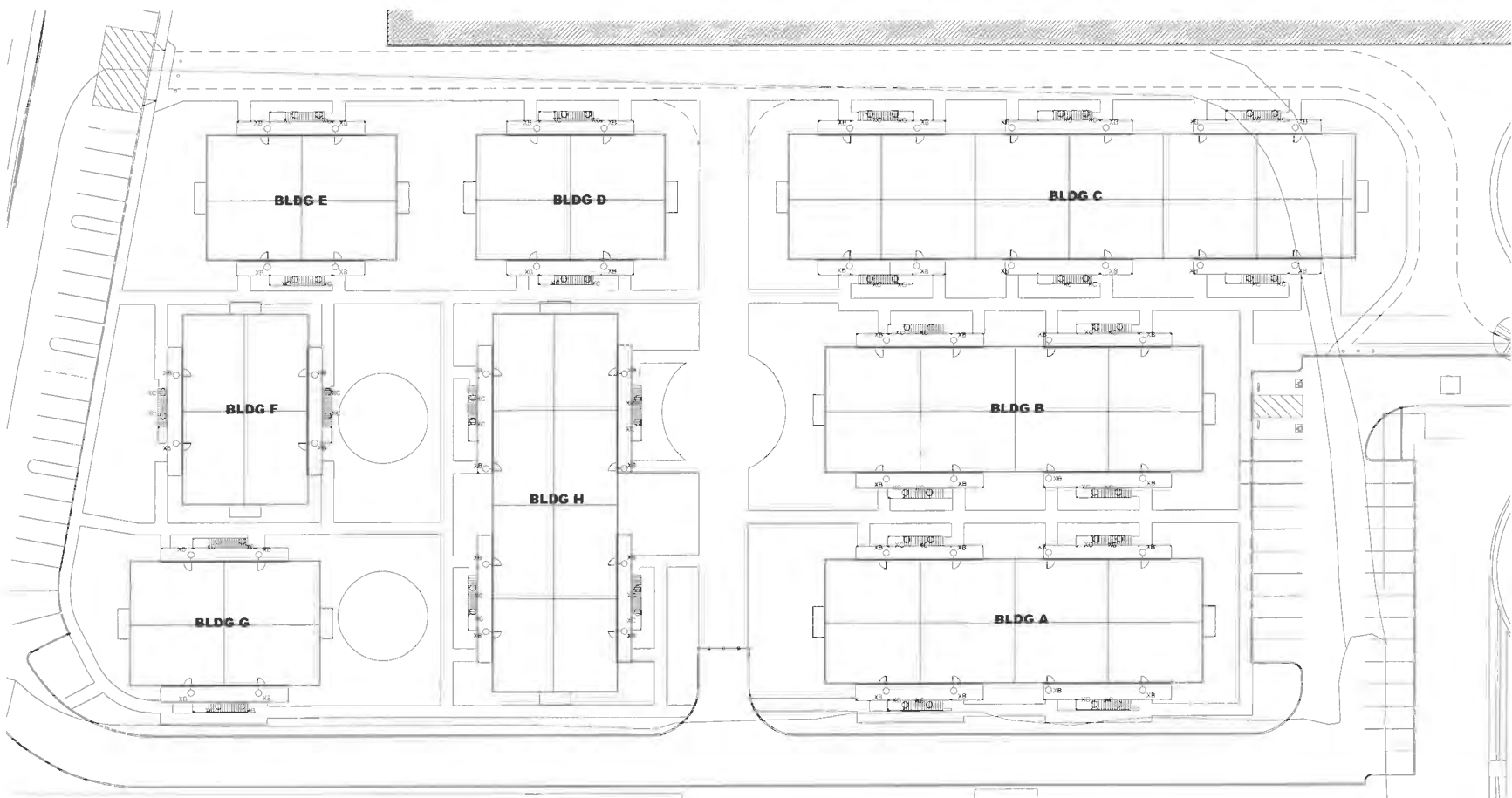


A1.2

LIGHT FIXTURE SCHEDULE			
XB	8' X 8' X 5" DEEP LED WALL SCONCE FIXTURE ALUMINUM HOUSING MATTE GLASS LENS CUT-OFF OPTICS FINISH PER ARCHITECT ELECTRONIC DRIVER 120V	80W LED 3000°K	BE04 2256 LED SERIES
XC	4 1/2" DIA. X 6 1/2" H PENDANT MOUNT LED CYLINDER FIXTURE ALUMINUM HOUSING FINISH PER ARCHITECT 2" STEM LENGTH ELECTRONIC BALLAST 120V	60W LED	PRESCOLITE L04 SERIES

ELECTRICAL SYMBOL

- LUMINAIRE - SURFACE MOUNTED SEE SCHEDULE
- LUMINAIRE - WALL MOUNTED SEE SCHEDULE



THE PAUL DAVIS PARTNERSHIP
 ARCHITECTS & PLANNERS

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Drawn By: [Symbol]
 Drawing Date: 7/21/2015
 Project Number: 1527

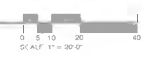
Revisions:

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Sheet Title
PROPOSED EXTERIOR LIGHTING - SECOND FLOOR LEVEL

Sheet Number

PROPOSED EXTERIOR LIGHTING - SECOND FLOOR LEVEL
 SCALE 1" = 20'-0"



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Sheet Title
**PROPOSED
EXTERIOR LIGHT
FIXTURES**

FIXTURE TYPE 'XA'

PHILIPS
GARDCO
LED

DESCRIPTION:
This fixture is a surface-mount, adjustable arm, LED lighting fixture. It features a modern, minimalist design with a white finish. The fixture is designed for use in residential and commercial settings, providing high-quality illumination with energy-efficient LED technology. The adjustable arm allows for flexible positioning to meet specific lighting needs.

FEATURES:
- Adjustable arm
- LED lighting
- Surface mount
- Modern design

P21 - PureForm
Site 4 Area

DESCRIPTION:
This fixture is a surface-mount, adjustable arm, LED lighting fixture. It features a modern, minimalist design with a white finish. The fixture is designed for use in residential and commercial settings, providing high-quality illumination with energy-efficient LED technology. The adjustable arm allows for flexible positioning to meet specific lighting needs.

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P21 - PureForm
Site 4 Area

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Site 4 Area

DESCRIPTION:
This fixture is a surface-mount, adjustable arm, LED lighting fixture. It features a modern, minimalist design with a white finish. The fixture is designed for use in residential and commercial settings, providing high-quality illumination with energy-efficient LED technology. The adjustable arm allows for flexible positioning to meet specific lighting needs.

FEATURES:
- Adjustable arm
- LED lighting
- Surface mount
- Modern design

Poles

4.5" Straight Round Aluminum - Tension Base

DESCRIPTION:
This pole is a 4.5 inch diameter, straight round aluminum pole with a tension base. It is designed for use in residential and commercial settings, providing a sturdy and durable support for lighting fixtures. The tension base allows for easy installation and adjustment of the pole height.

FEATURES:
- 4.5 inch diameter
- Straight round aluminum
- Tension base

Poles

4.5" Straight Round Aluminum - Tension Base

DESCRIPTION:
This pole is a 4.5 inch diameter, straight round aluminum pole with a tension base. It is designed for use in residential and commercial settings, providing a sturdy and durable support for lighting fixtures. The tension base allows for easy installation and adjustment of the pole height.

FEATURES:
- 4.5 inch diameter
- Straight round aluminum
- Tension base

Poles

4.5" Straight Round Aluminum - Tension Base

DESCRIPTION:
This pole is a 4.5 inch diameter, straight round aluminum pole with a tension base. It is designed for use in residential and commercial settings, providing a sturdy and durable support for lighting fixtures. The tension base allows for easy installation and adjustment of the pole height.

FEATURES:
- 4.5 inch diameter
- Straight round aluminum
- Tension base

Poles

4.5" Straight Round Aluminum - Tension Base

DESCRIPTION:
This pole is a 4.5 inch diameter, straight round aluminum pole with a tension base. It is designed for use in residential and commercial settings, providing a sturdy and durable support for lighting fixtures. The tension base allows for easy installation and adjustment of the pole height.

FEATURES:
- 4.5 inch diameter
- Straight round aluminum
- Tension base

Poles

4.5" Straight Round Aluminum - Tension Base

DESCRIPTION:
This pole is a 4.5 inch diameter, straight round aluminum pole with a tension base. It is designed for use in residential and commercial settings, providing a sturdy and durable support for lighting fixtures. The tension base allows for easy installation and adjustment of the pole height.




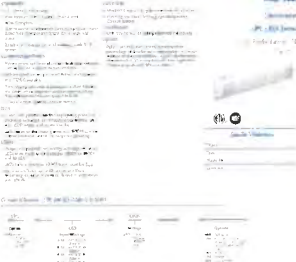


FEATURES:
- 4.5 inch diameter
- Straight round aluminum
- Tension base

Poles

4.5" Straight Round Aluminum - Tension Base

DESCRIPTION:
This pole is a 4.5 inch diameter, straight round aluminum pole with a tension base. It is designed for use in residential and commercial settings, providing a sturdy and durable support for lighting fixtures. The tension base allows for easy installation and adjustment of the pole height.

FEATURES:
- 4.5 inch diameter
- Straight round aluminum
- Tension base

<p>FIXTURE TYPE 'XB'</p> 	<p>FIXTURE TYPE 'XC'</p> <p>4" Diameter LED Wall Mount Cylinder LD4</p>  <p>LifeForms</p> <p>prescolite</p>	<p>PHOTOMETRIC DATA</p> <p>LifeForms LD4 - 4" Direct/Indirect LED Wall Mount Cylinder</p> <table border="1"> <thead> <tr> <th>Beam Angle</th> <th>Beam Diameter @ 100'</th> <th>Beam Diameter @ 200'</th> <th>Beam Diameter @ 300'</th> <th>Beam Diameter @ 400'</th> <th>Beam Diameter @ 500'</th> </tr> </thead> <tbody> <tr> <td>3.0°</td> <td>3.3'</td> <td>6.6'</td> <td>9.9'</td> <td>13.2'</td> <td>16.5'</td> </tr> <tr> <td>4.7°</td> <td>5.1'</td> <td>10.2'</td> <td>15.3'</td> <td>20.4'</td> <td>25.5'</td> </tr> <tr> <td>6.0°</td> <td>6.6'</td> <td>13.2'</td> <td>19.8'</td> <td>26.4'</td> <td>33.0'</td> </tr> <tr> <td>7.4°</td> <td>8.1'</td> <td>16.2'</td> <td>24.3'</td> <td>32.4'</td> <td>40.5'</td> </tr> <tr> <td>8.9°</td> <td>9.7'</td> <td>19.4'</td> <td>29.1'</td> <td>38.8'</td> <td>48.5'</td> </tr> <tr> <td>10.6°</td> <td>11.4'</td> <td>22.8'</td> <td>34.2'</td> <td>45.6'</td> <td>56.9'</td> </tr> <tr> <td>12.5°</td> <td>13.3'</td> <td>26.6'</td> <td>39.9'</td> <td>52.8'</td> <td>66.5'</td> </tr> <tr> <td>14.6°</td> <td>15.4'</td> <td>30.8'</td> <td>46.2'</td> <td>60.8'</td> <td>76.5'</td> </tr> <tr> <td>16.9°</td> <td>17.7'</td> <td>35.4'</td> <td>53.1'</td> <td>70.0'</td> <td>87.7'</td> </tr> <tr> <td>19.4°</td> <td>20.3'</td> <td>40.6'</td> <td>60.6'</td> <td>80.0'</td> <td>100.0'</td> </tr> </tbody> </table> <p>prescolite</p>	Beam Angle	Beam Diameter @ 100'	Beam Diameter @ 200'	Beam Diameter @ 300'	Beam Diameter @ 400'	Beam Diameter @ 500'	3.0°	3.3'	6.6'	9.9'	13.2'	16.5'	4.7°	5.1'	10.2'	15.3'	20.4'	25.5'	6.0°	6.6'	13.2'	19.8'	26.4'	33.0'	7.4°	8.1'	16.2'	24.3'	32.4'	40.5'	8.9°	9.7'	19.4'	29.1'	38.8'	48.5'	10.6°	11.4'	22.8'	34.2'	45.6'	56.9'	12.5°	13.3'	26.6'	39.9'	52.8'	66.5'	14.6°	15.4'	30.8'	46.2'	60.8'	76.5'	16.9°	17.7'	35.4'	53.1'	70.0'	87.7'	19.4°	20.3'	40.6'	60.6'	80.0'	100.0'	<p>PHOTOMETRIC DATA</p> <p>LifeForms LD4 - 4" Direct/Indirect LED Wall Mount Cylinder</p> <table border="1"> <thead> <tr> <th>Beam Angle</th> <th>Beam Diameter @ 100'</th> <th>Beam Diameter @ 200'</th> <th>Beam Diameter @ 300'</th> <th>Beam Diameter @ 400'</th> <th>Beam Diameter @ 500'</th> </tr> </thead> <tbody> <tr> <td>3.0°</td> <td>3.3'</td> <td>6.6'</td> <td>9.9'</td> <td>13.2'</td> <td>16.5'</td> </tr> <tr> <td>4.7°</td> <td>5.1'</td> <td>10.2'</td> <td>15.3'</td> <td>20.4'</td> <td>25.5'</td> </tr> <tr> <td>6.0°</td> <td>6.6'</td> <td>13.2'</td> <td>19.8'</td> <td>26.4'</td> <td>33.0'</td> </tr> <tr> <td>7.4°</td> <td>8.1'</td> <td>16.2'</td> <td>24.3'</td> <td>32.4'</td> <td>40.5'</td> </tr> <tr> <td>8.9°</td> <td>9.7'</td> <td>19.4'</td> <td>29.1'</td> <td>38.8'</td> <td>48.5'</td> </tr> <tr> <td>10.6°</td> <td>11.4'</td> <td>22.8'</td> <td>34.2'</td> <td>45.6'</td> <td>56.9'</td> </tr> <tr> <td>12.5°</td> <td>13.3'</td> <td>26.6'</td> <td>39.9'</td> <td>52.8'</td> <td>66.5'</td> </tr> <tr> <td>14.6°</td> <td>15.4'</td> <td>30.8'</td> <td>46.2'</td> <td>60.8'</td> <td>76.5'</td> </tr> <tr> <td>16.9°</td> <td>17.7'</td> <td>35.4'</td> <td>53.1'</td> <td>70.0'</td> <td>87.7'</td> </tr> <tr> <td>19.4°</td> <td>20.3'</td> <td>40.6'</td> <td>60.6'</td> <td>80.0'</td> <td>100.0'</td> </tr> </tbody> </table> <p>prescolite</p>	Beam Angle	Beam Diameter @ 100'	Beam Diameter @ 200'	Beam Diameter @ 300'	Beam Diameter @ 400'	Beam Diameter @ 500'	3.0°	3.3'	6.6'	9.9'	13.2'	16.5'	4.7°	5.1'	10.2'	15.3'	20.4'	25.5'	6.0°	6.6'	13.2'	19.8'	26.4'	33.0'	7.4°	8.1'	16.2'	24.3'	32.4'	40.5'	8.9°	9.7'	19.4'	29.1'	38.8'	48.5'	10.6°	11.4'	22.8'	34.2'	45.6'	56.9'	12.5°	13.3'	26.6'	39.9'	52.8'	66.5'	14.6°	15.4'	30.8'	46.2'	60.8'	76.5'	16.9°	17.7'	35.4'	53.1'	70.0'	87.7'	19.4°	20.3'	40.6'	60.6'	80.0'	100.0'
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Project / Owner

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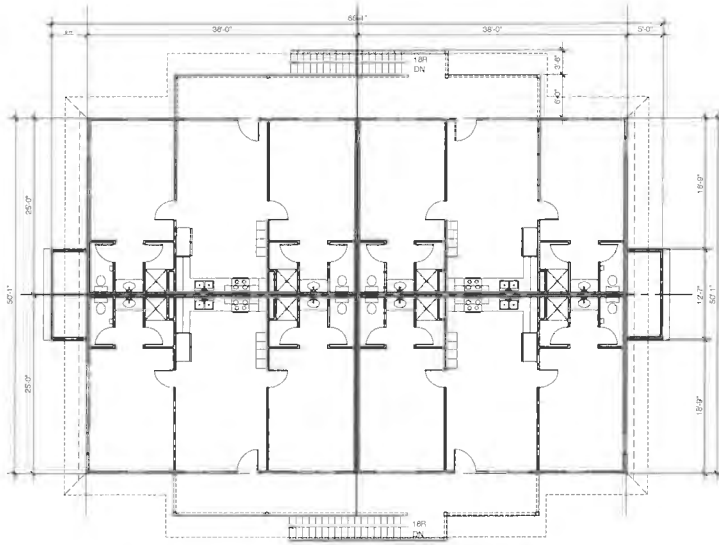
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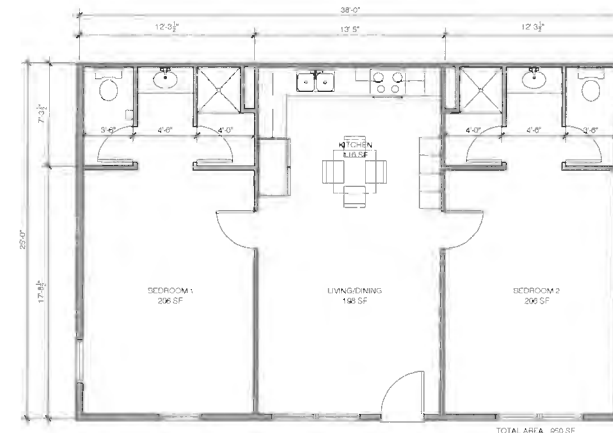
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Drawing Date: 1/21/2015
Project Number: 1527

Sheet Title
**PROPOSED
EXTERIOR LIGHT
FIXTURES**

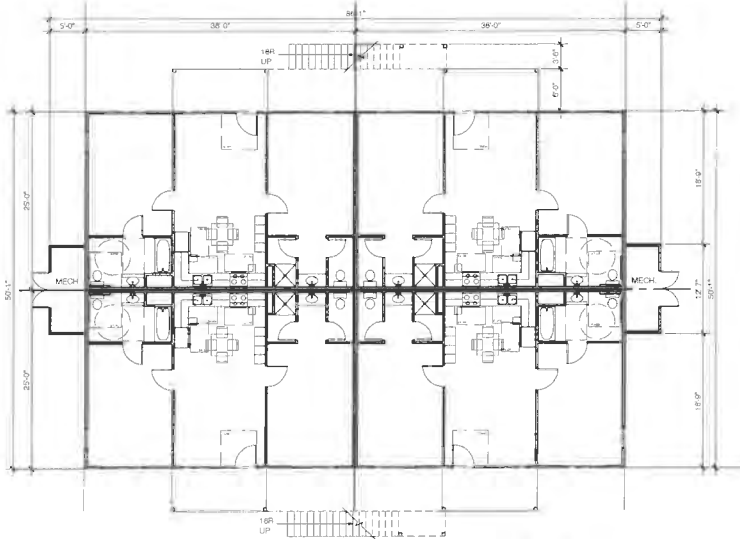
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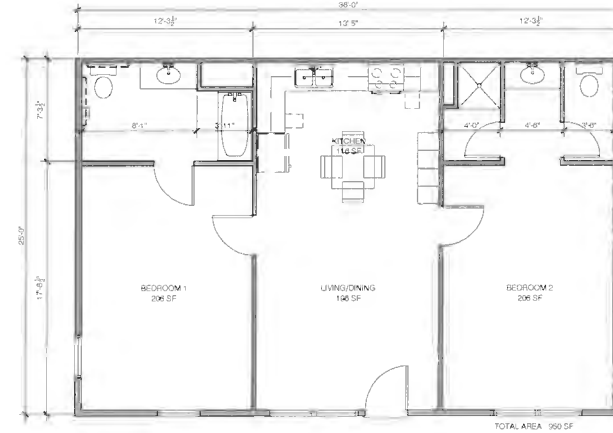
**BUILDING 4, 5, 6, & 7
8 UNIT BLDG. - TYPICAL 2ND FLOOR PLAN**
SCALE 1/8" = 1'-0"



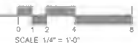
TYPICAL FLOOR PLAN - UNIT SECOND FLOOR
SCALE 1/4" = 1'-0"



**BUILDING 4, 5, 6, & 7
8 UNIT BLDG. - TYPICAL FIRST FLOOR PLAN**
SCALE 1/8" = 1'-0"



**TYPICAL FLOOR PLAN - UNIT FIRST FLOOR
W/ ADAPTABLE BATH & KITCHEN**
SCALE 1/4" = 1'-0"



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EMAIL: info@pauldavispartnership.com

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Drawing Date: 7/21/2015
Project Number: 1027

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Sheet Title:
**PROPOSED
FLOOR PLAN -
8 UNIT BLDG**

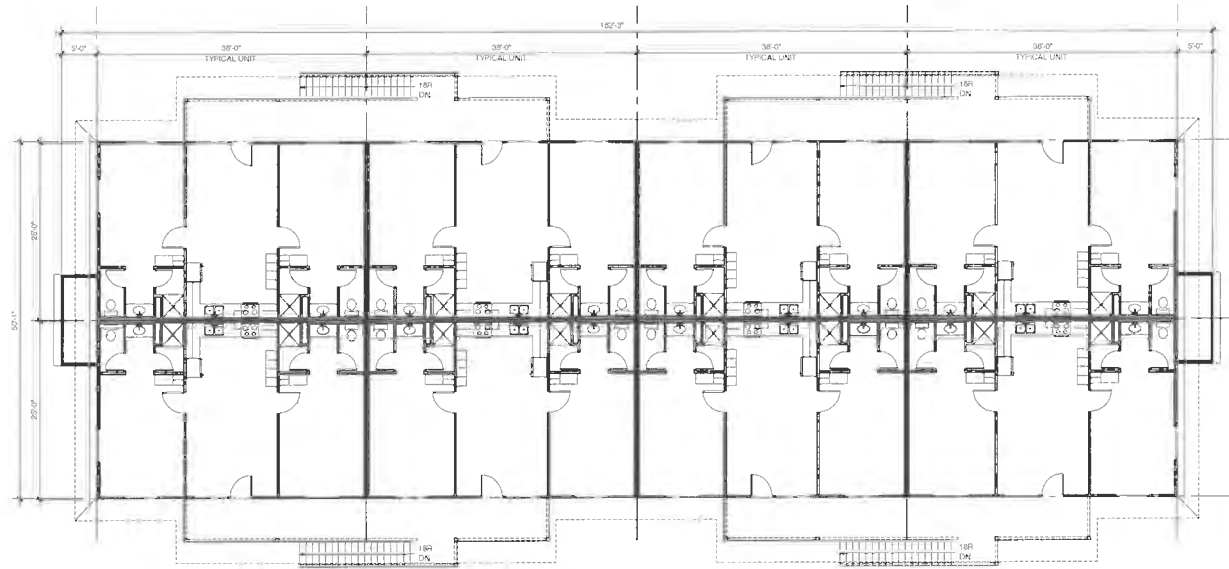
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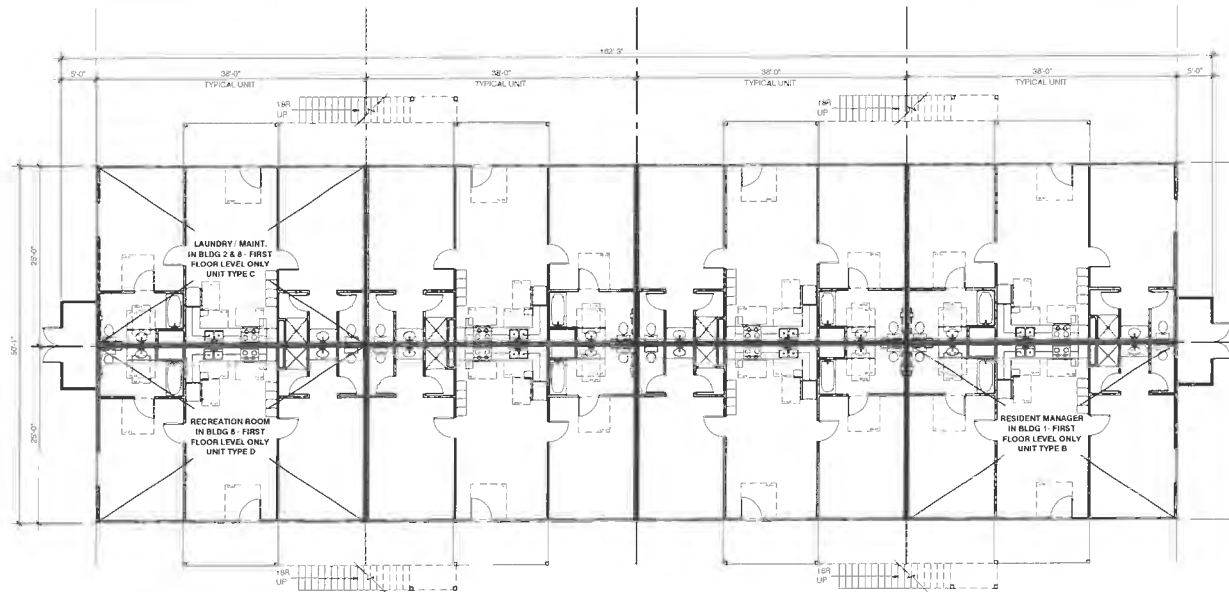
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280 California Street
Albany, CA 95009
(415) 375-7242 (24 HOURS) 375-7409
FAX: (415) 375-7409 paul.davis@pauldavispartnership.com



BUILDING 1, 2, & 8
16 UNIT BLDG - TYPICAL 2ND FLOOR PLAN
SCALE 1/8" = 1'-0"

0 2 4 6 8 10
SCALE 1/8" = 1'-0"



BUILDING 1, 2, & 8
16 UNIT BLDG - TYPICAL FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

0 2 4 6 8 10
SCALE 1/8" = 1'-0"

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Drawing Date: 7/21/2015
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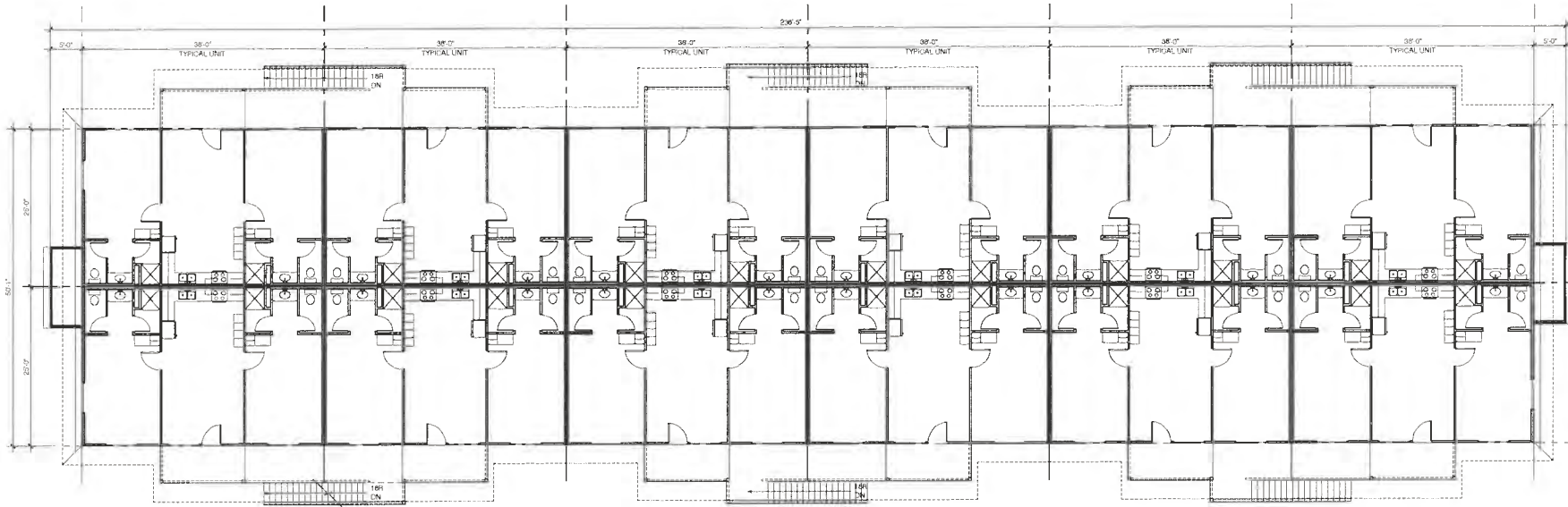
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Sheet Title:
PROPOSED
FLOOR PLAN
16 UNIT BLDG

Sheet Number:

A2.2



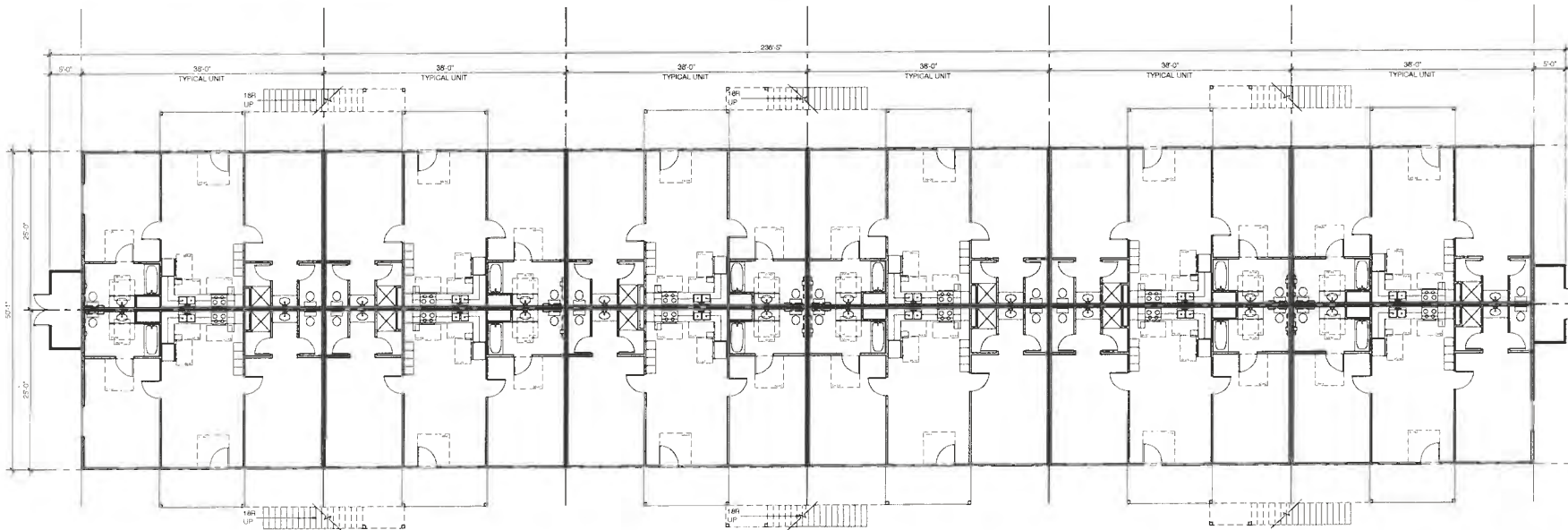
BUILDING 3
24 UNIT BLDG. - TYPICAL 2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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 294 Eldorado Street
 Alameda, CA 94601
 (916) 532-2760 FAX (916) 532-2109
 EMAIL: info@pauldavispartnership.com



BUILDING 3
24 UNIT BLDG. - TYPICAL FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



Drawn By:
 Drawing Date: 7/21/2015
 Project Number: 1527

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Sheet Title:
**PROPOSED
 FLOOR PLAN
 24 UNIT BLDG**

Sheet Number:

A2.3

SHEET NOTE

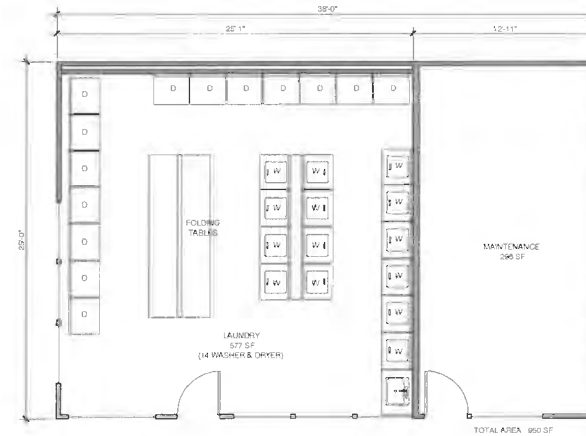
1. SEE SHEET A1.1 SITE PLAN AND SHEET A2.2 FOR LOCATION OF PROPOSED UNITS

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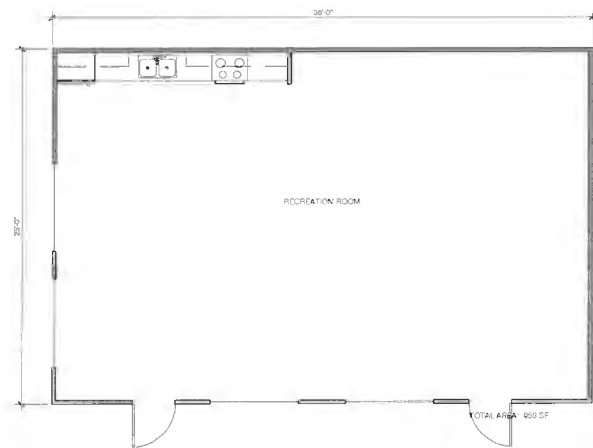
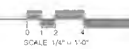
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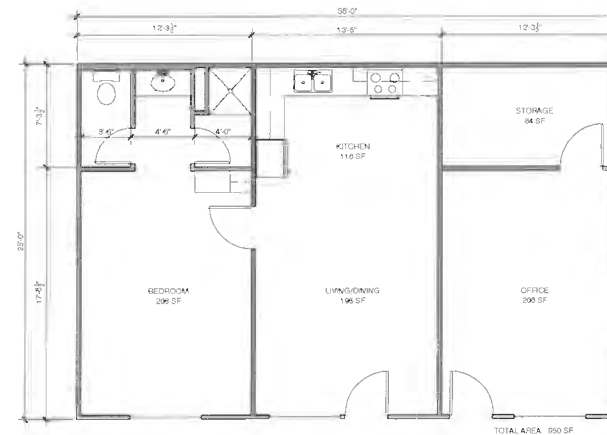
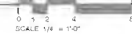
**TYPICAL FLOOR PLAN - UNIT TYPE C
LAUNDRY AND MAINTENANCE**

SCALE 1/4" = 1'-0"



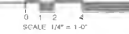
FLOOR PLAN - UNIT TYPE D - RECREATION ROOM

SCALE 1/4" = 1'-0"



FLOOR PLAN - UNIT TYPE B - RESIDENT MANAGER

SCALE 1/4" = 1'-0"



Drawn By:

Drawing Date: 7/21/2015

Project Number: 1527

Revisions:

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Sheet Title:
**PROPOSED
FLOOR PLAN -
UNIT TYPE B, C, & D**

Sheet Number:

SHEET NOTES

1 SEE SHEET C1.1 FOR FINISH FLOOR ELEVATION FOR EACH BUILDING

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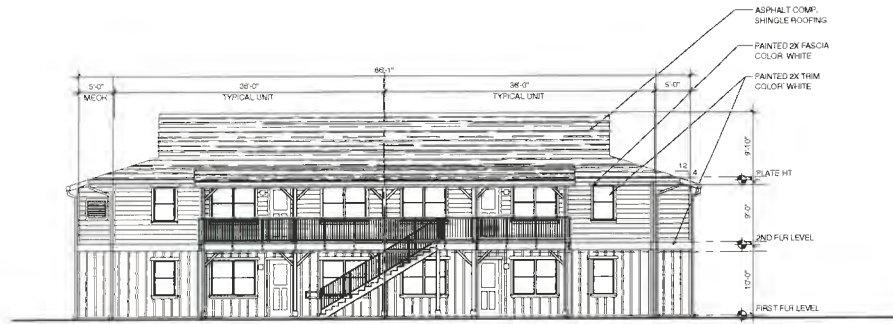
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Project Number: 1507

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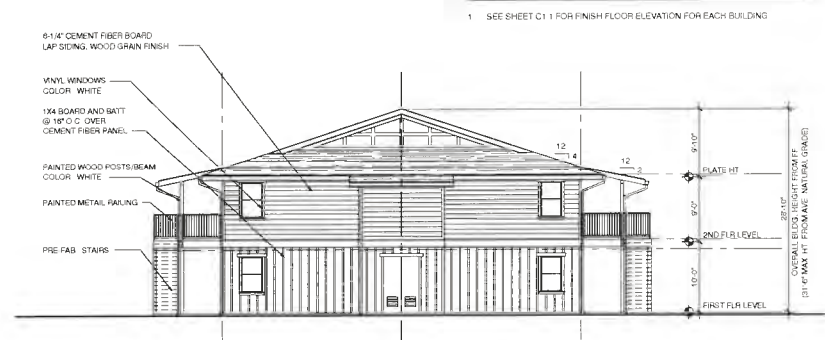
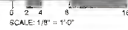
Sheet Title
**PROPOSED
EXTERIOR
ELEVATIONS**

Sheet Number



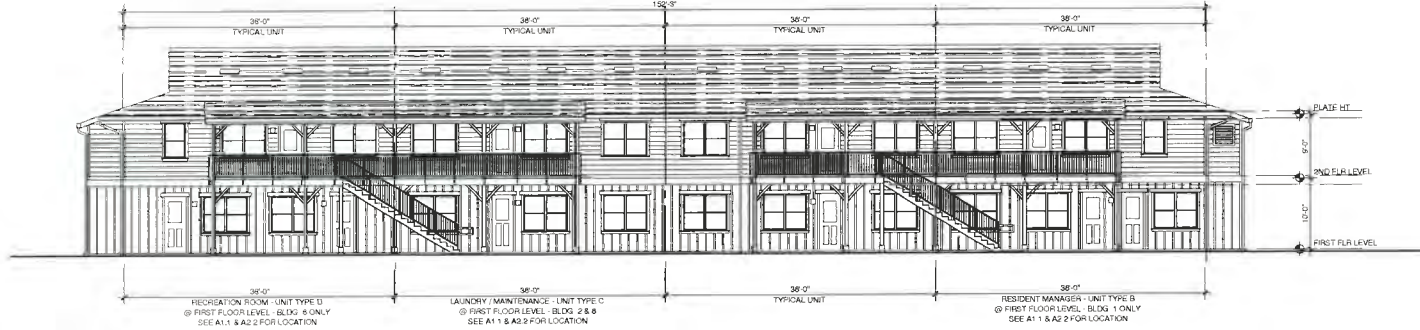
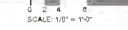
8 UNIT BUILDING - TYPICAL FRONT & REAR ELEVATIONS

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



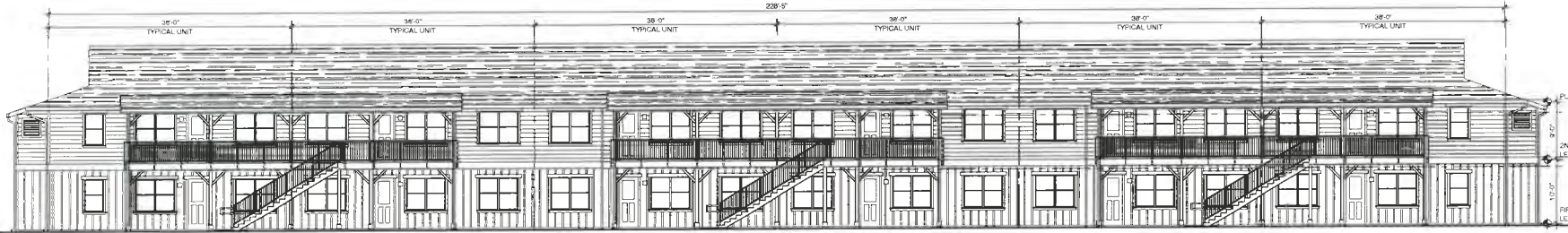
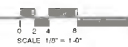
8, 16, 24 UNIT BUILDING - TYPICAL SIDE ELEVATIONS

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



16 UNIT BUILDING - TYPICAL FRONT & REAR ELEVATIONS

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



24 UNIT BUILDING - TYPICAL FRONT & REAR ELEVATIONS - BLDG. 3

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



A3.1

Project / Owner:

Tanimura & Antle
Agricultural
Employee Housing
Project
GENERAL
DEVELOPMENT
PLAN

121 SPRECKELS BLVD
SPRECKELS, CA
A.P.N. - 177-021-015-000



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E: paul@pauldavispartnership.com

Drawn By: APH

Drawing Date: 7/15/15

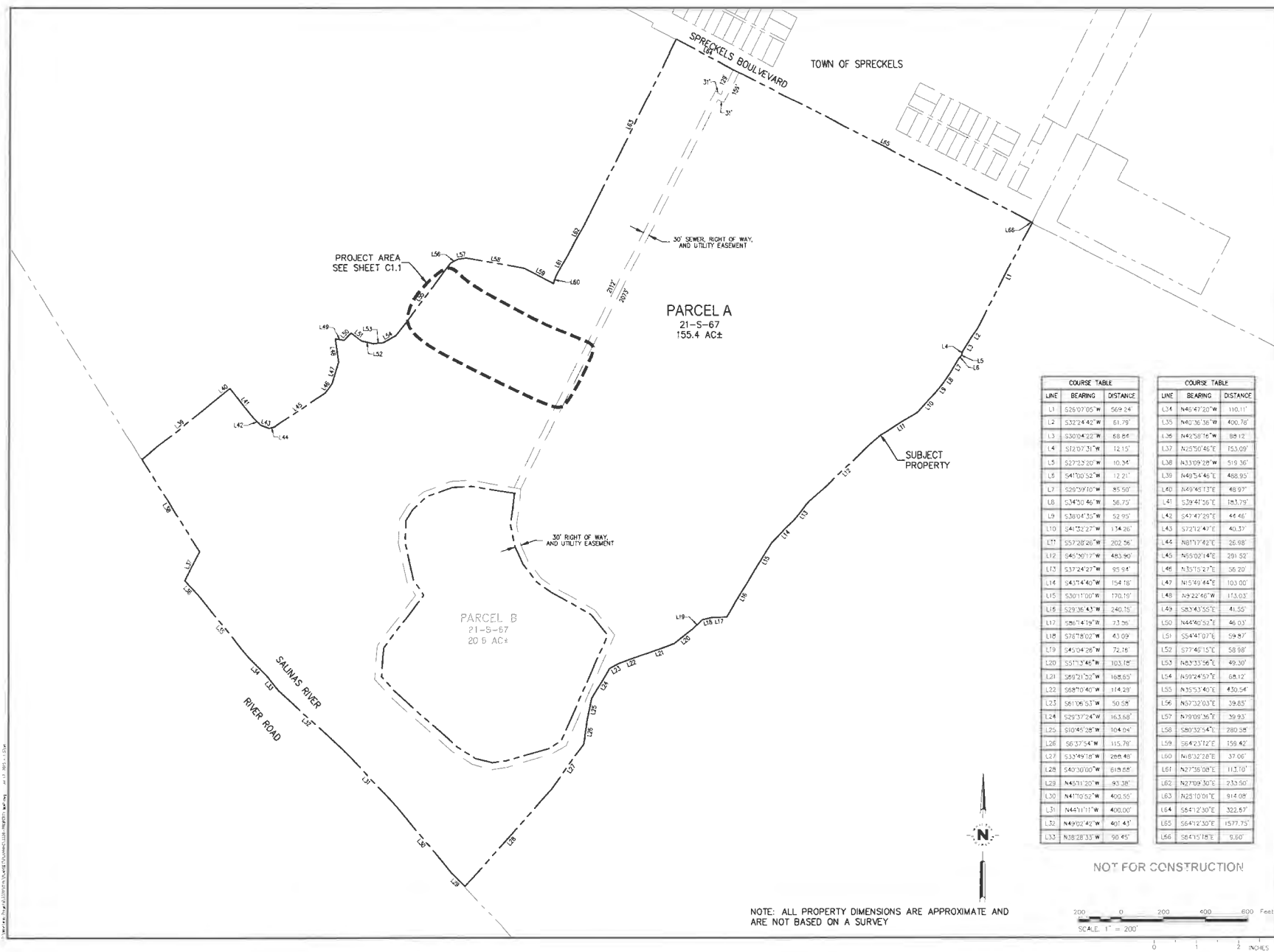
Project Number: 0330 00

Revisions

The use of these plans and specifications is restricted to the project and site only. They shall not be used for any other project or site. The user shall be responsible for obtaining all necessary permits and approvals. The user shall be responsible for obtaining all necessary permits and approvals. The user shall be responsible for obtaining all necessary permits and approvals.

Sheet Title:
PROPERTY MAP

Sheet Number



LINE	BEARING	DISTANCE
L1	S29°07'05"W	509.24
L2	S32°24'42"W	61.79
L3	S30°04'32"W	68.84
L4	S12°07'31"W	12.15
L5	S27°22'20"W	10.34
L6	S41°00'52"W	12.21
L7	S39°29'10"W	85.50
L8	S34°30'46"W	56.75
L9	S36°04'35"W	52.95
L10	S41°32'27"W	174.20
L11	S57°28'26"W	202.56
L12	S45°20'17"W	483.90
L13	S37°24'27"W	89.84
L14	S43°14'40"W	154.18
L15	S30°17'00"W	170.19
L16	S29°36'43"W	240.15
L17	S86°14'19"W	73.36
L18	S78°18'02"W	43.09
L19	S45°04'26"W	72.16
L20	S51°32'46"W	103.18
L21	S69°21'20"W	168.65
L22	S69°04'40"W	114.29
L23	S61°06'53"W	50.58
L24	S29°37'24"W	163.68
L25	S10°45'26"W	104.64
L26	S63°15'54"W	115.78
L27	S33°49'18"W	286.40
L28	S40°30'00"W	618.85
L29	N45°11'20"W	83.38
L30	N41°10'52"W	400.55
L31	N44°17'11"W	400.00
L32	N49°02'42"W	401.43
L33	N38°28'33"W	90.45

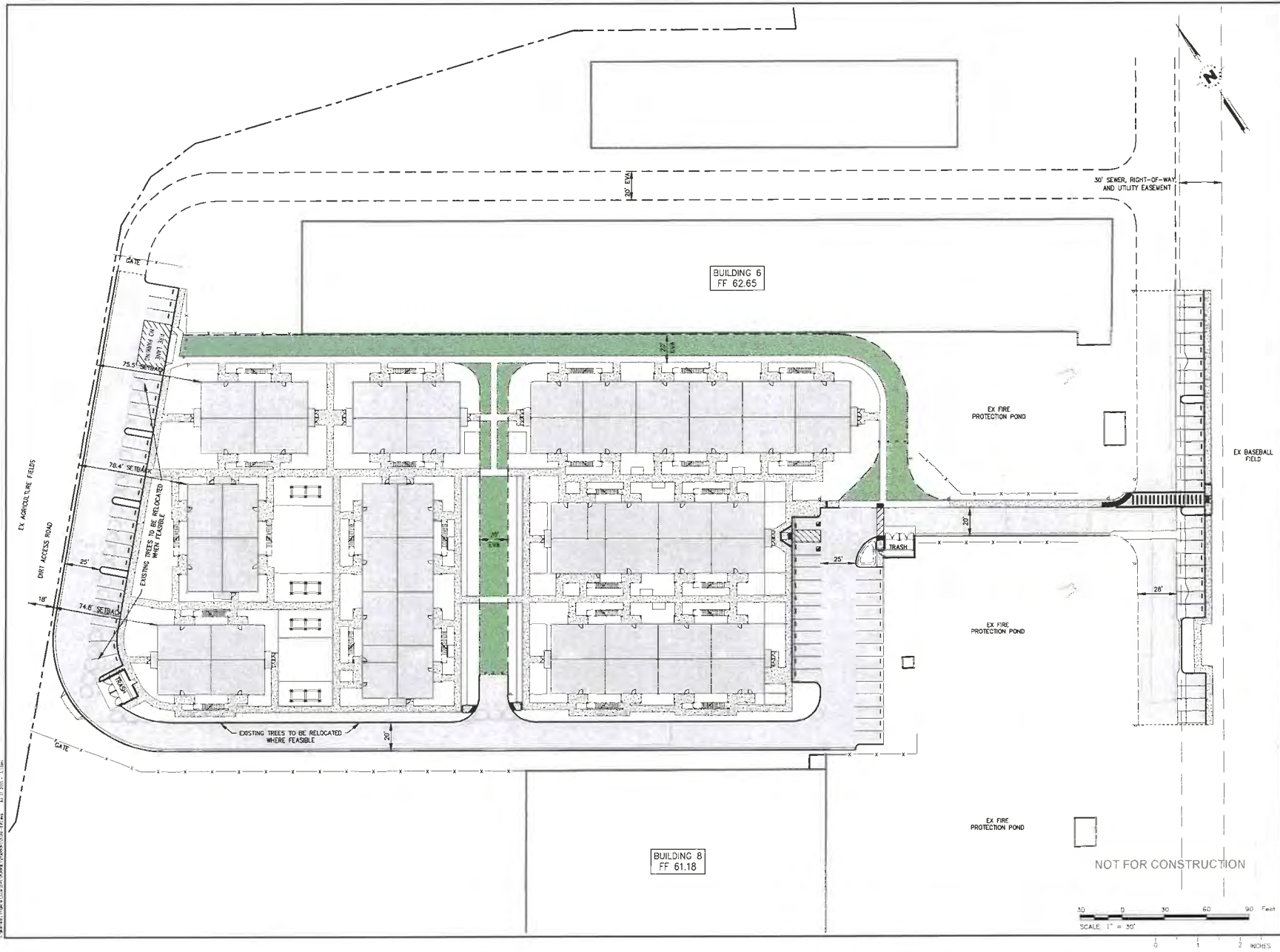
LINE	BEARING	DISTANCE
L34	N40°47'20"W	110.11
L35	N40°36'36"W	400.78
L36	N42°58'16"W	88.12
L37	N25°50'46"E	153.09
L38	N33°09'28"W	519.36
L39	N49°54'46"E	488.95
L40	S49°45'37"E	49.97
L41	S39°41'50"E	183.79
L42	S47°47'28"E	44.46
L43	S72°12'47"E	40.37
L44	N81°17'42"E	26.98
L45	N55°02'14"E	291.52
L46	N35°15'21"E	56.20
L47	N15°49'44"E	103.00
L48	S42°24'40"W	113.03
L49	S83°43'55"E	41.55
L50	N44°40'52"E	46.03
L51	S54°41'07"E	59.87
L52	S77°45'15"E	58.98
L53	N82°33'56"E	49.30
L54	N59°24'59"E	64.12
L55	N35°53'40"E	450.54
L56	N57°32'03"E	398.85
L57	N79°09'36"E	59.93
L58	S80°32'54"E	280.58
L59	S64°23'12"E	159.42
L60	N16°32'28"E	37.06
L61	N27°35'08"E	113.10
L62	N27°09'30"E	233.50
L63	N25°10'01"E	914.08
L64	S54°12'30"E	322.67
L65	S64°12'30"E	1577.75
L66	S64°15'18"E	9.50

NOT FOR CONSTRUCTION

NOTE: ALL PROPERTY DIMENSIONS ARE APPROXIMATE AND ARE NOT BASED ON A SURVEY



C1.0



Project / Owner
Tanimura & Antle
 Agricultural
 Employee Housing
 Project
**GENERAL
 DEVELOPMENT
 PLAN**
 121 SPRECKELS BLVD
 SPRECKELS, CA
 A.P.N. : 177 021-015-000



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 E-MAIL: paul@pauldavispartnership.com

Drawn By: APH
 Drawing Date: 7/15/15
 Project Number: 3339.00

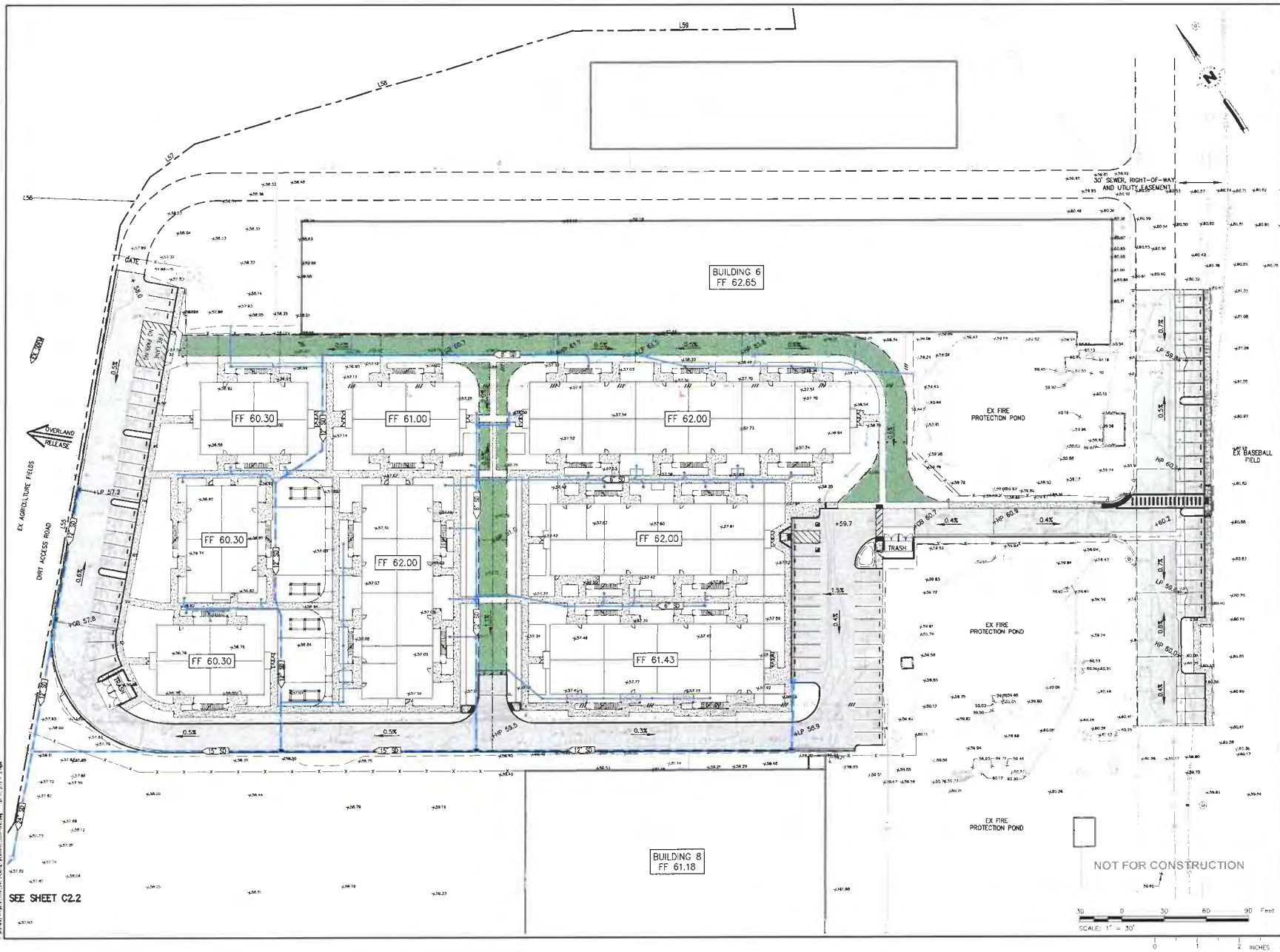
Revisions:

The use of these plans and specifications is restricted to the project for which they were prepared and authorized. Any use for other projects or purposes without the express written consent of the engineer, architect, or planner is prohibited. This is not a contract and does not constitute an offer of insurance or any other financial product or service.

Sheet Title:
**PROPOSED
 SITE PLAN**

Sheet Number:

C1.1



Project / Owner:
Tanimura & Antle
 Agricultural
 Employee Housing
 Project
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 121 SPRECKELS BLVD.
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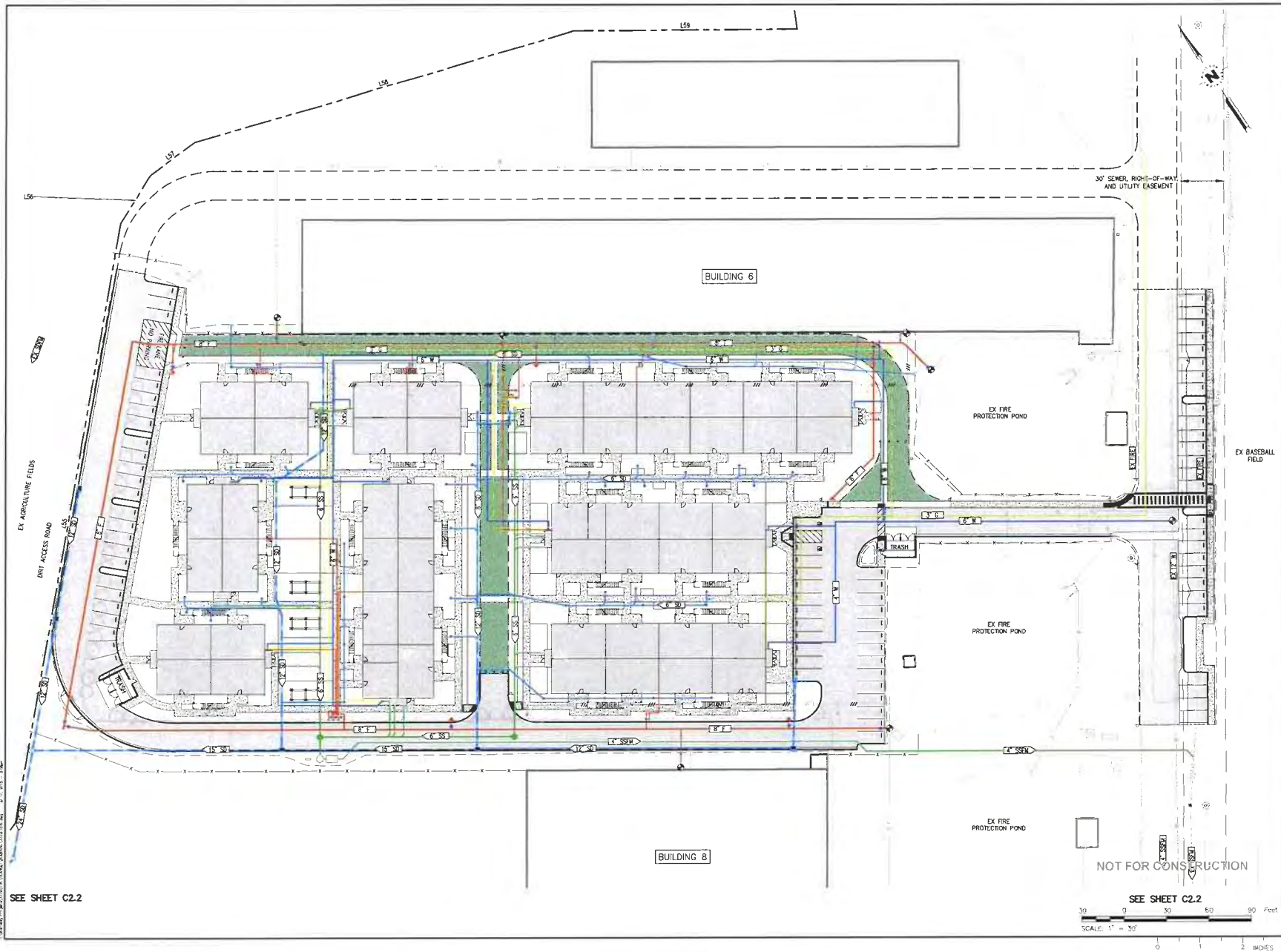
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 Revisions:

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Sheet Title:
**PRELIMINARY GRADING
 AND DRAINAGE PLAN**

Sheet Number:

C1.2



Project / Owner:

Tanimura & Antle
 Agricultural
 Employee Housing
 Project
**GENERAL
 DEVELOPMENT
 PLAN**
 121 SPRECKELS BLVD
 SPRECKELS, CA
 A.P.N. 177 021 015-000



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Drawn By: APH
 Drawing Date: 7/15/15
 Project Number: 3839.00

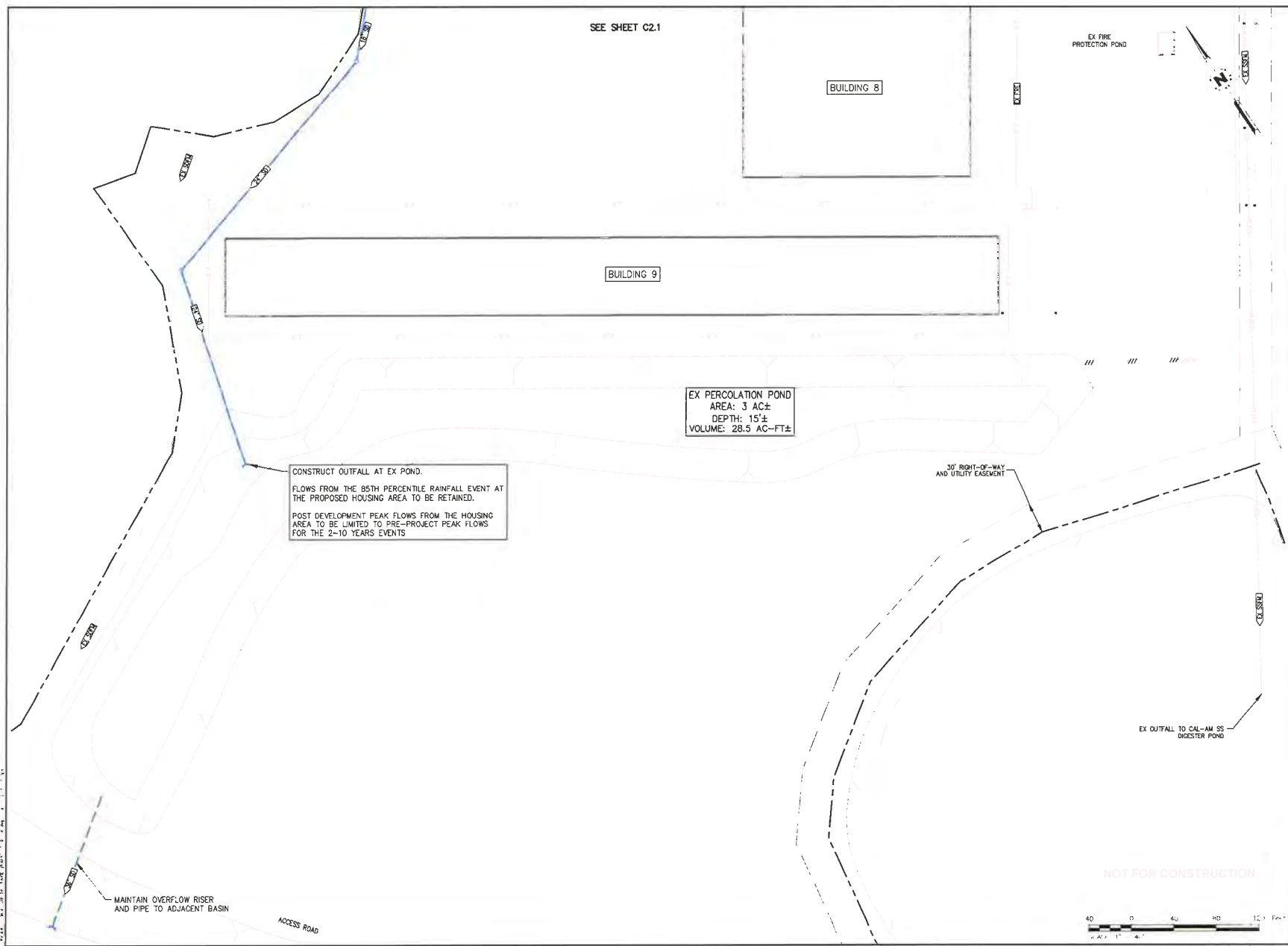
Remarks:

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Sheet Title:
**PRELIMINARY
 UTILITY PLAN**

Sheet Number:

C2.1



Tanimura & Antle
Agricultural
Employee Housing
Project
GENERAL
DEVELOPMENT
PLAN

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SPRECKELS, CA
A.P.N. 177-021 015-000



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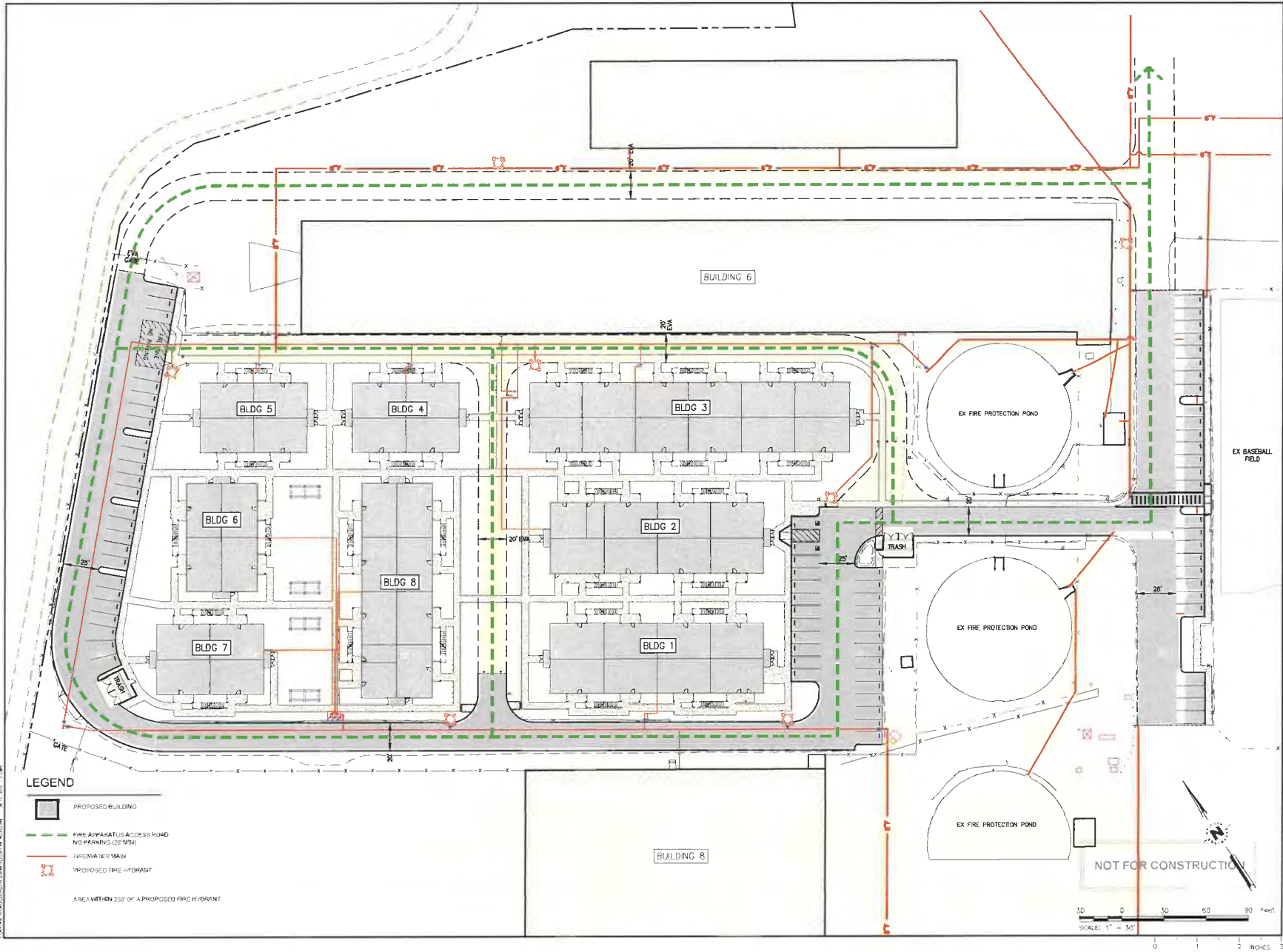
Underlay: A-1
Impaving Underlay: 175-176
Project Number: 177-021

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Sheet Title
PRELIMINARY
UTILITY PLAN

Sheet Number

C2.2



Project / Owner
Tanimura & Antle
 Agricultural
 Employee Housing
 Project
**GENERAL
 DEVELOPMENT
 PLAN**
 121 SPRECKELS BLVD
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 A.P.N. : 177-021-015-000



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Drawn By: APH
 Drawing Date: 7/15/15
 Project Number: 3338-00

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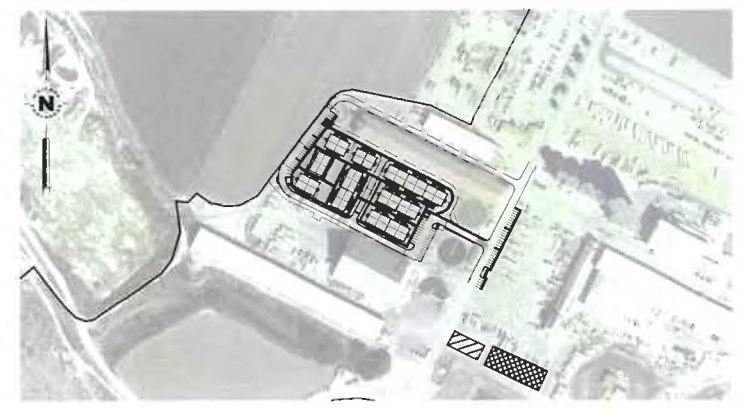
Sheet Title:
**FIRE ACCESS AND
 PROTECTION PLAN**

Sheet Number:

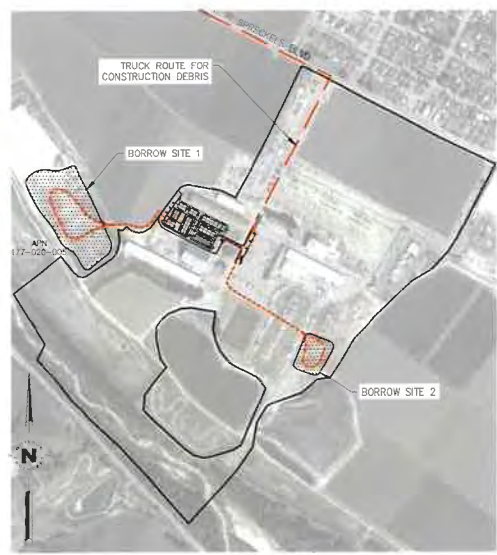
C3.0



C
CM1
TRUCK ROUTING PLAN
SCALE: 1"=5000'



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



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

LEGEND

	WORKER PARKING
	EQUIPMENT PARKING
	TRUCK ROUTE FOR CONSTRUCTION DEBRIS
	HAUL ROUTE
	TEMPORARY STOCKPILES

EARTHWORK QUANTITIES
 500 CY CUT
 11,500 CY FILL
 11,000 CY NET

GRADING WILL BE BALANCED WITHIN PROPERTY.
 NO OFF-SITE HAULING WILL BE REQUIRED

CONTACT INFO

ARCHITECT THE PAUL DAVIS PARTNERSHIP 285 ELDONADO STREET MONTEREY, CA 93940 TEL (831) 373-2784	CONTRACTOR AVILA CONSTRUCTION 12 THOMAS ONDES WAY, #700 MONTEREY, CA 93940 TEL MIKE AVILA - (831) 594-1288 STEVE AVILA - (831) 595-4059
---	---

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

- CONSTRUCTION MANAGEMENT NOTES**
- DURATION OF CONSTRUCTION IS 6 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
 - WORK SHALL BE PERFORMED BETWEEN THE HOURS OF 7AM AND 5PM. WORKED PERFORMED BEFORE 8AM SHALL BE NON-CONSTRUCTION ACTIVITY (QUIET HOUR).
 - NO TRUCK TRIPS WILL BE NECESSARY FOR THE GRADING PHASE OF THE PROJECT AS THE GRADING WILL BE BALANCED WITHIN THE PROPERTY.
 - TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE TRUCK ROUTE SHOWN ON THIS SHEET UNLESS A CLOSER COUNTY APPROVED SITE IS AVAILABLE TO RECEIVE EXCESS MATERIAL.
 - EXCESS MATERIAL WILL BE HAULED TO OTHER JOB SITES TO BE USED AS ENGINEERED FILL.
 - THE NUMBER OF WORKERS WILL VARY THROUGH OUT CONSTRUCTION. WORKERS ON-SITE WILL RANGE FROM 10 TO 100.
 - EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS.

NOT FOR CONSTRUCTION

Project / Owner
Tanimura & Antle
 Agricultural
 Employee Housing
 Project
 121 SPRECKELS BLVD
 SPRECKELS, CA
 A.P.N.: 177-021-015-000



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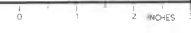
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 Drawing Date: 5/29/15
 Project Number: 3059-00
 Revisions:

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Sheet Title
CONSTRUCTION MANAGEMENT PLAN

Sheet Number

CM1



Tanimura & Antle
Agricultural
Employee Housing
Project
GENERAL
DEVELOPMENT
PLAN

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SPRECKELS, CA
A.P.N.: 177-021-015-000

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Alhambra, CA 91801
(626) 321-2324 FAX (626) 321-2409
TMAPL inc@pauldavispartnership.com



LANDSCAPE
ARCHITECTS



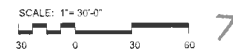
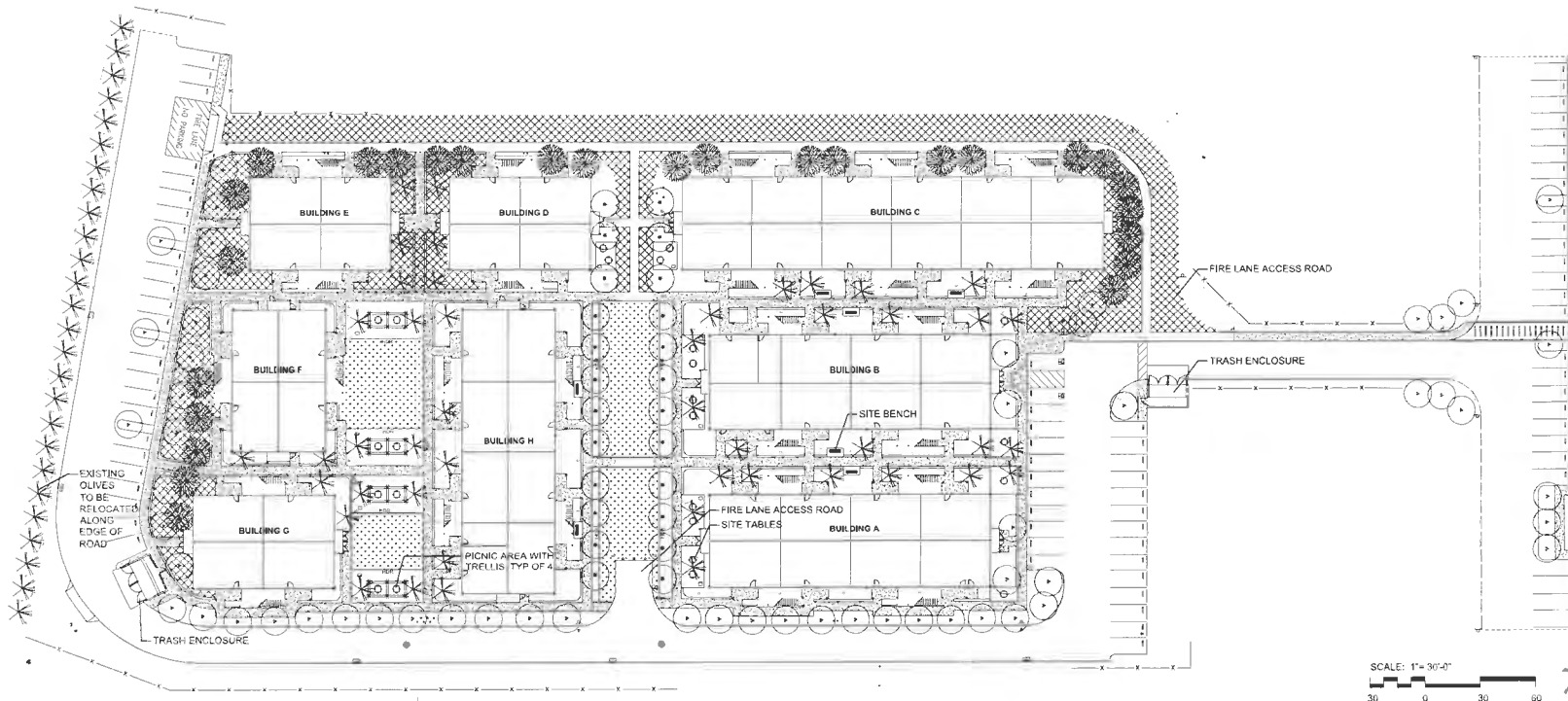
Drawn By: BBJUL
Drawing Date: 7/15/2015
Project Number: 15.038

Sheet Title

CONCEPTUAL
LANDSCAPE
PLAN

Sheet Number

L-1.0



Water Demand Worksheet

Project: T&A Housing
Prog. #: 16.000
Date: July 20, 2015

Project Status: conceptual plan
Ck'd by: ac
Checked by:

ETWU - Estimated Total Water Use

ETWU = (Ea)(D)(C)(PP) x (MAWA) SLA
Where = Donohue, CA
ETWU = estimated Total Water Use in gallons per year
Ea = Reference Evapo-transpiration (for location in inches per year)
D = crop duration (days)
PP = Plant Factor from WUCOLS (see table)
MA = Hydrozone Area (high, medium, low water use areas) (square feet)
LA = Irrigation Efficiency (minimum 0.7)
SLA = Standard Landscape Area (square feet)

Hydro zone	Plant Description	Plant Use Type(s)	Plant Factor	Area (square feet)	PP x Area (square feet)	Irrigation Efficiency	Calc. ETWU
1	TURF	High	0.9	8,800	7,920	0.8	9,900
2	BHUB 3 OC	Low	0.2	15,145	3,029	0.8	3,786
				23,785	6,344		6,618

*Plant Factor from WUCOLS

ETWU = (Ea)(D)(C)(PP) x (MAWA) SLA	ETWU	ETWU
1	463	0.8
2	15,378	0.2
	192	0.4
	64	0.4

ETWU must be less than MAWA

IRRIGATION NOTES:

- PER AB 1881, THE IRRIGATION DESIGN WILL INCLUDE:
 - IRRIGATION SYSTEM WILL CONNECT TO EXISTING POINT OF CONNECTION.
 - A SOIL MANAGEMENT REPORT-ANALYSIS OF THE EXISTING SITE SOIL WITH SITE SPECIFIC RECOMMENDATIONS
 - A SYSTEM DESIGNED TO THE RECORDED STATIC PRESSURE AVAILABLE ON-SITE
 - AUTOMATIC IRRIGATION CONTROLLER WITH: EVAPOTRANSPIRATION DATA AND RAIN SENSORS
 - THE SYSTEM WILL BE DESIGNED TO PREVENT RUNOFF AND OVER-SPRAY
 - THE SYSTEM WILL BE DESIGNED PER HYDROZONES AS ESTABLISHED FROM THE PLANTING PLAN
 - ALL SPRINKLER HEADS WILL BE MATCHED PRECIPITATION
 - NO OVERHEAD SPRAY WILL BE USED IN AREAS LESS THAN 8' IN WIDTH
 - OVERHEAD IRRIGATION WILL BE SETBACK 24" FROM NON-PERMEABLE SURFACES
 - IRRIGATION DISTRIBUTION WILL BE THROUGH A MIX OF:
 - LOW FLOW, HIGH EFFICIENCY SPRAY NOZZLES-HUNTER MP ROTATORS OR RAINBIRD ROTARY SPRAYS
 - POINT SOURCE DRIP-RAINBIRD OR SALCO DRIP EMITTERS
 - SUBSURFACE DRIP-NETAFIM
 - BUBBLERS-RAINBIRD OR TORD

LEGEND

Grass
M Enduro Sod

* 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

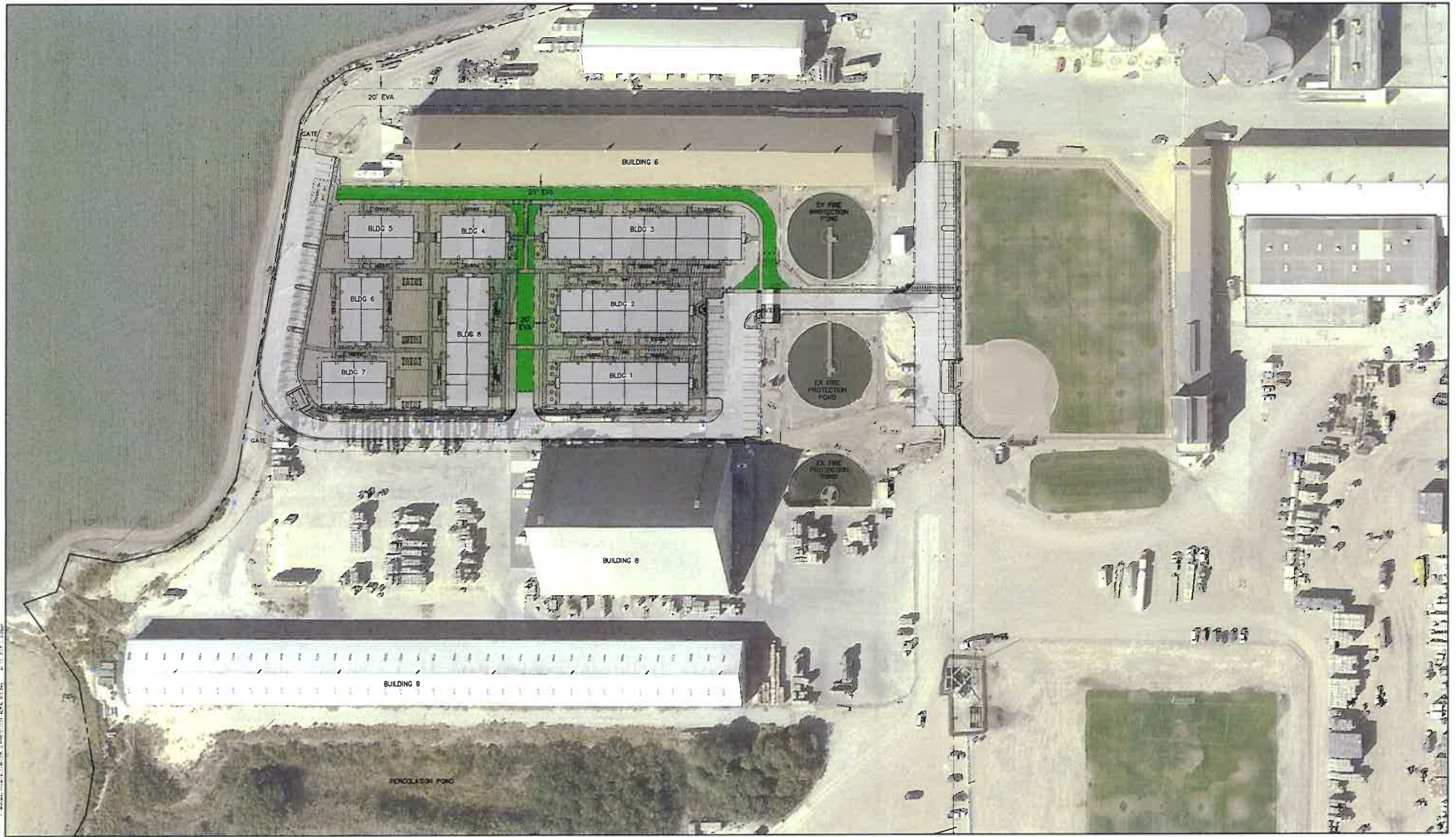
LANDSCAPE AREA SUMMARY:

- IRRIGATED TURF: 8,800 SF
- NON-IRRIGATED TURF: 20,675 SF
- IRRIGATED GROUND COVER: 15,145 SF
- NON-IRRIGATED GROUND COVER (WOOD, MULCH, & DECORATIVE ROCK): 3,500 SF

TOTAL: 47,920 SF

LEGEND

WUC*	BOTANICAL NAME	COMMON NAME	SIZE
Trees			
Shade Trees			
L	<i>Olea europaea 'Majestic Beauty'</i>	Fruitless Olive	15 gal.
M	<i>Platanus racemosa</i>	California Sycamore	15 gal.
L	<i>Quercus agrifolia</i>	Coast Live Oak	5 gal.
M	<i>Schinus terebinthifolius</i>	Brazilian Pepper	15 gal.
Evergreen Trees			
L	<i>Pinus olearia</i>	Algham Pine	5 gal.
M	<i>Pinus radiata</i>	Monterey Pine	5 gal.
Shrubs & Groundcovers			
L	<i>Arctostaphylos 'Pacific Mist'</i>	Pacific Mist Manzanita	1 Gal. at 36" o.c.
L	<i>Garrya elliptica</i>	Coast Silk Tassel	5 Gal. @ 36" o.c.
L	<i>Lavatera assurgentiflora</i>	Tree Mallow	5 Gal. at 48" o.c.
L	<i>Lobelia laxiflora</i>	Mexican Lobelia	1 Gal. at 36" o.c.
L	<i>Rhamnus californica</i>	Coffeeberry	5 Gal. at 48" o.c.
L	<i>Rosmarinus officinalis</i>	Rosmary	1 Gal. at 24" o.c.
Hydroseed-Native Grasses-Non Irrigated			
L	<i>Bouteloua gracilis</i>	Blue Gamma Grass	
L	<i>Lymnys glaucus</i>	Blue Wildrye	
L	<i>Hordeum brachyantherum</i>	Meadow Barley	
L	<i>Nassella pulchra</i>	Purple Needlegrass	
L	<i>Vulpia microstachys</i>	Three Week Fescue	



AERIAL SITE PLAN EXHIBIT
TANIMURA & ANTLE AGRICULTURAL EMPLOYEE HOUSING PROJECT
 SPRECKELS, CALIFORNIA

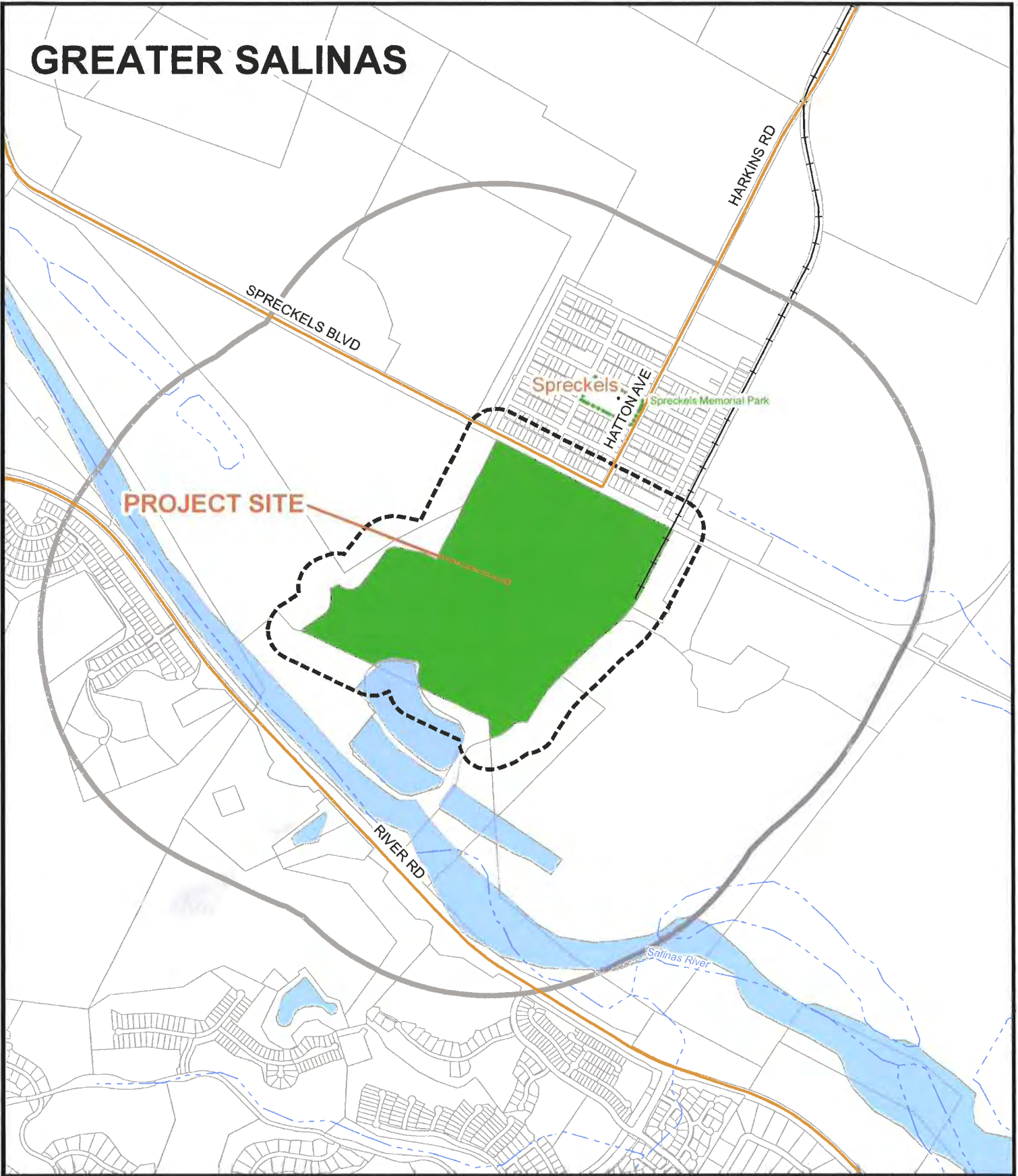


Whitson Engineers
 9699 Blue Larkspur Lane | Suite 105 | Monterey, CA 93940 | 831 649-5225 | F 831 373-5065
 Civil Engineering • Land Surveying • Permit Management | www.whitsonengineers.com
 Project No. 1329.00

WE
 JULY 15, 2015
 Sheet 1 of 1
 1"=50'

Exhibit D
Vicinity Map

GREATER SALINAS

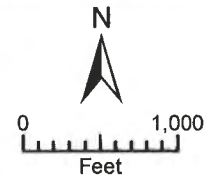


APPLICANT: SPRECKLES INDUSTRIAL PARK LLC (TANIMURA & ANTLE)

APN: 117-021-015-000

FILE # PLN150371

 2500' Limit  300' Limit  Water



PLANNER: SCHUBERT

Exhibit E

**Spreckels Neighborhood
Design Review Committee Minutes**

MINUTES
Spreckels Neighborhood Design Review Committee
Wednesday, June 17, 2015

FILE COPY

1. Meeting called to order by Jim Riley at 7:39 pm

2. Roll Call

Members Present: Scott Henningsen, Jim Riley, Brian Schein, Lochlan McKean, Tom Chavez

Members Absent: 0

3. Approval of Minutes:

A. April 15, 2015 minutes

Motion: Scott Henningsen (LUAC Member's Name)

Second: Lochlan McKean (LUAC Member's Name)

Ayes: 5

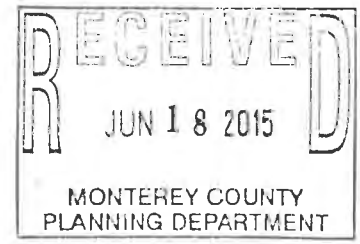
Noes: 0

Absent: 0

Abstain: 0

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None



5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

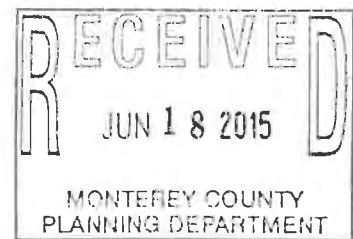
None

B) Announcements

None

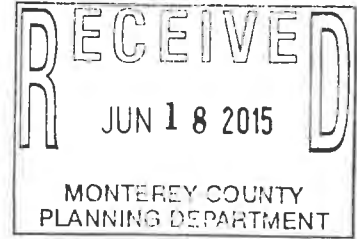
7. Meeting Adjourned: 8:38 pm

Minutes taken by: *Scott Henningsen*



Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: **Spreckels**

Please submit your recommendations for this application by: June 17, 2015

Project Title: SPRECKELS INDUSTRIAL PARK LLC (TANIMURA & ANTLE)

File Number: PLN150371

File Type: PC

Planner: SCHUBERT

Location: 121 SPRECKELS BLVD SALINAS

Project Description:

General Development Plan and Administrative Permit to allow the construction of an 800 bed agricultural employee housing project. The property is located at 121 Spreckels Boulevard, Salinas (Assessor's Parcel Number 177-021-015-00), Spreckels community, Greater Salinas Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

Paul Davis - architect

Was a County Staff/Representative present at meeting? *John Ford ; Bob Schubert* (Name)

PUBLIC COMMENT:

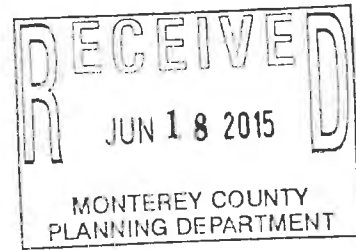
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>Anonymous</i> What is the overall height?	<input checked="" type="checkbox"/>		
What is the view from Spreckels, will I see it from my house	<input checked="" type="checkbox"/>		
<i>Anonymous</i> What type of siding	<input checked="" type="checkbox"/>		
<i>Anonymous</i>	<input checked="" type="checkbox"/>		ARE there lamp posted plans Too bright at night
<i>Liz Williams</i>	<input checked="" type="checkbox"/>		Does not match town
<i>Anonymous</i>	<input checked="" type="checkbox"/>		Does not fit character of town

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
WINDOWS SHOULD BE VERTICAL	SPRECKES DESIGN BOOK R2.4	VERTICLE WINDOWS
STEEPER ROOF LINE		
BRICK FACADE, PLANTER BOXES		

ADDITIONAL LUAC COMMENTS

- Possibly add bricks to exterior to blend with factory
- Root rot resistant trees



RECOMMENDATION:

Motion by: Scott Henningsen (LUAC Member's Name)

Second by: Jim Riley (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 5 (Riley, Sgherza, Henningsen, Movicar, Chavez)

NOES: 0

ABSENT: 0

ABSTAIN: 0

Exhibit F

Agricultural Advisory Committee Minutes

V. Resource Management Agency

A. Tanimura & Antle Agricultural Housing Project

Bob Schubert, Senior Planner

General Development Plan and Administrative Permit to allow the construction of an 800-bed agricultural employee housing project. The property is located at 121 Spreckels Boulevard, Salinas (Assessor's Parcel Number 177-021-015-00), Spreckels community, Greater Salinas Area Plan.

Bob Schubert provided information on this item and answered questions from the Committee.

Requested Action: Recommend the Planning Commission approve the requested General Development Plan and Administrative Permit.

Public Comment: Carson Braga Mike Ranker
 Gregg MacFarlane Steve Long
 Jim Riley Terry Welliver

Committee Concerns:

1. Spreckels' lack of amenities such as shopping, restaurants/cafés and recreation;
2. Transportation: The number of trips between the housing project and downtown Salinas should be increased to daily. Work with TAMC to investigate incorporating Spreckels on a public transportation route.
3. Ability of water and sewage systems, as well as roadways, to support increased population.
4. Public safety due to lack of amenities, i.e, recreation facilities;
5. Ag buffer zones: Berms, vegetation and distance.
6. Need for quality and safe housing and be consistent with the General Plan.

MOTION: A motion was made and seconded by Bill Lipe and Manuel Morales as follows: Based on the need to support agriculture and clustered housing according to the General Plan of Monterey County, recommend the Planning Commission approve the requested General Development Plan and Administrative Permit with the conditions of:

- Water improvements and additional well facilities are fully adequate to serve the whole city of Spreckels if needed by fire enforcement and or general living conditions;
- Law enforcement (i.e., Sheriff) has adequate resources to ensure public safety;
- Provide daily transportation for H2A workers living at the facility;
- On-site convenience store;
- TAMC look at options to improve public transportation;
- Buffer between the ag land and the development project is adequate from a distance perspective as well as establishing some type of land berm/vegetation option;
- Water treatment upgrades are fully adequate and sufficient for the added population;
- Applicant to add on-site recreational area(s) without greatly impacting the city of Spreckels.

AYES: Bridson, Gollnick, Lipe, Morales
NOES: Eastman, Ray, Shea, Violini, Williams

ABSENT: Costa, de Lorimier, McIntyre
Motion failed.

DATA

Exhibit G

Fee Waiver Request Application

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY



PLANNING DEPARTMENT

168. Alisal St., Second Floor, Salinas CA. 93901
 (831) 755-5025: (831) 757-9516
<http://www.co.monterey.ca.us/planning>

FEE WAIVER REQUEST

Property Owner: Spreckels Industrial Park, LLC
Address: P. O. Box 4070
City/State/Zip: Salinas, CA 93912
Phone: 831-455-3962
Email: _____

Agent: Michael D. Cling
Address: 313 S. Main Street, Suite D
City/State/Zip: Salinas, CA 93901
Phone: 831-771-2040
Email: mdc@michaelcling.com

Assessors Parcel Number: 177-021-015
Description of Project: General Development Plan and Administrative Permit to allow construction of a housing project for 800 agricultural employees.
Fee Waiver Justification: Monterey County General Plan Policy LU 2.12 e.(3) Affordable Work Force Housing

(attach additional information if needed)

<i>Department use only</i>	
Given out:	By:
Received:	By:
Referred to other agencies:	
Fee waived by Director?	<input type="checkbox"/> Yes <input type="checkbox"/> No Date:
Basis for Waiver	
Amount of Fees Waived: Planning & Building	
Health	
WRA	
PWD	
<input type="checkbox"/> Entered into Tracking Spreadsheet (Admin. Secretary)	

Exhibit H

**Board of Supervisors Resolution 2000-342
(Fee Waivers)**

*Before the Board of Supervisors in and for the
County of Monterey, State of California*

Resolution 2000- 342

Resolution Amending the Monterey)
County Master Fee Resolution to)
Clarify the Fee for Appeals on)
Land Use Issues and Establish)
Criteria for the Waiver of Fees in)
Specific Circumstances.)

Whereas: Chapter 1.40 of the Monterey County Code establishes the Monterey County Master Fee Resolution (the Resolution) as the vehicle for setting and amending fees; and,

Whereas: The Board wishes to clarify the appeal fee for land use issues and to establish criteria and authority for the Director of Planning and Building Inspection to waive fees in specific cases; and,

Whereas: The Board has received a report and recommendations from the County Administrative Office and Planning and Building Inspection; and,

Whereas: The Board has held a public hearing as required by law and heard from all interested parties;

NOW, therefore, be it resolved that the Board clarifies that the appeal fee for appeals to the Planning Commission or Board of Supervisors on land use issues is \$671.00.

Be it further resolved that the Director of Planning and Building Inspection may waive application and appeal fees for discretionary permit and building permit applications for:

1. Small day care centers (less than twelve children).
2. Inclusionary portions of proposed residential developments.
 - a. Special Handling affordable housing projects, as detailed in the adopted Special Handling criteria (25% affordable housing). Amount of fees waived is based on the percentage of affordable housing provided, and may include additional fees beyond the original application fees.
 - b. Persons age 62 or over on a fixed, very low income as defined by Housing and Urban Development.

- c. Reclassification applications to bring property into consistency with existing General Plan land use designations.
 - d. County or other government agencies.
 - e. Permit fees for the repair or reconstruction of property and structures damaged or destroyed by an act or event that has been declared a disaster by the Board of Supervisors where insurance is inadequate to pay the applicable fees.
8. Development, enhancement, expansion or modification of needed community facilities by non-profit organizations and community groups meeting the following criteria:
- a. The proposed project is available for use by the general public; and
 - b. Provides a scope of benefit beyond the residents of the immediate vicinity; and
 - c. Is of obvious public benefit. Evidence of public benefit includes, but is not limited to, projects that:
 - i. Meet a public need previously identified or recognized by the Board of Supervisors;
 - ii. Provide a public facility not presently available in the community;
 - iii. Have generated obvious, substantial community support; or,
 - iv. Would either reduce County costs or increase County revenue.
9. General Plan amendments for parcels with inappropriate or inaccurate land use designations provided the property has been field checked and verified that it is inaccurately or inappropriately designated.

Requests Not Conforming to Policy:

The Planning Commission shall consider all requests for fee waivers not meeting the above criteria.

Appeal of Director's Decision:

The Planning Commission shall consider all appeals of decisions of the Director on fee waiver requests.

Payment of Fees:

All fees shall be paid at the time of the filing an application or an appeal. Should the fees subsequently be waived, the fees shall be refunded.

On motion of Supervisor PENNYCOOK, seconded by Supervisor SALINAS, and carried by those members present, the Board hereby adopts this resolution amending the Monterey County Master Fee Resolution to clarify the fee for appeals on land use issues and establish criteria for the waiver of fees in specific circumstances.

County of Monterey
State of California

MITIGATED NEGATIVE DECLARATION

FILED

JUN 18 2015

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

Project Title:	Tanimura & Antle Agricultural Employee Housing Project
File Number:	PLN150371
Owner:	Spreckels Industrial Park LLC
Project Location:	121 Spreckels Boulevard, Salinas (Spreckels Community)
Primary APN:	177-021-015-000
Project Planner:	Bob Schubert, AICP
Permit Type:	Administrative Permit and General Development Plan
Project Description:	The proposed project involves the construction of a 100 unit agricultural employee housing complex comprised of two bedroom apartment units and related facilities. The project is designed to accommodate between 200 and 800 adult agricultural employees primarily during the harvest season from April through November.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

Decision Making Body:	Monterey County Planning Commission
Responsible Agency:	County of Monterey
Review Period Begins:	June 19, 2015
Review Period Ends:	July 20, 2015

Further information, including a copy of the application and Initial Study are available at Monterey County RMA-Planning, 168 West Alisal St, 2nd Floor, Salinas, CA 93901 (831) 755-5025.

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING
168 WEST ALISAL, 2ND FLOOR, SALINAS, CA 93901
(831) 755-5025 FAX: (831) 757-9516



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that Monterey County Resource Management Agency – Planning has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a General Development Plan and Administrative Permit (Tanimura and Antle Employee Housing Project [Spreckels Industrial Park LLC], File Number PLN150371) at 121 Spreckels Boulevard (APN 177-021-015-000) (see description below).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Resource Management Agency – Planning, 168 West Alisal, 2nd Floor, Salinas, California and the John Steinbeck Library, 350 Lincoln Avenue, Salinas, California 93901. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: <http://www.co.monterey.ca.us/planning/docs/environmental/circulating.htm>.

The Planning Commission will consider this proposal at a meeting on July 29, 2015 at 9:00 a.m. in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from June 19, 2015 to July 20, 2015. Comments can also be made during the public hearing.

Project Description: The proposed project involves the construction of a 100 unit agricultural employee housing complex comprised of two bedroom apartment units and related facilities. The project is designed to accommodate between 200 and 800 adult agricultural employees primarily during the harvest season from April through November.

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address above. The Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

CEQAcomments@co.monterey.ca.us

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at (831) 757-9516. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Agency to confirm that the entire document was received.

For reviewing agencies: Resource Management Agency – Planning requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Agency if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

County of Monterey
Resource Management Agency – Planning
Attn: Bob Schubert, AICP, Senior Planner
168 West Alisal, 2nd Floor
Salinas, CA 93901

Re: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC); File Number PLN150371

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

- No Comments provided
- Comments noted below
- Comments provided in separate letter

COMMENTS: _____

DISTRIBUTION

1. State Clearinghouse (15 CD copies plus one hard copy of the Executive Summary) – include the Notice of Completion
2. County Clerk's Office
3. CalTrans District 5 (San Luis Obispo office)
4. Association of Monterey Bay Area Governments
5. Monterey Bay Unified Air Pollution Control District
6. California Department of Fish & Wildlife, Marine Region, Attn: Eric Wilkins
7. Monterey County Water Resources Agency
8. Spreckels Water Company, Russell Hatch
9. City of Salinas
10. Monterey County Regional Fire District
11. John Steinbeck Library
12. Wesley Van Camp, Tanimura & Antle (AKA Spreckels Industrial Park LLC) [Owner]
13. Paul W Davis, Paul Davis Partnership (Agent)
14. Michael Avila, Avila Construction (Applicant)
15. The Open Monterey Project
16. LandWatch
17. Property Owners within 300 feet (**Notice of Intent only**)

Distribution by e-mail only (Notice of Intent only):

18. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil)
19. Emilio Hipolito (ehipolito@nccrc.org)
20. United Brotherhood of Carpenters & Joiners (nedv@nccrc.org)
21. Molly Erickson (Erickson@stamplaw.us)
22. Margaret Robbins (MM_Robbins@comcast.net)
23. Michael Weaver (michaelrweaver@mac.com)
24. Monterey/Santa Cruz Building & Construction (Office@mscbctc.com)
25. Tim Miller (Tim.Miller@amwater.com)
26. Nina Haro-Cordero (cnharo@sbcglobal.net)

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

PLANNING

168 WEST ALISAL ST., 2nd FLOOR, SALINAS, CA 93901

PHONE: (831) 755-5025 FAX: (831) 757-9516



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Tanimura & Antle Agricultural Employee Housing Project

File No.: PLN150371

Project Location: 121 Spreckels Boulevard, Spreckels

Name of Property Owner: Spreckels Industrial Park, LLC

Name of Applicant: Paul Davis

Assessor's Parcel Number(s): APN 177-021-015-000

Acreage of Property: 155.4 acres (including 4.5 acre project site)

General Plan Designation: Industrial

Zoning District: AI-D (Agricultural Industrial-Design Control District)

Lead Agency: Monterey County

Prepared By: Bob Schubert, AICP, Senior Planner

Luis Osorio, Senior Planner

Dan Lister, Assistant Planner

Grace Bogdan, Assistant Planner

Steve Mason, Associate Planner

Date Prepared: June 18, 2015

Contact Person: Bob Schubert, AICP, Senior Planner

Phone Number: (831) 755-5183

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project

Overview: The Tanimura and Antle (T & A) Industrial Park is located in the town of Spreckels and encompasses approximately 155.4 acres south of Spreckels Boulevard. The property is currently utilized for agricultural purposes and includes fields, storage buildings and other structures.

The application is for a General Development Plan and Administrative Permit to allow the construction of a 100 unit agricultural employee housing complex comprised of two bedroom apartment units and related facilities. The project site encompasses approximately 4.5 acres (excluding the softball field and the soccer field) located approximately 0.32 miles southwest of Spreckels Boulevard. The majority of the project site is currently utilized for agricultural purposes (i.e., test crop production) and is located in the western area of the T & A Industrial Park.

The housing project will be occupied primarily during the Salinas Valley harvest season from April through November. In the off-season the housing will either be vacant or occupied by at most 40 employees. Tanimura & Antle Fresh Foods, Inc. (T&A) proposes to use the housing for its agricultural employees, and the housing will be designed to accommodate between 200 and 800 individuals. Each two bedroom, two bathroom apartment unit will be suitable to house eight H2A Visa workers, i.e. seasonal employees who reside permanently outside the United States. The H2A Visa recruits do not come to the U.S. with automobiles, as T&A provides the transportation to and from the country of origin and the facility. Depending on T&A's labor needs, the apartments may also be available to local agricultural employees at a conventional occupancy. T&A will provide bus transportation between the facility and the ranches where the employees work.

Eight two story dormitory style buildings will be located on approximately 4.5 acres on the western portion of the parcel. The project includes interconnecting pathways, outdoor recreation facilities, a fire access roadway around the perimeter of the buildings and new landscaping.

Traffic/Parking: The applicant has submitted a traffic analysis evaluating the anticipated traffic associated with the project either at a full occupancy of H2A Visa residents, or with 200 of the residents having automobiles. A total of 79 parking spaces have initially been designated on the site plan, since transportation will be provided by T&A to the seasonal workers. Should 79 parking spaces not meet the parking needs of the occupants, the site plan shows a Phase II parking lot that can be developed for up to an additional 121 parking spaces. T&A has enough parking available on its premises to accommodate parking for 100% of its employees.

Recreation: The project will incorporate existing softball field and soccer field as shown on the site plan. Outdoor tables and barbecue grills will be included in the open/green space between apartment buildings. The occupants will also have access to all the onsite T&A employee recreation facilities, including the gym, indoor hockey rink and basketball area. Finally, there is direct access from the site to the Salinas River levee and environs.

Water: Water service to the subject property is provided by Spreckels Water Company. T&A's affiliate owns and operates Spreckels Water Company, which is in process with State Water Resources Control Board of bringing an additional well into service to increase source capacity. The new well would be located northeast of the intersection of Fifth Avenue and Llano Avenue in Spreckels on property that is currently owned by the Tanimura family (see Figure 7). Spreckels Water Company will lease or purchase the land where the well will be located.

Wastewater: The subject property is served by the Spreckels Wastewater Treatment Facility (WWTF). The WWTF was originally developed and operated by Spreckels Sugar Company to serve the Spreckels Sugar factory operations and the other uses in the town of Spreckels. The ownership of the treatment facility devolved to Spreckels Industrial Park LLC, an affiliate of T & A. The treatment facility was subsequently transferred to an interim operator (Smith) who subsequently transferred it to California American Water Company, who currently owns and operates the treatment facility. It appears that the treatment facility, with appropriate revisions to the waste water treatment process and to the operating permit, can treat the additional loading from the proposed project.

Drainage: Currently the 155.4 acre industrial park is approximately 20% impervious (32.8 acres). Currently, the site stormwater systems drains to a collector sump and is pumped directly to the Salinas River during the winter rainy season. In the summer, the sump diverts dry weather flow to an onsite percolation pond for infiltration. The applicant has submitted a Preliminary Drainage Analysis that provides the methodology that will be used to calculate the size of the new on-site storm drainpipes, outlines the required stormwater mitigations and identifies the facilities that will meet the design and regulatory requirements. The analysis concludes that the proposed project will safely and effectively convey stormwater runoff from a variety of storm events. The project will control erosion, roadway runoff, infiltrate stormwater, and prevent flooding of existing and proposed new buildings via a network of pipes, overland release and an existing stormwater percolation pond.

Grading: Fill will be placed on the site in order to elevate the buildings such that drainage is away from the structures. The applicant's geotechnical report recommends that, prior to placement of fill, all loose or otherwise unsuitable soils be replaced with engineered fill. It is estimated that there would be approximately 500 cubic yards of cut and 11,500 cubic yards of fill (11,000 cubic yards net fill). The fill would be obtained from two areas of stockpiled soil material on the site. Grading will be balanced within the property. There will be no off-site hauling required.

Construction Activities: The duration of construction is expected to be approximately six months from issuance of permits. Construction hours are 7 am to 5 pm. No truck trips will be necessary for the grading phase as the soil will be balanced on the T & A property. The number of workers will vary throughout construction and will range from 10 to 100 workers at any given time.

Fire Protection: Currently, fire protection services to the subject property are provided by the Spreckels Community Service District (Spreckels CSD) and the Monterey County Regional Fire District (MCRFD). However, the subject property is not located within the MCRFD service area. Therefore, a contract between the Monterey County Regional Fire District (MCRFD) and

the Spreckels Community Service District (Spreckels CSD) is required for fire protection services. MCRFD and the Spreckels CSD have entered into discussions regarding the proposal to enter into an Agreement for fire protection services for that portion of the Spreckels CSD that includes the subject property.

Figure 1: VICINITY MAP

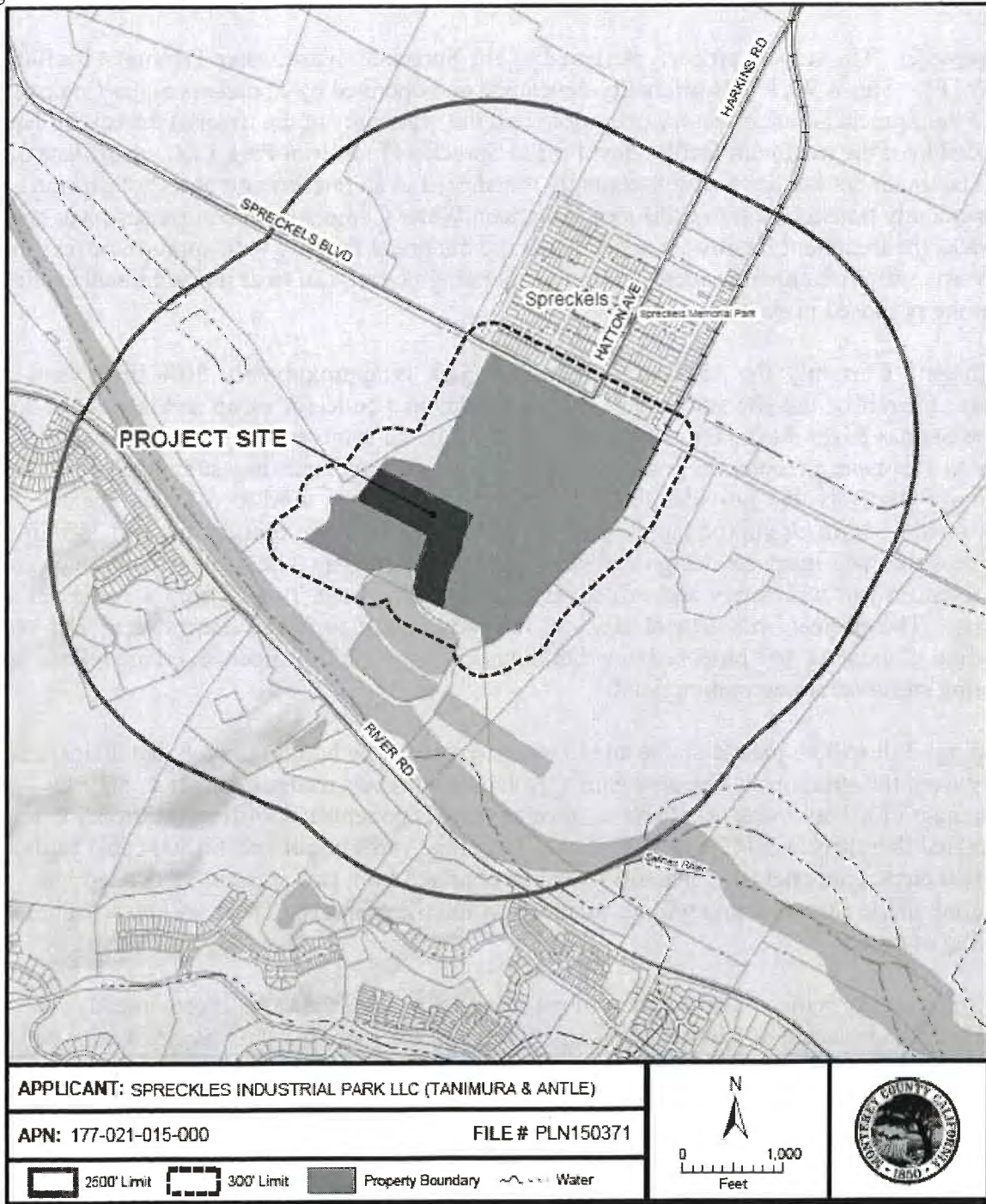


Figure 2: SITE PHOTOGRAPH



Figure 3: AERIAL SIMULATION

T&A AG Employee Housing Project
Aerial Oblique



Figure 4: CONCEPTUAL PLAN

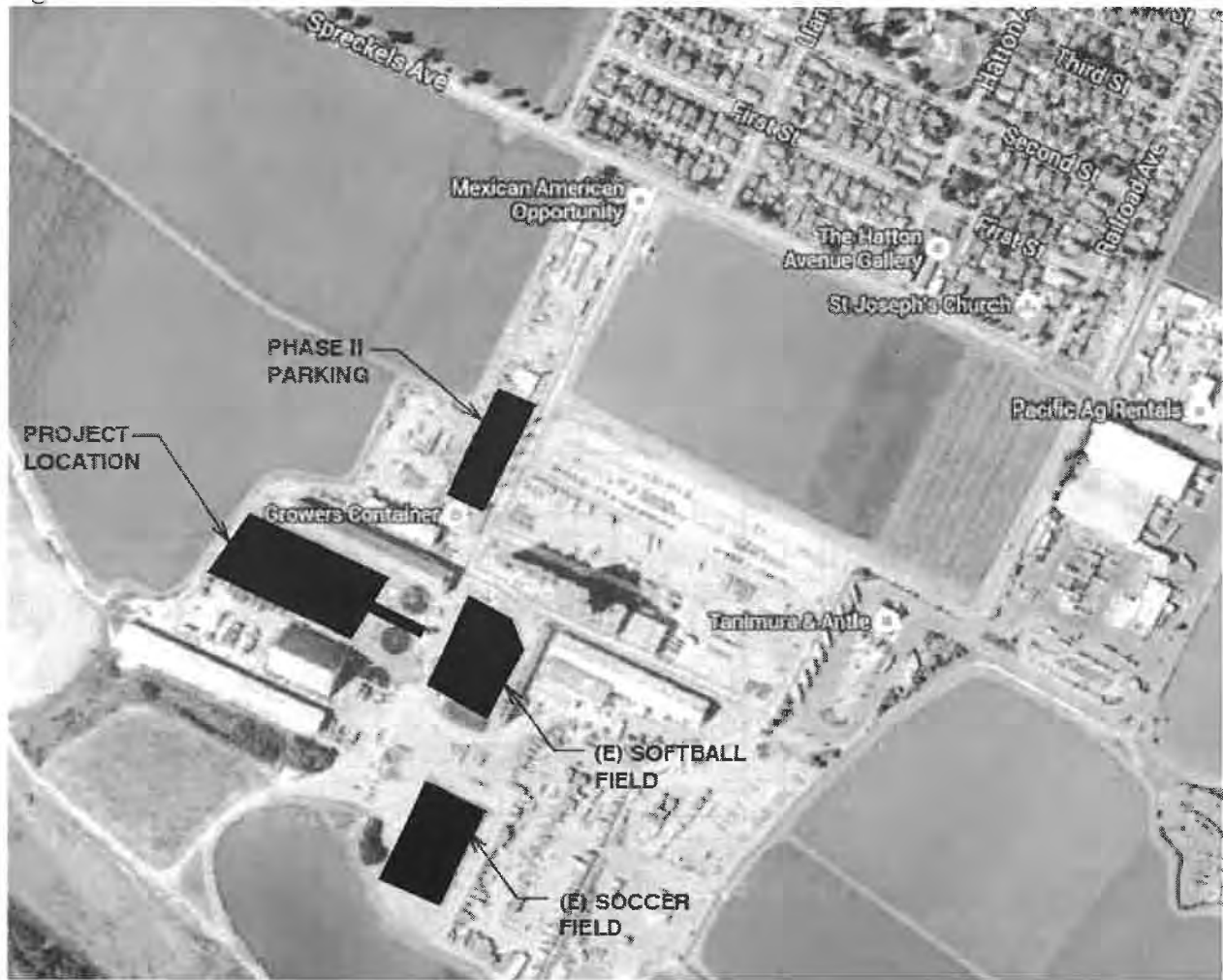


Figure 5: SITE PLAN

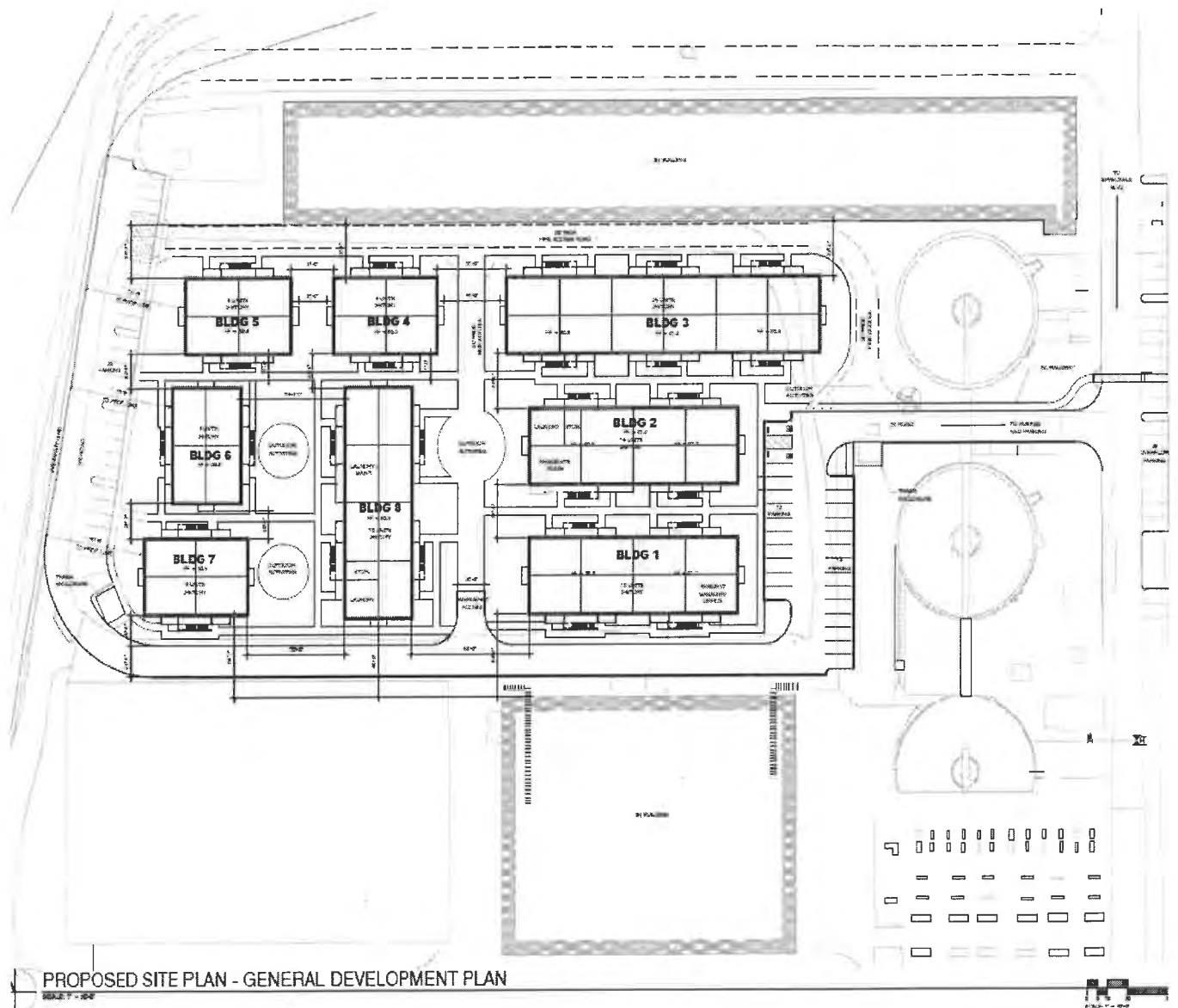


Figure 6: ELEVATIONS

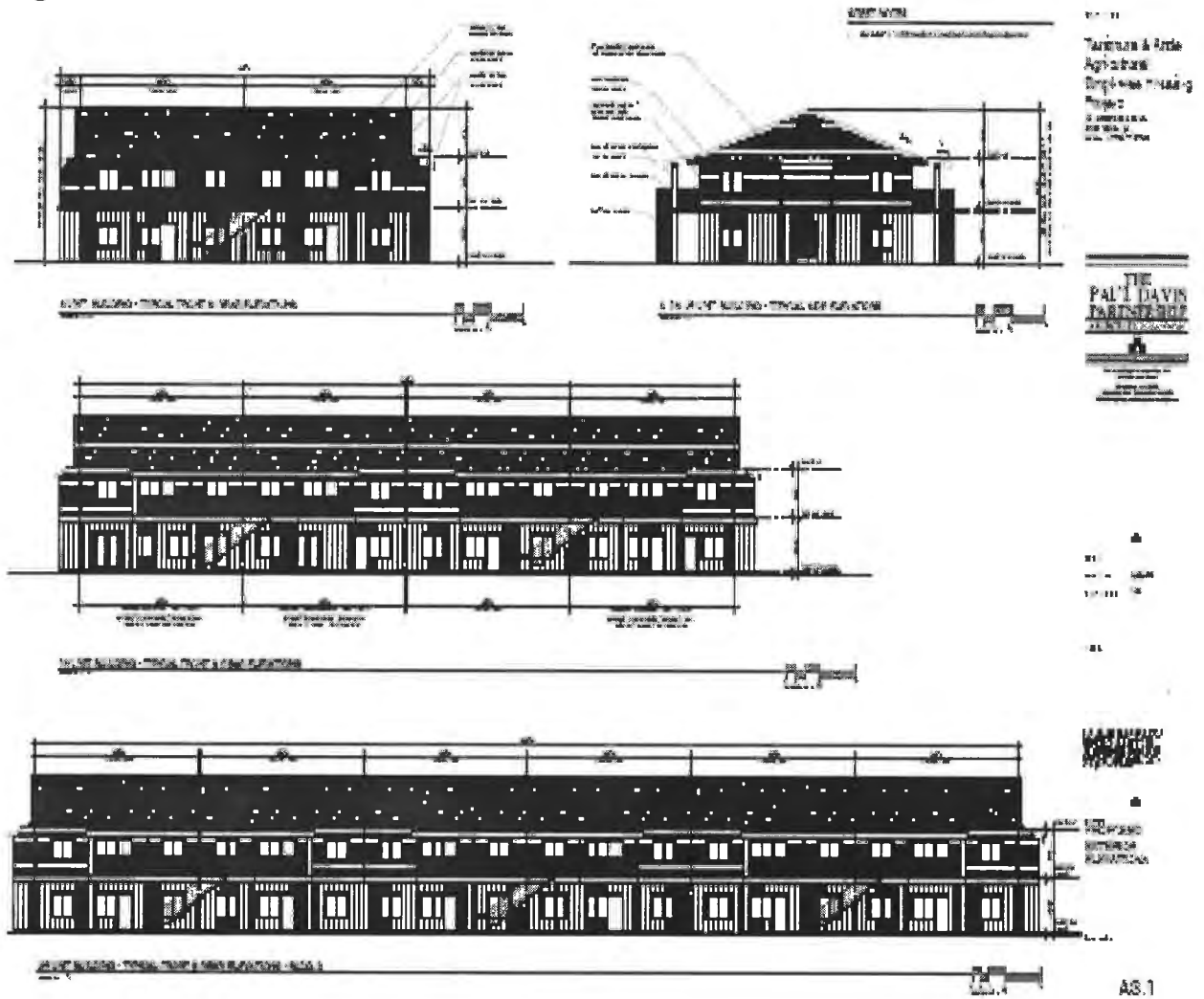
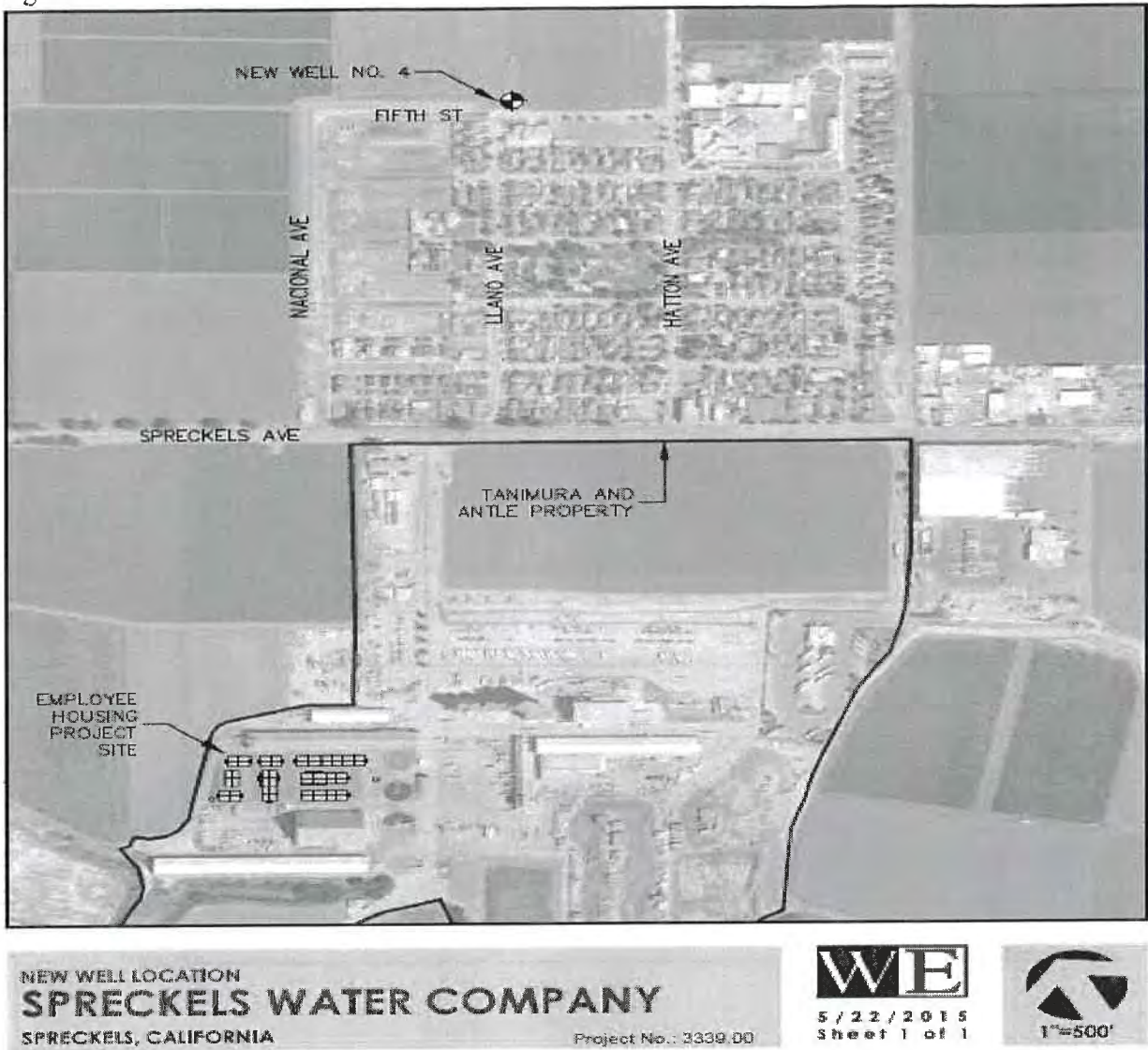


Figure 7: LOCATION OF NEW WELL

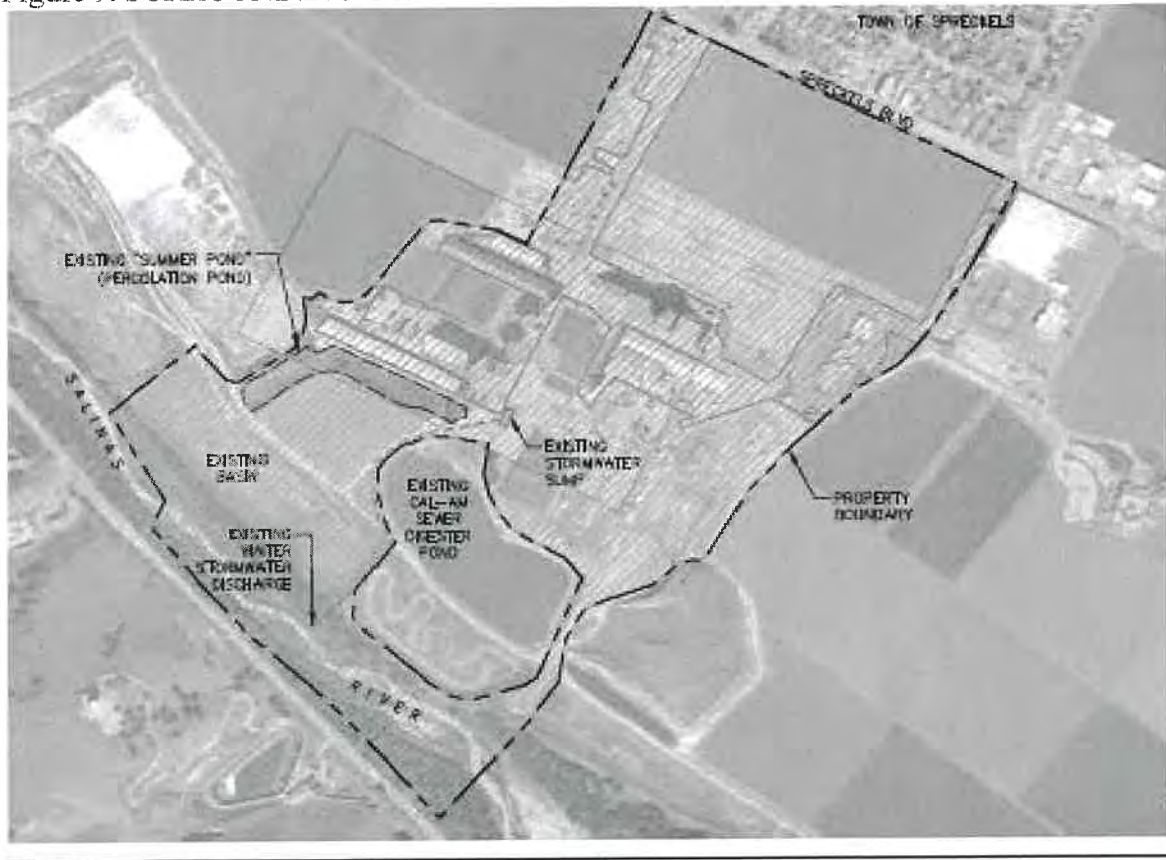


B. Surrounding Land Uses and Environmental Setting: The 4.5 acre project site is bordered by existing buildings to the north and south, three existing fire protection ponds to the east, and agricultural fields to the west. The project site is located between an altered 1934 concrete and steel warehouse building and a 1972 steel framed, and corrugated metal shed which is used for box storage.

Figure 8: SURROUNDING USES



Figure 9: SURROUNDING USES



- C. Other public agencies whose approval is required:
- State Water Resources Control Board
 - Central Coast Regional Water Quality Control Board

III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS

Use the list below to indicate plans applicable to the project and verify their consistency or non-consistency with project implementation.

General Plan/Area Plan	<input checked="" type="checkbox"/>	Air Quality Mgmt. Plan	<input checked="" type="checkbox"/>
Specific Plan	<input type="checkbox"/>	Airport Land Use Plans	<input type="checkbox"/>
Water Quality Control Plan	<input checked="" type="checkbox"/>	Local Coastal Program-LUP	<input type="checkbox"/>

General Plan/Area Plan

County staff reviewed the proposed project for consistency with the 2010 General Plan and the Greater Salinas Area Plan. The project proposal consists of the construction of a 100 unit agricultural employee housing complex comprised of two bedroom apartment units and related facilities. The project site was previously used as part of the Spreckels Sugar Factory and is

currently used for test crop production. General Plan Policy AG-1.6 states that such projects shall be located to minimize the conversion of viable agricultural lands and shall be consistent with the nature of the surrounding land uses. Since the site has not been used as productive farmland, the project does not involve the conversion of viable agricultural lands. Policy GS-1.8 in the Greater Salinas Area Plan states that the subject property may be developed as agriculturally related commercial uses provided the development includes a comprehensive development plan, is designed to protect the riparian corridor of the Salinas River, does not deteriorate water quality in the Salinas River or area groundwater, preserves the Walnut trees along Spreckels Boulevard and is compatible with the agricultural activities on the adjoining parcel. The project has been designed to meet each these conditions. Greater Salinas Area Plan Policy GS-1.9 states that development on the subject property may be approved provided that the uses shall be agriculturally oriented industrial uses, a development plan is prepared, an effective buffer between the uses and the Town of Spreckels is provided, and farmlands are placed into permanent agricultural use (where applicable). Since the project will provide housing for agricultural employees, it is an agriculturally oriented use. The application includes a development plan. An adequate buffer is provided due to the distance to town as well as existing structures that are located between the site and the town. Since viable farmland is not being taken out of production, it is not necessary to require the placement of farmland in permanent agricultural use. In addition, the proposed project has also been reviewed for consistency with the development standards listed in Monterey County Code (MCC) Section 21.24, Title 21, Zoning Ordinance, Agricultural Industrial Zoning District. The proposal is consistent with the land use categories, policies, and standards of the plans and ordinances identified above.

CONSISTENT

Air Quality Management Plan

The applicable Air Quality Management Plan (AQMP) addresses the attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB). The Monterey Bay Unified Air Pollution Control District (MBUAPCD) incorporates the Association of Monterey Bay Area Governments (AMBAG) population and housing forecasts in its preparation of regional air quality plans, and consistency of a project with the regional population and employment forecast would result in consistency of the project with the applicable AQMP. AMBAG prepares new population and employment forecasts for the three-county area approximately every 3-4 years. The three-county area includes San Benito, Monterey and Santa Cruz counties. These forecasts provide a common planning base for the regional air quality management plan, regional transportation plans, regional water quality improvement plans, and other regional planning programs. The current AMBAG forecast, air quality guidelines, and AQMP are the following: 2014 Regional Growth Forecast, adopted by AMBAG on June 11, 2014 [(also known as the Regional Growth Forecast for Population, Housing, and Employment (2014)]; CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008; and the 2009 – 2011 Triennial Plan Revision to the *2008 Air Quality Management Plan for the Monterey Bay Region*, adopted April 17, 2013. Section IV.3 (Air Quality) discusses whether this particular project conflicts or obstructs implementation of air quality plans, violates any standard or contributes to air quality violations, results in cumulative non-attainment of ambient air quality standards, exposes sensitive receptors to pollutant concentrations or creates objectionable odors affecting many people. Based on the county's population information and land use categories, pending, and approved projects, the proposed project is considered consistent with AMBAG'S 2014 Regional Growth Forecast. **CONSISTENT**

Water Quality Control Plan

The project is consistent with the 2010 General Plan and AMBAG'S 2014 regional population and employment forecast. The Regional Water Quality Control Board (RWQCB) incorporates these documents in its preparation of regional water quality plans; therefore, the proposed project is consistent with the Regional Water Quality Control Plan. Section IV.9. (Hydrology and Water Quality) discusses whether this particular project violates any water quality standards or waste discharge requirements, substantially depletes groundwater supplies or interferes substantially with groundwater recharge, substantially alters the existing drainage pattern of the site or area or creates or contributes runoff water which would exceed the capacity of existing or planned storm water drainage. **CONSISTENT**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

Check here if this finding is not applicable

FINDING: For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

EVIDENCE:

- 1) Biological Resources. The project will not impact biological resources because it will not have a substantial adverse effect to protected habitats, species, or conflict with applicable local, State or Federal protection policies and regulations. The project is located on a 155.4 acre property that contains buildings and operational equipment for an on-going agricultural processing facility. The property is surrounded by active agricultural lands to the north and south of the property, to the east is the Town of Spreckels, a historic residential subdivision, west is the Salinas River. Based on County resources maps and the California Native Diversity Database, the property is not located within an area known to have species of species concern. The project is over 1,500 feet away from the edge of the Salinas River, and will not impact any riparian habitat that may occur within the river area. **NO IMPACTS** (Section IX – References; 1, 2, 3, 4, 6, 7)
- 2) Land Use/Planning. The project will not impact Land Use and Planning because it does not divide an established community, nor conflict with applicable land use plan policies, regulations, or habitat conservation plans. The employee housing project site is located between two storage and processing buildings which exists as part of the on-going agricultural processing facility on the property, and therefore, will not physically divide the nearby community, the Town of Spreckels. Also, pursuant to resources maps, the project is not located near, nor will impact, any habitat conservation plan area.

The property is designated in the 2010 General Plan and Monterey County Zoning Ordinance as “Industrial” and zoned “Agricultural Industrial” (“AI-D”). Sections 21.24.030 and 21.24.050.M of the Zoning Ordinance allows for employee housing with a discretionary permit and a General Development Plan. Policy GS-1.8 of the Greater Salinas Area Plan addresses commercial development projects on industrial properties near the Town of Spreckels. The policy requires a comprehensive development plan for development, the protection or avoidance of development impacting the Salinas River, the preservation of walnut trees along Spreckels Boulevard, compatibility with adjacent agricultural activities, and to provide an effective buffer between the development and the Town of Spreckels.

Although the project is not considered commercial development, the project is consistent with the policies. The project is over 1,500 feet away from the Salinas River, and so the project will not impact the Salinas River. The owners, Tanimura and Antle, currently own or manage the properties which contain the walnut trees along Spreckels Boulevard which the ownership has been and will continue to actively maintain the trees. Therefore, the project will not impact the on-going preservation of the walnut trees along Spreckels Boulevard. The project is located over 1,600 feet from the Town of Spreckels, and the project is sited between two existing structures; and therefore, will create a buffer between the project and the Town of Spreckels. **NO IMPACTS** (Section IX – References; 1, 2, 3, 4, 7)

- 3) Mineral Resources. The project will not impact mineral resources because it does not result in a loss of mineral resources. Based on County resources maps, no mineral resources have been identified nor would be affected by this project. **NO IMPACTS** (Section IX – References; 1, 2, 3, 6, 7)

B. 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 (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) 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.

Signature

Bob Schubert, AICP

Date

Senior Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects

like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must 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.
- 4) "Negative Declaration: Less Than Significant With Mitigation 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).
- 5) Earlier analyses may be 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 should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - 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 significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The overall project site is located within an area zoned “AI-HR-D” (Agricultural Industrial with Historic Resources and Design Review Overlay Districts). The site is developed with a number of buildings and uses related to the agricultural operations of the applicant throughout the County. The area designated with the “HR” (Historic Resources) Zoning Overlay (See Figure 9) contains buildings that are part of the old Spreckels Sugar Company; these buildings are located southerly of the proposed project site. The overall site, the proposed project site and the existing buildings are visible from Spreckels Boulevard –the only public road and public viewing area in the area– at a distance of approximately 2000 feet.

Conclusion

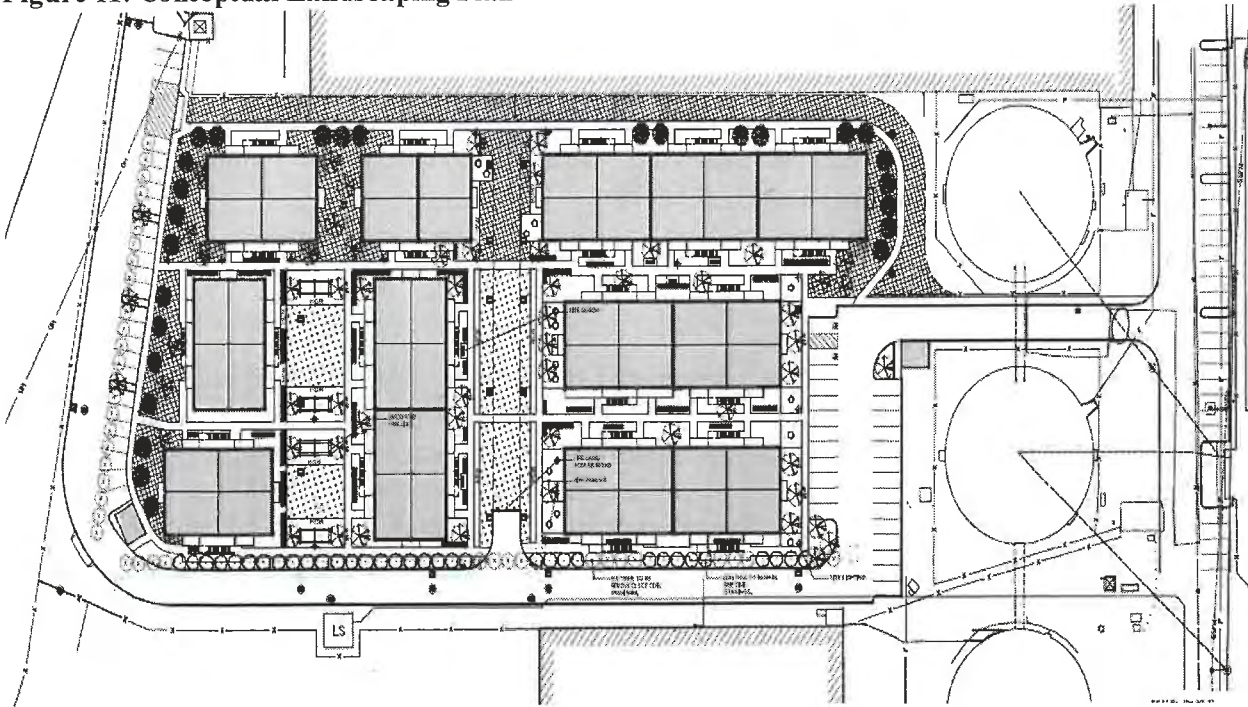
Aesthetics 1 (a) and (c) – No Impact

The project site is not located within a designated scenic vista. The proposed buildings would be located between two existing sizeable and tall buildings on the northern edge of the project site; the proposed buildings are two-story high and lower than the existing buildings. One of the existing buildings would provide a significant backdrop to the proposed buildings. The visibility of the proposed buildings from Spreckels Boulevard is illustrated in Figure 10 below. The proposed landscaping plans (Figure 11) include the planting of a number of evergreen trees which would further diffuse the visibility of the buildings; this is consistent with Policy GS-3.2 of the Greater Salinas Area Plan which requires that native plant materials be used to integrate the man-made environment with the natural environment and to screen or soften the visual impact of new development. The proposed buildings would not create an additional building profile against the sky nor add to the visibility of the site or the existing buildings from public viewing areas (Spreckels Boulevard).

Figure 10: Visibility from Spreckels Boulevard



Figure 11: Conceptual Landscaping Plan



Aesthetics 1 (b) – No Impact

The area designated with the “HR” (Historic Resources) Zoning Overlay District is located centrally within the overall project site. The proposed project site and buildings are located on the northern edge of the overall site. These buildings are separated from the proposed project site

by an existing softball field, access road, parking areas and underground water storage tanks. These areas provide a significant buffer to the proposed building site. Therefore, the proposed project would not affect the buildings or area designated with the Historic Resources Zoning Overlay District.

Aesthetics 1 (d) – Less than significant impact

The proposed project would include outside lighting would add new lighting source to the area. The proposed buildings and project site are located between two existing and sizeable buildings which would shield the new lighting source. Standard conditions of approval require that the lighting fixtures are down lit. The project would not result in excessive upward lighting or glare. Therefore the project and new lighting source would result in less than significant impact.

2. AGRICULTURAL AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. 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 With Mitigation 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 non-agricultural use? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The overall project site is located within an area zoned "AI-HR-D" (Agricultural Industrial with Historic Resources and Design Review Overlay Districts). The site is developed with a number of buildings and uses related to the agricultural operations of the applicant throughout the County. The project site is not located in an area designated as Prime or Unique Farmland or Farmland of Statewide importance; the site is not part of a Williamson Act Contract. The site is not designated as forest land, or area for timberland production.

Conclusion:

Agricultural and Forest Resources 2 (a) (b) (c) (d) and (e) – No Impact

Development of the proposed project would not result in the conversion of Prime or Unique Farmland or Farmland of Statewide Importance to non-agricultural use. The project would not conflict with any Williamson Act contract. The project would not conflict with zoning for forestland or timberland areas or timberland production; nor would it result in the loss of forest land or conversion of forest land to non-forest use. Therefore, the project would not impact any of these resources.

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 2, 5, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 2, 5, 13, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1, 2, 5, 13, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1, 2, 5, 13, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 2, 5, 6, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 2, 5, 6, 13, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

Monterey County, along with Santa Cruz County and San Benito County, make up the North Central Coast Air Basin (NCCAB), which is regulated by the Monterey Bay Unified Air Pollution Control District (MBUAPCD). The MBUAPCD is required to monitor air pollutant levels to ensure that air quality standards are met and, if they are not met, to develop strategies to meet the standards. The NCCAB is in attainment for all National Ambient Air Quality Standards (NAAQS) and for all California Ambient Air Quality Standards (CAAQS) except O₃ and PM₁₀. The primary sources of ozone (O₃) and respirable particulate matter (PM₁₀) in the NCAAB are automobile engine combustion. To address exceedance of these CAAQS, the MBUAPCD has developed and implemented several plans including the 2005 Particulate Matter Plan, 2007 Federal Maintenance Plan, 2008 Air Quality Management Plan (AQMP) and the 2012 Triennial Plan Revision to the 2008 AQMP.

Monterey Attainment Status to National and California Ambient Air Quality can be found in the following chart (Source MBUAPCD 2013):

Pollutant/Standard	Monterey County Attainment Status	
	NAAQS	CAAQS
Ozone (O ₃)	Attainment/Unclassified	Nonattainment
Carbon Monoxide (CO)	Attainment/Unclassified	Attainment
Nitrogen Dioxide (NO ₂)	Attainment/Unclassified	Attainment
Sulfur Dioxide (SO ₂)	Attainment	Attainment
Respirable Particulates (PM ₁₀)	Attainment	Nonattainment
Fine Particulates (PM _{2.5})	Attainment/Unclassified	Attainment

The MBUAPCD Air Quality Significance Thresholds can be found in the following chart (Source MBUAPCD 2008):

Pollutant	Mass Daily Thresholds	
	Construction Thresholds	Operation Thresholds
NO _x	137 lbs/day	N/A
VOC	137 lbs/day	N/A
PM ₁₀	82 lbs/day (on-site)	82 lbs/day
PM _{2.5}	N/A	N/A
SO _x	150 lbs/day	N/A
CO	550 lbs/day	N/A
Pb	N/A	N/A

California Emissions Estimator Model (CalEEMod) was used to estimate the potential impacts of implementation of the project and help in determining if construction and/or operation thresholds would be exceeded. CalEEMod* estimated that the project would produce the following emissions on a per day basis:

Construction – lbs/day				
NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
83	69	0.08	23.8	14.6
Below Threshold	Below Threshold	Below Threshold	Below Threshold	N/A

Operation – lbs/day				
NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
13.1	246.6	0.14	31	27.8
No Threshold	No Threshold	N/A	Below Threshold	No Threshold

***The full CalEEMod calculations are in the project file (PLN150371) and can be reviewed at the RMA – Planning Department.**

3(a) and (b) – No Impact

The project would not conflict with or obstruct implementation of the Monterey Bay Unified Air Pollution Control District’s (MBUAPCD) air quality plan, violate air quality standards, or result in cumulatively considerable net increase of any criteria pollutant. The project was reviewed for consistency with the Monterey Bay Unified Air Pollution Control District’s (MBUAPCD) CEQA Air Quality Guidelines for the Monterey Bay Region. The proposed project complies with the requirements of this plan. In addition, ozone emissions for the project are accommodated in the emission inventories of the Air Quality Management Plan and will not have a significant impact on the attainment or maintenance of ozone Ambient Air Quality Standards.

3(c) and (d) – Less Than Significant Impact

While the NCCAB is in “non-attainment” status for PM₁₀, implementation of the project will not result in a net increase of any criteria pollutant or exceed quantitative thresholds established for construction or operation. Therefore, the project will not result in significant construction-related air quality impacts.

3(e) and (f) – No Impact

The nearest sensitive receptor is approximately 1,500 feet east of the project site, the Town of Spreckels, which is a historic residential district. Spreckels has an elementary school, approximately 3,000 feet from the project site. The property currently is used as an agricultural processing facility for T&A which includes on-going trucking, storage buildings and manufacturing related to T&A agricultural produces. Due to distance of the project to the Town of Spreckels, and the existing operations on the property, the temporary construction and on-going operations proposed by the project will not impact sensitive receptors.

Additionally, the proposed project, once in operation, will not be impacted by the on-going agricultural processing facility that will surround the 100 unit apartment structures. The units are sited between two buildings used for vehicle storage and the manufacturing of shipping boxes. These buildings are not known to emit emission that would be harmful to the residence of the units.

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation 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, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Game or US Fish and Wildlife Service? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (Source: 1, 2, 3, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See the Evidence portion within Section IV of this study.

5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 8c)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 2, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 2, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 2, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Cultural Resources (a, b, c, d) - Less Than Significant.

The project site is within the former Sugar Factory Complex, which directly related to the historical significance of the Town of Spreckels. As the site exists today, it functions as a large industrial park with few historical features remaining. To the north and south of the Project Site are two existing warehouses that are used for storage and box manufacturing. The 1989 earthquake caused significant damage to the historical buildings onsite, requiring many to be demolished in 1993, including the Sugar Factory itself. Because of the significant loss of both historic and physical integrity, the remaining buildings that are located on either side of the project site are not considered historically significant and do not qualify for listing on the National, California, or Monterey County Register of Historic Places. Therefore the project would result in less than significant impacts to historical resources.

This parcel has not been surveyed for cultural resources, and is not required to have a survey conducted pursuant to Monterey County Code, as the parcel is located in a "low" archaeological sensitivity area. Previous reports conducted for the adjacent parcels and neighboring parcels in the vicinity have all resulted in negative findings for prehistorical archaeological resources, concluding that none of the materials frequently associated with prehistoric cultural resources were found during field reconnaissance. There are no identified prehistoric archaeological sensitive sites or paleontological resources recorded within 1.5 kilometers of the project site. Additionally, the project site has been previously disturbed for the use of row crops which involves tilling of soil at least three feet in depth and other forms of ground disturbance. A standard practice of Monterey County is to add a condition of approval to projects in these areas stating that if, during the course of construction, cultural, archaeological, historical, or paleontological resources are uncovered at the site, work shall be halted until a qualified archaeologist can evaluate the resource. This standard condition will be applied to the project. Therefore, impacts to paleontological and archaeological resources are less than significant.

6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) 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? (Source: IX.8.b pgs. 5-6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking? (Source: IX.8.b pgs. 5-6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: IX.8.b pgs. 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: IX.8.b pg. 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: Source: IX.8.b pgs. 14-15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? (Source: IX.8.b pgs. 6-7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source: IX.8.b pg. 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (No septic proposed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

Geology and Soils (a) i, ii – Less than Significant

Of some concern are active faults which have tectonic movement in the last 11,000 years and as such are called Holocene Faults and potentially active faults. The most active is the San Andreas Rift System (Creeping Segment), located approximately 16.0 miles to the northeast. It has the greatest potential for seismic activity with estimated intensities of VI-VII Mercalli in this location. Other fault zones are the Rinconada Fault Zone, the center of which is located approximately 1.2 miles to the southwest, the Monterey Bay-Tularcitos Fault Zone, approximately 10.3 miles to the southwest, the San Gregorio-Palo Colorado (Sur) Fault Zone, approximately 19.9 miles to the southwest, and the Zayante-Vergeles Fault Zone, approximately 13.7 miles to the northeast.

The below-listed recommendations, as presented in the Geotechnical Report, are standard Best Management Practices and will be implemented during construction as a matter of standard procedure. Accordingly, no Mitigation Measures should be required:

- Prior to placement of fill or surficial construction it is recommended that all loose or otherwise unsuitable soils be processed as engineered fill. The depth of processing is to include the upper 2.5 feet and provide a minimum of one foot of engineered fill below all foundations. Lateral area extent of processing should include the building pads and on grade structures (eg. patios, porches, pavement, etc.).
- The base of all excavations and over-excavations are to be inspected by the Soils Engineer prior to further processing, steel or form placement.

Geology and Soils (a) iii – No Impact

The Geotechnical Report which has been drafted for the project has determined:

The site soils are considered not susceptible to liquefaction as they are unsaturated and cohesive silts and clays.

Geology and Soils (a) iv – No Impact

The Geotechnical Report which has been drafted for the project has determined:

Inspection of the site indicates that no landslides are located above or below the building area and the area is generally not susceptible to slope failure as it is of near level grade.

Geology and Soils (b) – Less than Significant

The Geotechnical Report which has been drafted for the project has determined:

Design and construction of the project should fit the topographic and hydrologic features of the site, and notes that standard Best Management Practices employed during construction will adequately avert any substantial soil erosion or the loss of topsoil.

Geology and Soils (c) – Less than Significant

The Geotechnical Report which has been drafted for the project has determined:

- Inspection of the site indicates that no landslides are located above or below the building area and the area is generally not susceptible to slope failure as it is of near level grade.
- The project site is underlain by relatively strong soils. These materials are considered resistant to lateral spreading. As such surface rupture from lateral spreading is considered improbable.
- The area is not within a known Subsidence Zone.
- The site soils are considered not susceptible to liquefaction as they are unsaturated and cohesive silts and clays
- The near surface soils to an approximate depth of 1.5 to 2.5 feet are imported soils or disturbed native soils. These soils possess some capacity to settle under hydraulic loading or compress under load especially when saturated. However this effect is not common in the area.

Geology and Soils (d) – No Impact

The Geotechnical Report which has been drafted for the project has determined:

In general the site soils are or contain silty clays of low-medium plasticity. These soils are typical to the area. Expansivity has not been influential to the existing structure as no deformations attributable to expansive soils were observed. Additionally there are no known problems with expansive soils in the area.

Geology and Soils (e) – No Impact

Septic waste disposal is not proposed for the project.

7. GREENHOUSE GAS EMISSIONS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 2, 5, 13)		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1, 2, 5, 13)		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

7(a) and (b) – Less than Significant.

As discussed under Air Quality above, implementation, construction and operation of the proposed project will not exceed established thresholds for air quality emissions. The project is anticipated to generate CO (carbon monoxide) emissions at a level of the about 12% (69 lbs/day) of the construction threshold and 44% (246.6 lbs/day) of the operational threshold. The project will not conflict with any of the applicable plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions. Based on the project emissions generated during construction and operation(s), the project is anticipated to generate greenhouse gas emissions that will have a *less than significant* impact on the environment as related to greenhouse gas emissions.

8. HAZARDS AND HAZARDOUS MATERIALS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: Reference 1)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (Source: Reference 8.g)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, would it create a significant hazard to the public or the environment? (Source: 1, 2, 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 2 & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 2 & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 2, 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The project site is located within a property/area generally used for agricultural support purposes. The facilities on the property include two separate and distinct ammonia cooler facilities (see Figure 12 below). These cooler facilities are currently required to operate in compliance with the standards found in the California Code of Regulations Title 19, Chapter 4.5, and the California Health & Safety Code, Division 20, Chapter 6.95, Article 2. Additionally, the operator of the cooler facilities must maintain an up-to-date Business Response Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65.

One cooler is permitted as EHB Facility No. FA0818048 by the Bureau of Environmental Health and is located approximately 700' from the proposed project site. This facility and associated refrigeration systems contain an aggregate of approximately 15,690 pounds of ammonia and is currently regulated as a California Accidental Release Prevention program (Cal-ARP) Level 2 Risk Management Plan (RMP) facility. The second cooler is permitted as EHB Facility No.

FA0813309 and is located approximately 2,200 feet from the proposed project site; this cooler and associated refrigeration systems contains an aggregate of approximately 51,168 pounds of ammonia and is currently registered as a Cal-ARP Level 3 RMP facility. In addition to a RMP, the cooler facilities must have an approved Business Response Plan (BRP). The general requirements of the RMP and BRP follow below.

Figure 12: Location of ammonia cooler facilities in relation to the project site.



In general, an RMP must contain hazards assessment, prevention programs, and an emergency response program to prevent the accidental release of ammonia. The ammonia cooling facilities nearby the proposed project site are currently required to maintain a Cal-ARP Program Level 2 RMP (Facility No. FA08181048) and Level 3 RMP (Facility No. FA0813309) in compliance with California Health & Safety Code and California Code of Regulations. The contents of program Level 2 and Program Level 3 risk management plans are:

Program Level 2 Prevention Programs contain:

- Safety Information
- Hazard Review
- Operating Procedures
- Training
- Maintenance
- Compliance Audits
- Incident Investigation

Program Level 3 Prevention Programs contain:

- Process Safety Information
- Process Hazard Analysis
- Operating Procedures
- Training
- Mechanical Integrity
- Management of Change

- Pre-Startup Safety Review
- Compliance Audits
- Incident Investigation
- Employee Participation
- Hot Work Permit
- Contractors

A Business Response Plan includes the following components:

- Inventory of Hazardous Materials
- Business Contact Information
- Site Map
- Training Plan
- Emergency Response Plan

Conclusion

Hazards and Hazardous Materials 8 (a) – No Impact

The use of the proposed project is for residential purposes and would not require the routine transport or disposal of hazardous materials; the construction of the buildings would require the use of materials commonly used in construction processes and which are regulated through the building code and issuance of construction permits.

Hazards and Hazardous Materials 8 (b) – Less Than Significant with Mitigation

The construction of the proposed project in the vicinity of the existing ammonia cooler facilities would result in a potential significant impact resulting from the hazard to the inhabitants of the project from a potential accidental release of ammonia from the cooler facilities in the vicinity of the project site. Operation of the ammonia cooler facilities consistent with the standards and regulations of State and County codes; and requiring notification to the residents of the onsite ammonia storage and potential risks associated with ammonia release and training on emergency procedures would assure that development of the proposed project results in less than significant impacts from the potential accidental release of ammonia from the existing ammonia coolers.

In order to assure that the potential impacts of development of the project are mitigated to less than significant levels, the following mitigation measures are required:

Mitigation Measure No. 8.1

The applicant shall submit an ammonia storage awareness and notification plan to the Environmental Health Bureau (EHB) for review and approval which includes, but is not limited to:

- Education for employee housing residents regarding risks associated with an ammonia release
- An ammonia detection, monitoring and notification system including an audible alarm at employee housing facility that is distinctly different from a fire alarm
- An emergency notification plan for employee housing residents
- Training for employee housing residents on emergency procedures in the event of an ammonia release provided at initial occupancy and refreshed annually

- An emergency response procedure drill conducted annually within the first month of occupancy each year.

Monitoring Action 8.1.1

Prior to issuance of construction permits, the applicant shall submit a plan to EHB for review and approval.

Monitoring Action 8.1.2

Prior to occupancy, of the employee housing facility, the applicant shall conduct a test of the ammonia detection, monitoring and notification system in the presence of EHB.

Mitigation Measure No. 8.2

In order to reduce the potential risks for the occupants of the proposed project from an accidental release of ammonia from the existing ammonia cooler facilities in the vicinity of the project site, the existing CalARP Program Level 2 Risk Management Plan (RMP) for the cooler identified as EHB Facility FA08181048 must be changed to a Level 3 RMP. The Level 3 RMP shall include the following:

- Process Safety Information
- Process Hazard Analysis
- Operating Procedures
- Training for operators
- Mechanical Integrity
- Management of Change
- Pre-Startup Safety Review Procedures
- Compliance Audits Schedule
- Incident Investigation
- Employee Participation
- Hot Work Permit
- Contractors

Monitoring Action 8.2.1

Prior to occupancy of the employee housing facility, the applicant shall provide evidence to the Environmental Health Bureau that the Risk Management Plan (RMP) for Tanimura & Antle - Spreckels Industrial Park (EHB Facility No. FA0818048) has been amended to reflect a CalARP Program Level 3 compliance status. The amended RMP shall be approved by the Environmental Health Bureau prior to occupancy of the project.

Mitigation Measure 8.3

In order to reduce the potential risks for the occupants of the proposed employee housing facility from an accidental release of ammonia from the existing ammonia cooler facilities in the vicinity of the project site, the applicant shall prepare a Business Response Plan (BRP) for the operation of the cooler facility. The Business Response Plan shall include the following:

- Inventory of Hazardous Materials
- Business Contact Information

- Site Map
- Training Plan
- Emergency Response Plan

Monitoring Action 8.3

Prior to occupancy of the employee housing facility the applicant shall provide evidence to the Environmental Health Bureau (EHB) that the Business Response Plan for the operation of the cooler facility is on file with Hazardous Materials Management Services and reflects the employee housing facility.

The site was previously used as agricultural land; therefore, soils were tested for the presence of agricultural pesticides following Department of Toxic Substance Control (DTSC) guidance (Interim Guidance for Sampling Agricultural Properties, August 2008). Soil sampling took place on June 5, 2015 and was observed by staff from the Environmental Health Bureau's Hazardous Materials Management Services. Specifically, the analysis tested for presence of arsenic and agricultural pesticides. Soil sampling results showed that: (1) no samples exceeded California Human Health Screening Levels for pesticides in residential soil, as determined by the Office of Environmental Health Hazard Assessment (OEHHA); and (2) samples exceeded arsenic levels although background concentration levels were similar indicating that arsenic is naturally occurring and not the result of contamination [note that studies have shown that arsenic levels are relatively high in soils in the Salinas Valley (Chang et. al., November 2004)].

The proposed project includes excavation of soil from two borrow sites elsewhere on the property and the placement of fill on the project site. These borrow sites have previously been used for agricultural purposes; the material has been imported to the borrow sites from the applicant's agricultural operations at various locations. The fill material for the proposed project will need to be sampled in accordance with the Department of Toxic Substances Control's Information Advisory for Clean Imported Fill (October 2001) to confirm soil contamination levels are below California Human Health Screening Levels, as determined by the Office of Environmental Health Hazard Assessment (OEHHA). In the event a borrow site is identified as being contaminated, fill material will not be imported from that site. In order to assure that fill material meets applicable standards from the OEHHA and that development of the project does not result in potential significant impacts, the following mitigation measure is required:

Mitigation Measure 8.4

All soil placed on the project site shall be sampled to determine if there are any hazardous elements present in the soil. The applicant shall submit a soil sampling plan that includes all sources of fill material to EHB for review and approval and pay necessary fees. In the event a borrow site is identified as being contaminated, fill material shall not be imported to the project from that site.

Monitoring Action 8.4

The sampling plan including all sources of fill material, shall be submitted for review and be approved by the Environmental Health Bureau prior to issuance of any construction permits and prior to importing any fill material to the site. Once approved, an appropriately licensed, CA-registered professional shall complete documentation of the borrow site(s), oversee soil

sampling and prepare a comprehensive report to be submitted to the Environmental Health Bureau for review and acceptance.

Hazards and Hazardous Materials 8 (c) and (d) – No Impact

The proposed development is an agricultural employee housing facility which would not emit hazardous emissions or require the use of acutely hazardous materials, substances nor generate hazardous waste. The project site is not included in a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and therefore would not create a significant hazard to the users, the general public or the environment.

Hazards and Hazardous Materials 8 (e) and (f) – No Impact

The proposed project is not located within an airport land use plan nor within two miles of a public airport or within the vicinity of a private airstrip; therefore the project would not result in any safety hazards for its users.

Hazards and Hazardous Materials 8 (g) and (h) – No Impact

The proposed project site is located adjacent to active farming areas. There are no wildlands in the immediate vicinity of the project site. Therefore, there would be no potential impact from wildland fires on the proposed project.

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: 6, 8.d, 8.e, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 6, 8.d, 8.e, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial <u>erosion or siltation</u> on- or off-site? (Source: 6, 8.d, 8.e)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in <u>flooding</u> on- or off-site? (Source: 6, 8.d, 8.e)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 6, 8.d, 8.e)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 6, 8.d, 8.e)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 6, 8.d, 8.e)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 6, 8.d, 8.e)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 6, 8.d, 8.e)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: 6, 8.d, 8.e)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Hydrology and Water Quality 9.(a) – Less than Significant.

The proposed project would not result in discharges that would be regulated or that would potentially violate water quality standards. The project is in close proximity to an Urbanized Area (as defined by the Monterey County Stormwater Ordinance, MCC 16.14) and is subject to providing a drainage impact analysis as described in General Plan Policies S-3.1 through 3.9. MCCC 16.14 and the General Plan require the proposed project to include post-construction stormwater facilities designed to protect water quality and mitigate post-development peak flow discharge.

Wastewater service will be provided by California American Water Company, which currently operates the Spreckels Wastewater Treatment Facility. T & A and its affiliate own additional treatment ponds which are available for expansion of the treatment facility as necessary to accommodate additional sewage generated by the proposed project. It appears that the treatment facility owned and operated by California American Water, with appropriate revisions to the waste water treatment process and to the operating permit, can treat the additional loading from the proposed project. California American Water has proposed an interim plan to the Central Coast Regional Water Quality Control Board until they obtain the revised permit. T & A is in discussions with the Regional Water Quality Control Board as the adequacy of California American Water’s proposal.

Hydrology and Water Quality 9.(b) – Less than Significant.

The project site is located entirely within the Salinas Valley Groundwater Basin, and is located entirely within the benefit assessment zone (Zone 2C) for the Salinas Valley Water Project (SVWP). General Plan Policy 3.1 requires projects to provide proof of a long term sustainable water supply, both in quality and quantity to serve the development. General Plan Policy PS-3.1 finds that projects within Zone 2C of the Salinas Valley Groundwater basin do not need to provide proof of a Long Term Sustainable Water Supply because there is a rebuttable presumption that such water supply exists.

Hydrology and Water Quality 9.(c,d,e,f) – Less than Significant.

Currently the 155.4 acre industrial park is approximately 20% impervious (32.8 acres). The site stormwater system drains to a collector sump and the stormwater is pumped directly to the Salinas River during the winter rainy season. In the summer, the sump diverts dry weather flow to an onsite percolation pond for infiltration. The applicant has submitted a Preliminary Drainage Analysis that provides the methodology that will be used to calculate the size of the new on-site storm drainpipes, outlines the required stormwater mitigations and identifies the facilities that will meet the design and regulatory requirements. The analysis concludes that the proposed project will safely and effectively convey stormwater runoff from a variety of storm events. The project will control erosion, roadway runoff, infiltrate stormwater, and prevent flooding of existing and proposed new buildings via a network of pipes, overland release and an existing stormwater percolation pond (see Figure 10).

Hydrology and Water Quality 9.(g, h, i, j) – No impact.

The property is not located adjacent to the coastline and is not expected to be submit to tsunami or seiche. There are no significant physical features within or adjacent to the project which would result in a mudflow nor were any identified in the geotechnical report prepared for the project. No impacts related to exposure to flood hazards are anticipated as a result of the project. The Monterey County Resources Agency has determined that the project shall be designed to retain the 85th percentile rainfall event and limit peak flow discharge from the site.

10. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See the Evidence portion within Section IV of this study.

11. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See the Evidence portion within Section IV of this study.

12. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 4, 7, 8b)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 4, 7, 8b)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Noise 12(a, b, c, d) - Less than Significant.

The project would involve a site preparation phase, construction phase, and once the project has completed construction, ongoing use as agricultural employee housing. Site preparation and construction is anticipated to span at least 6 months, with working hours running from 7 am to 5pm daily. Any truck traffic associated with the project would utilize a truck route that is commonly used by other trucks generated by the existing industrial operations of the site. A Construction Coordinator will be appointed for the site preparation and construction phase that will be available on a 24 hour basis to address inquiries and emergencies. Their contact information will be posted at the job site in a location that is accessible and visible from public viewing areas. The project does not require or propose any pile driving. It is foreseeable that construction equipment and heavy machinery will be used and may produce noise levels of 85db. The Monterey County Code restricts the use of any machinery that produces a noise level exceeding 85 db measured fifty feet there from the source. The closest noise sensitive receptors to the project are the single family dwellings within the Town of Spreckels located approximately 1,500 feet to the northeast, and a school located approximately 3,000 feet northeast. At these distances, the noise associated with the site preparation and construction phase may be audible, but their impacts would be less than significant.

The design of the project provides occupants with the outdoor recreational facilities such as barbeque areas and sport fields. These facilities are approximately 1,500 feet from the existing residences in the town of Spreckels and noise is expected to be less than significant. Additionally, the existing bussing of employees to and from worksites will continue with this project.

The project will allow a range of occupancy but is not expected to generated a significant number of new vehicle trips and as a result will not generate a significant amount of additional traffic noise.

Noise 12(e, f) – No impact.

The project is not located within an airport land use plan, or within two miles of a public airport, public use airport, or private airport. The nearest airport is the Salinas Municipal Airport located over 3 miles northeast of the project location; therefore this project will result in no impact.

13. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1, 2, 6, 8a, 8d, 8e, 8f)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Population and Housing 13(a) Less than Significant.

The project will potentially result in an increase in population in the area of Spreckels. The project will accommodate agricultural employee housing at the project site, and is not anticipated to induce population growth in the surrounding area, including nearby Town of Spreckels. The project will be located within a large existing industrial site, with an existing water source, wastewater facility, recreational facilities, and necessary roads. The project’s water service will be provided by Spreckels Water Company, and wastewater service will be provided by California American Water Company, which currently operated the Spreckels Wastewater Treatment Facility. It is anticipated that the existing infrastructure for both water and wastewater has the capacity to accommodate the project.

Population and Housing 13(b, c) - No Impact.

The project involves the construction of 100 units for agricultural housing that can accommodate up to 800 workers. The project is located on an existing agricultural field used for testing of new crops. The project will not result in the displacement of existing housing or displace where people live. The project will accommodate agricultural employees that live and work in Monterey County during a temporary 8 6-month period and will help resolve a current lack of housing for such workers.

14. PUBLIC SERVICES

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 public services:				
a) Fire protection? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Public Services 14(a) – Less than Significant.

The subject property is currently located within the Spreckels Community Service District (Spreckels CSD). Pursuant to Government Code Section 61100(d), the Spreckels CSD is authorized by state law to provide fire protection services in the same manner as a fire protection district as defined by the Fire Protection District Law of 1987 (Health & Safety Code Section 13800, et. seq.). Consequently, the Spreckels CSD contracts with the Spreckels Volunteer Fire Company for fire protection services. As part of its response procedure, the Monterey County Regional Fire District (MCRFD) has been a party to an automatic aid agreement with the Spreckels CSD for many years to respond along with the Spreckels Volunteer Fire Company to emergencies on properties located within the Spreckels CSD, including the subject property.

As the automatic aid agreement has progressed between MCRFD and the Spreckels CSD the response rate of the Spreckels Volunteer Fire Company has declined and been delayed due to the remote residency of its members. In a number of responses, recently, the MCRFD has been the only one responding to emergencies. This project poses the potential to require responses from the MCRFD for a variety of emergencies (fires, medical emergencies, etc.) Because the subject parcel also includes existing, large scale industrial occupancies that require advanced, technical response and equipment, the MCRFD needs to have the authority and resources to provide this level of service to the entire parcel. The MCRFD is the only contiguous provider that is guaranteed to provide the necessary response with fulltime staffing 100 percent of the time.

The following mitigation measure will reduce the potential impact to Fire Protection to a less than Significant Level:

Mitigation Measure 14.1

Prior to issuance of any construction permits a contract for fire protection services shall be entered into between the Monterey County Regional Fire District and the Spreckels CSD. The agreement shall remain in effect during the duration of the project or until other alternative solutions are developed.

Mitigation Monitoring 14.2

A copy of the fully executed agreement shall be provided to the RMA Planning Department prior to issuance of any construction permits.

Public Services 14(b) – Less than Significant.

The addition of up to 800 people could result in an increased demand for police protection services. In discussions with the Monterey County Sherriff’s Department it is not expected that this facility will significantly increase the need for police services. It is not expected that this would require additional officers or facilities to provide police services so the impact is Less than Significant.

Public Services 14(c,e) – No impact.

The proposed project will not create the need for new or expanded school or other public facilities. The proposed project’s agricultural industrial use (agricultural employee housing) and compatibility with surrounding land uses signify that any potential impact to these public services will be insignificant, given that adequate public services exist to properly service the area, as evidenced by the County’s interdepartmental review of the project. The project will not place any demand on schools because the project as proposed by the applicant will not include resident children.

Public Services 14(d) – Less than Significant.

See discussion in Section 15(a,b).

15. RECREATION	Potentially Significant Impact	Less Than Significant	Less Than Significant	No Impact
		With Mitigation Incorporated	Impact	
Would the project:				
a) 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? (Source: 1, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? (Source: 1, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Recreation 15(a,b) - Less than Significant.

The Tanimura and Antle Industrial Park is over 155 acres in size. Within this project site are multiple existing recreational facilities for T&A employees, and the occupants of this agriculture

employee housing will have access to all facilities on site. This includes a soccer field, softball field, indoor hockey rink/basketball court, and gym. The total area of the soccer field and the softball field is 3.74 acres. By comparison State law requires that Subdivisions provide 3.0 acres of parkland for each 1,000 ~~100~~ residents. The amount of open space being provided for this facility exceeds that which would be required of a subdivision development. Additionally, the project has been designed to include over 14,000 square feet of passive open space between housing units which will be furnished with barbeque pits, benches, picnic tables, and trash cans for the project occupants.

Outside of the project site, the closest park is located in the Town of Spreckels (Spreckels Memorial Park) which is approximately half a mile away. Spreckels Memorial Park amenities include a softball field, playground equipment, and a tennis court. The amenities that are offered at the project site for the agricultural employees far exceed the amenities of Spreckels Memorial Park, therefore it is unlikely that the project's occupants will utilize Spreckels Memorial Park. There are other recreational areas in the region including Monterey County parks and City of Salinas parks. However due to the numerous existing facilities onsite, working hours of the project's occupants, it is not likely that the project would cause a substantial increase in use of Monterey County and/or City of Salinas parks. Therefore impacts to existing nearby neighborhood or regional parks would be less than significant.

16. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1, 2, 3, 8a)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source: 1, 2, 3, 8a)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: 1, 2, 3, 8a)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 2, 3, 6, 8a)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: 1, 2, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1, 2, 3, 8a)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Existing Conditions

Currently, during the harvest season, the harvest employees typically begin work between 5:00 and 6:00 a.m. and work until about 3:00 or 4:00 p.m. Depending on which crops are being harvested and other market conditions, they may occasionally work until as late as 6:00 or 7:00 p.m. Harvest employees usually work Monday through Friday and sometimes work on Saturday as well (i.e., usually a half day).

Under existing conditions, seasonal harvest employees (all of whom live off-site) have the option of driving to and parking at the Spreckels site and boarding buses to transport them to the fields or driving directly to the fields in their own cars. Approximately 25% of the employees use the buses (approximately 500 employees), and 75% of the employees drive directly to the fields (about 1,500 employees). There are currently 42 buses in the T&A fleet, each with a capacity of 48 people. The buses go out to the fields that are being harvested with or without a harvest crew because they transport toilets and shade equipment to the fields. Bus occupancies typically range from one to ten people. With a total bus fleet capacity of 2,016 people, the buses are currently underutilized.

Project Traffic Impact Analysis

The proposed project involves the construction of 100 agricultural employee housing apartment units. The units will accommodate seasonal employees and full-time employees for Tanimura & Antle (T&A). If the 100 units are completely used for season employees, up to 800 seasonal works (eight people per unit) can be accommodated. Pursuant to the Traffic Impact Analysis (TIA) prepared by Hatch Mott MacDonald, the 800 seasonal employee scenario is considered the "low trip activity" scenario. Under this scenario, 800 seasonal harvest employees will be bused in from Mexico or Arizona in groups as needed to meet harvesting requirements. These employees will not have cars and will be transported to the fields on the existing buses. The existing fleet of buses is expected to have enough capacity to accommodate the employees that will be living on-site.

If the 100 units are completely used by full-time employees, approximately 400 full-time workers (up to four people per unit) can be accommodated. This is the high trip activity scenario. Although the 100 units would accommodate a mix of both seasonal and full-time employees, traffic impacts are assessed based on the worst-case scenario that included 200 residents with vehicles.

It is estimated that the Low trip activity scenario will generate 218 daily trips, with none occurring during the AM peak hour and 48 occurring during the PM peak hour. This includes employee vehicles and buses. Since the employees that will be housed on-site will not have cars and will replace employees that do have cars, the proposed project will result in a reduction of vehicle trips over existing conditions on the local and regional road network. The number of bus trips is expected to remain the same; however, allowance has been made for the addition of two buses, which may be added to allow for flexibility in assigning crews to various fields. Under this scenario, the number of existing vehicle trips will be reduced by approximately 366 daily trips and 40 PM peak hour trips.

The agricultural fields harvested by T&A employees are located within the Salinas Valley, Castroville and San Benito County, with the majority being in the Salinas Valley. The proposed project will not change the distribution of the buses from Spreckels to the fields because the buses will continue to operate in the same way they are now. While the number of trips from off-site employees to Spreckels and to the fields will be reduced, the distribution of off-site employees is also not expected to change with the proposed project.

Pursuant to the TIA, the 400 full-time employee scenario is considered the “high trip activity” scenario. Under this scenario, full-time employees may rent a unit which may be occupied to up to four people per unit. This scenario will be limited to 200 residents with vehicles. The scenario reduces both the number of employees driving to the site to be bused to the fields, as well as the number of employees driving directly to the fields, however, anticipates that other employees housed within the on-site apartments will have personal cars. While only about 5% of the on-site employees are anticipated to drive from the apartments to the fields, the remaining employees would be transported to the fields on the existing buses.

It is estimated that the High trip activity scenario will generate 738 daily trips, with none occurring during the AM peak hour and 146 occurring during the PM peak hour. This includes employee vehicles and buses. Since some of the employees that will be housed on-site will have cars, the proposed project will result in a relatively modest increase of vehicle trips over existing conditions on the local and regional road network. The number of bus trips is expected to remain the same as under existing conditions. The number of vehicle trips will increase by approximately 154 daily trips and 58 PM peak hour trips.

The trip distribution under the High trip activity scenario will not change the distribution of the buses from Spreckels to the fields because the buses will continue to operate in the same way they are now. While the number of trips from off-site employees to Spreckels and to the fields will be reduced, the distribution of off-site employees is also not expected to change with the proposed project.

Project Consistency with Applicable Circulation Policies

Both trip scenarios will not change the existing level of services for Spreckels Boulevard/Harris Road and Hatton Avenue. Pursuant to the TIA, Spreckels Boulevard/Harris Road and Hatton Avenue, the access roads that the project will mainly affect, operate at an overall acceptable level of Service (LOS) A and side-street operations of LOS B. Policy C1.1 of the 2010 Monterey County General Plan states the acceptable LOS for County roads and intersections may be LOS D, except in Community Areas, existing roads that operate at a LOS D and may be further degraded, or Area Plans that establish an acceptable LOS other than LOS D. The Greater Salinas Area Plan, the planning area where the project is located, does not identify a different LOS for the area. The circulation policies of the Monterey County General Plan are consistent with Chapter 3 of the 2010 Regional Transportation Plan for Monterey County in regards to LOS.

***The Traffic Impact Analysis prepared by Hatch Mott MacDonald is in the project file (PLN150371) and can be reviewed at the RMA – Planning Department.**

Conclusion:

(a) and (b) – Less Than Significant Impact

Although the “High Trip Activity” scenario increases vehicle trips to the project site, the traffic generated by the project is not anticipated to affect the LOS along Spreckels Boulevard/Harris Road and Hatton Avenue, which is consistent with the LOS policies of the 2010 General Plan and 2010 Regional Transportation Plan for Monterey County. Because the High Trip Activity scenario includes more than 200 residents, the following Mitigation Measure will be imposed on the project to insure consistency with the traffic impact analysis:

Mitigation Measure 16.1

Tanamura and Antle and their assigns shall not allow more than 200 residents with vehicles to live in the residential facility. Tanamura and Antle shall be responsible for monitoring and enforcing this limitation.

Mitigation Monitoring 16.1

Prior to issuance of any construction permits the General Development Plan shall be modified to reflect that that maximum number of tenants with vehicles shall be 200.

(c) thru (f) – No Impact

The property is currently used as an agricultural processing facility which currently provides parking and bus services for employees to and from work sites. The bus services provided by T&A is a viable transportation alternative consistent with the Public Transit Services Goals C-6 in the Monterey County General Plan. The proposed project will not change the traffic pattern, design features or emergency access onto the property. The parking and access surrounding the proposed 100 unit apartment complex for agricultural employee housing needs will not conflict with existing agricultural processing facility operations. Therefore, the project will not impact to traffic or transportations related to safety risks, design features, emergency access and public transit facilities.

17. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1, 2, 3, 6, 8f, 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2, 3, 6, 8e, 12)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 6, 8.d, 8.e)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1, 2, 3, 6, 8e, 9, 12)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1, 2, 3, 6, 8f, 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1, 2, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Utilities and Service Systems 17(a,e) – Less than Significant with Mitigation.

The subject property is served by the Spreckels Wastewater Treatment Facility (WWTF). The WWTF was originally developed and operated by Spreckels Sugar Company to serve the Spreckels Sugar factory operations and the other uses in the town of Spreckels. The ownership of the treatment facility devolved to Spreckels Industrial Park LLC, an affiliate of T & A. The treatment facility was subsequently transferred to an interim operator (Smith) who subsequently transferred it to California American Water Company, who currently owns and operates the treatment facility.

The Central Coast Regional Water Quality Control Board (RWQCB) regulates the WWTP under Waste Discharge Requirements contained in Order No. 99-086. That Order's Finding 5 states:

“The Discharger submitted a ROWD to discharge up to 265,000 gpd to the 12 acre treatment pond and remaining 17.4 acres of reclamation area (disposal ponds). Based on available engineering data, the Board believes an annual average daily flow limit of 180,000 gallons per-day is justified until additional engineering data is provided justifying a higher amount. The wastewater facilities are currently receiving approximately 70,000 gpd, excluding inflow/infiltration (III). III will be quantified during pending storm periods.”

As stated in the finding, the WWTP is currently receiving approximately 70,000 gallons per day (gpd). It is estimated that the proposed project will generate approximately 48,000 gpd which would bring the total to 118,000 gpd, well below the 265,000 gpd capacity of the WWTP (Monterey County Code, Chapter 15.20, Table C).

However, according to the RWQCB, while the WWTP has been processing 70,000 gpd without creating nuisance conditions, any significant flow increase could alter the WWTP dynamics. Implementation of Mitigation Measure 17.1 will reduce this impact to a level of less than significant.

Mitigation Measure 17.1. The employee housing facility is proposed to receive sewer service from Spreckels Wastewater Treatment Facilities. Wastewater improvements specific to this project shall be approved by the Regional Water Quality Control Board (RWQCB) and installed to their satisfaction.

Monitoring Action 17.1. Prior to issuance of construction permit, the applicant shall provide evidence to the Environmental Health Bureau (EHB) that RWQCB has reviewed and approved wastewater improvement plans specific to this project. Prior to occupancy, the applicant shall provide evidence to EHB that all wastewater improvements specific to this project have been installed to the satisfaction of RWQCB.

Utilities and Service Systems 17(b) – Less than Significant.

Water - Water service to the subject property is provided by Spreckels Water Company. The applicant has indicated submitted an analysis of the existing water supply capacity of the Spreckels Water Company system and the projected water demand of the proposed project. The analysis concludes that the existing wells have the water supply source capacity to meet the projected demand of the proposed project.

Spreckels currently has 324 connections to the system. The addition of 100 service connections will increase the service area by over 20%. California Code of Regulations, Title 22, Section 6456(a)(5) requires a water system to apply for a permit amendment when expanding their water system by 20% or more.

California Code of Regulations Title 22, Section 64554 requires water systems with less than 1,000 service connections to have the source capacity to meet maximum day demand and the storage capacity equal to or greater than the maximum day demand (MDD) unless the system can demonstrate that it has an additional source of supply or has an emergency source connection that can meet the maximum day demand requirement.

Spreckels existing MDD is 1.57 million gallons. Spreckels has two wells with a total source capacity of 3.1 million gallons per day and no storage capacity. Spreckels is able to meet the source capacity requirement, but unable to meet the storage capacity requirement. To be in compliance with the storage capacity requirements, the Spreckels Water Company is proposing to add a new well. The new well would be located northeast of the intersection of Fifth Avenue and Llano Avenue in Spreckels on property that is currently owned by the Tanimura family (see Figure 8). Spreckels Water Company will lease or purchase the land where the well will be located. Implementation of Mitigation Measures 17.2 and 17.3 will reduce this impact to less than significant.

Mitigation Measure 17.2. The State Water Resources Control Board Division of Drinking Water (Division) will require that the Spreckels Water System apply for and be issued an amendment to their water system permit prior to using the employee housing since:

- the proposed project will expand the distribution system by greater than 20%. The system currently serves 324 connections and the proposed project would add 100 housing units (CA Code of Regulations Section 64556(a)(5).
- the system is unable to meet Maximum Day Demand with the largest source of supply offline.

Monitoring Action 17.2. Prior to occupancy, the applicant shall provide documentation to the satisfaction of the Environmental Health Bureau that the Division has issued an interim approval to operate or an amendment to the Spreckels Water System permit.

Mitigation Measure 17.3. The proposed distribution system expansion of the Spreckels Water Company shall comply with all pertinent sections of the CA Waterworks Standards including but not limited to:

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

Monitoring Action 17.3. Prior to issuance of construction permits that include expansion of the water distribution system, the applicant shall provide documentation to the satisfaction of the Environmental Health Bureau that plans have been reviewed and approved by the State Water Resources Control Board Division of Drinking Water.

Wastewater – See discussion in Section 17(a).

Utilities and Service Systems 17(c) – Less than Significant.

Currently, the site stormwater systems drains to a collector sump and is pumped directly to the Salinas River during the winter rainy season. In the summer, the sump diverts dry weather flow to an onsite percolation pond for infiltration. The applicant has submitted a Preliminary Drainage Analysis that provides the methodology that will be used to calculate the size of the new on-site storm drainpipes, outlines the required stormwater mitigations and identifies the facilities that will meet the design and regulatory requirements. The analysis concludes that the proposed project will safely and effectively convey stormwater runoff from a variety of storm

events. The project will control erosion, roadway runoff, infiltrate stormwater, and prevent flooding of existing and proposed new buildings via a network of pipes, overland release and an existing stormwater percolation pond.

Utilities and Service Systems 17(d) – Less than Significant.

The project is located within the Salinas Valley Groundwater Basin, and it is located within the benefit assessment zone (Zone 2C) for the Salinas Valley Water Project (SVWP). This area is considered to have a long-term sustainable water supply. See discussion in Section 17(b).

Utilities and Service Systems 17(f,g) – No impact.

Solid waste from the property is delivered to the Monterey Regional Waste Management Landfill in Marina which has adequate capacity to serve the proposed project. The proposed project complies with federal, state, and local statutes and regulations related to solid waste.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source: 1, 7) ("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)? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1, 2, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Based on the analysis throughout this Initial Study, the project does not have the potential to degrade the quality of the environment or substantially reduce the habitat or population 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The project could result in less than significant impacts regarding aesthetics, geology and soils, greenhouse gas emissions, population/housing, transportation/traffic, agriculture, cultural resources, hazards/hazardous materials, public services, utilities/service systems, air quality, hydrology/water quality and recreation. The proposed project does not have any environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a “de minimis” (minimal) effect on fish and wildlife resources under the jurisdiction of the Department of Fish and Game. Projects that were determined to have a “de minimis” effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of “de minimis” effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of “no effect” on fish and wildlife resources, development applicants must submit a form requesting such determination to the Department of Fish and Game. Forms may be obtained by contacting the Department by telephone at (916) 631-0606 or through the Department’s website at www.dfg.ca.gov.

Conclusion: The project will be required to pay the fee.

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN150371 and the attached Initial Study/Proposed Negative Declaration.

IX. REFERENCES

1. Project Application/Plans
2. 2010 Monterey County General Plan
3. Greater Salinas Area Plan
4. Title 21 of the Monterey County Code (Zoning Ordinance)
5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008 and 2013.
6. Site Visit conducted by the project planner on May 15, 2015.
7. Monterey County RMA-Planning GIS System and Accela Permit Database: Property Report for APN 177-021-015-000
8. Technical Reports:

- a) *“Tanimura & Antle Agricultural Employee Housing Project, Salinas, California – Traffic Impact Analysis Report,”* prepared by Hatch Mott MacDonald dated June 11, 2015.
 - b) *“Geotechnical Report for the Proposed Housing Development Tanimura and Antle Spreckels Boulevard, Salinas, California,”* prepared by Grice Engineering, Inc., dated May 2015.
 - c) Letters from Kent. L. Seavey dated June 5, 2015 and June 8, 2015.
 - d) *“Tanimura and Antle Employee Housing – Preliminary Drainage Analysis,”* Whitson Engineers, May 2015.
 - e) *“Existing Water Supply Capacity and Projected Water Demands – New Employee Housing Project – Spreckels Water Company”* prepared by Luhdorff & Scalmani Consulting Engineers dated June 8, 2015.
 - f) *“Wastewater Design Flow Analysis – Proposed Tanimura & Antle Farmworker Housing Project, Spreckels, CA”* prepared by BioSphere Consulting dated June 7, 2015.
 - g) *“Phase II ESA – Soil Sampling Analytical Testing Results – Spreckels Industrial Park, 121 Spreckels Blvd., Spreckels CA”* prepared by Pacific Crest Engineering inc., dated June 10, 2015.
9. Memorandums from Monterey County Environmental Health Bureau dated may 12, 2015 and May 22, 2015.
 10. Letter from Monterey County Regional Fire District dated June 8, 2015.
 11. E-mail message from Tom Kukol, Central Coast Regional Water Quality Control Board dated June 12, 2015.
 12. Letter from State Water Resources Control Board dated May 28, 2015.
 13. CalEEMod Air Emissions Analysis for the Tanimura & Antle Agricultural Employee Housing Project, prepared by Monterey Bay Unified Air Pollution Control District, dated June 12, 2015.
 14. Correspondence from Amy Clymo at Monterey Bay Unified Air Pollution Control District dated June 12, 2015.

Exhibit J

Comments from the Public

in Support of Project

July 19, 2015

To:
The Monterey County Planning Commission
County of Monterey

From:
Veronica Morales
The Latino Seaside Merchants Association

Regarding:
Support of the Tanimura & Antle Housing Project

We the merchants in the city of Seaside and surrounding areas applaud the Housing Project to be built by the Tanimura & Antle company.

The housing project will provide its workers much needed housing. Most importantly, the design and amenities of this project clearly “raise the bar” of what has been traditionally considered farm worker housing.

Our association members and associates, here on the Monterey Peninsula and throughout Monterey County, applaud the quality of this housing project and request that you approve the application.

We look forward to seeing this project up and running as quickly as possible. It’s a win for Tanimura & Antle, but it’s a definite win for their employees.

Sincerely yours,

Veronica Morales
SMA Government Relations Representative

San Pablo Bakery
1048 Broadway Avenue – Obama Way
Seaside, CA 94955
831-393-1111



July 20, 2015

Bob Schubert
Senior Planner
Resource Planning Agency
168 West Alisal Street
Salinas, CA 93901

Hello Bob-

I currently sit on the Agriculture Advisory Committee and was present at the committee's June 25, 2015 meeting when you presented the planned Tanimura & Antle housing project (PLN150371). Thank you for your presentation!

As you may recall, I made a motion to recommend approval to the planning commission for this project, which fits in well with the county's general plan of clustered housing for labor. I took care with crafting a motion to consider the concerns of the public and included conditions in my motion that addressed many, if not all, of the points raised (water, water treatment, buffer space, law enforcement, recreation, transportation, grocery options, etc.).

I believe this project is well thought out and that Tanimura & Antle will meet those conditions. While my motion did not get the necessary votes to recommend, I'm a strong believer that this is the type of project our agricultural community needs and what the county intends through its general plan.

Thank you for your consideration on this vital project.

Kind regards,

William O. Lipe
945 Johnson Avenue
Salinas, CA 93901

Schubert, Bob J. x5183

From: Dawn Poston [jumperdawn@aol.com]
Sent: Friday, July 17, 2015 2:49 PM
To: Schubert, Bob J. x5183; Holm, Carl P. x5103
Subject: T & A Employee Housing

Dear Sir,

Please add my voice to those who commend T & A for their forward thinking in attempting to provide safe and appropriate housing for their workers. As a landlord, I recently had a two bedroom/one bathroom duplex become available for rent. I had an overwhelming response to my ad and had to pull it within 3 hours. The stories I heard were heartbreaking. The rental situation in this county is bleak. Workers are having to rent single rooms, garages and other outbuildings. Obviously not up to code. In many instances they are paying exorbitant prices and having to live with 3 or 4 other adults in one room. I'm not making up this example, it's true.

T & A has done everything possible to assure a good situation for their workers. They are building on land they already own and the infrastructure is there. They are providing security. Recreational activities will be available. It won't even be visible from the town of Spreckels.

Please support and approve this project.

Dawn Poston
11575 McCarthy Road
Carmel Valley, CA 93924
831 659 3331



July 17, 2015

Mr. Bob Schubert, AICP
Senior Planner,
Monterey County Resource Management Agency
168 W. Alisal St., 2nd Floor
Salinas, CA 93901

VIA: Email to schubertbj@co.monterey.ca.us

**RE: Tanimura & Antle Agricultural Housing Project
PLN150371**

Dear Mr. Schubert:

Monterey County Farm Bureau represents family farmers and ranchers in the interest of protecting and promoting agriculture throughout our County. We strive to improve the ability of those engaged in production agriculture to provide a reliable supply of food and fiber through responsible stewardship of our local resources.

We offer our support of this proposed project for farmworker housing.

For a number of years, the local agricultural community has been experiencing labor shortages, particularly on harvest crews. In many instances, insufficient Ag workers have been available to harvest mature crops and products have been left in the abandoned in the field. This is an avoidable waste of valuable food crops and resources.

Our federal legislators have failed to provide meaningful immigration reform that would provide certainty to agricultural employers for seasonal labor, continuing to jeopardize both employers and employees with convoluted and expensive policies that keep labor supplies inadequate.

Federal programs that allow for temporary workers in Agriculture require housing as an element of recruitment and employment (H-2A program). Monterey County is deficient in providing adequate housing for H-2A program workers, and thus, local employers have been unable to effectively manage their labor requirements through utilization of this program. Some have resorted to hotel or apartments that fail to fulfill all the amenities required under the H-2A program. The benefit of the H-2A program is that workers are required to return to their native homes when the work contract or season ends, thus imposing lower impacts on our local communities.

We commend Tanimura & Antle for their approach to the shortage of labor, and in particular, the shortage of housing for agricultural workers. The proposed project requires no public



July 17, 2015

EXECUTIVE COMMITTEE:

President

Mary Ann Leffel
Monterey Regional Airport

Vice President

Ernie Lostrom
Lostrom & Company, Inc.

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PG & E

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Monterey-Salinas Transit

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Scudder Roofing

Barbara Thompson

Wells Fargo Bank

Rob Weakley

INDUS

STAFF:

Brian E. Turlington

Executive Director

Monterey County Resource Management Agency
ATTN: Bob Schubert, Senior Planner
Planning Department
168 West Alisal St, 2nd Floor
Salinas, CA 93901

Email: Carl P. Holm, AICP, Acting Director RMA (HolmCP@co.monterey.ca.us)
Bob Schubert, Senior Planner (SchubertBJ@co.monterey.ca.us)

Re: Support for Tanimura & Antle Employee Housing (PLN120294)

Dear Mr. Holm, Mr. Schubert and Monterey County Planning Commission Members:

I write on behalf of the Monterey County Business Council (MCBC) to express MCBC's support for the Spreckels Industrial Park, LLC's Project (Tanimura & Antle Employee Housing) (PLN120294) and respectfully request that the Planning Commission approve the proposed General Development Plan, Administrative Permit and Design Approval to allow the construction of a 100 unit agricultural employee housing complex comprised of two bedroom apartment units and related facilities at 121 Spreckels Boulevard, Salinas, CA, APN 177-021-015-000.

Housing inventory in Monterey County is hitting record lows, which results in a corresponding dramatic rise in rental costs. This lack of affordable housing threatens our region's economic growth. High housing costs lead our region's workforce, particularly in the hospitality and agricultural sectors, to either live farther and farther away from their workplace, with the increased traffic and environmental impacts we all endure, or to pay too much to live in overcrowded, unsafe and unsanitary conditions. The problem is further exacerbated for Salinas Valley growers, the backbone of our history and economy, due to the lack of immigration reform at the federal level. The severe labor shortage for our agricultural sector results in fields being taken out of production and rising food costs. It is these market realities, among other things, that led Tanimura & Antle to move forward with the instant Project.

The MCBC supports the Project for the following reasons:

- The housing will not take any agricultural land out of production;
- The housing will be an adaptive reuse of a former factory site wholly owned by the company and built entirely within the Spreckels Industrial Park;
- The Spreckels Industrial Park has the resources and capacity to meet the housing's water, sewage and utility needs - the Project should not impact Spreckel's infrastructure;



JUL 20 2015
MONTEREY COUNTY
PLANNING DEPARTMENT

The following dates are the historic instances of Agricultural worker housing in the town of Spreckels. Claus Spreckels started building his sugar factory in 1896-97 and needed housing for the construction employees. In 1897 he built the Spreckels Hotel to house 200 workers. At one time in later years it could accommodate 1000 men.

In 1906 he built the Japanese Labor office to accommodate the Japanese immigrants to harvest sugar beets. The office served as an Inn and offices for Japanese Labor Contractors' for about 200 men.

The next housing built for farm workers was in 1925 east of the RR Tracks. These building were bunk houses for foreign farm workers.

Farm labor housing was built in 1942 when Braceros were approved as emergency workers for Spreckels Sugar Co. beet harvest. It was located east of the tracks. It was abandoned in 1964 when the Bracero Program ended.

These four housing developments show that worker housing in Spreckels is not some new phenomena, but has been a part of the town for 117 years. The opposition to more housing ignores the fact that Agriculture in Monterey County it is necessary to use foreign-born labor. The Spreckels factory sliced its last beets in 1982. The outlook for the town was bleak without the Spreckels payroll. Spreckels began selling its ranches in 1983. The Tanimura Family purchased Ranch 1 in 1983. Tanimura & Antle merged and bought the 307 acre factory site in 1997. T & A has become a major factor in the produce business and has given Spreckels national recognition, T & A has helped build Monterey County Agriculture to a record 4 billion dollar industry.

The permit application is meant to help solve the temporary worker problem to find affordable housing. Too many Agriculture workers live in substandard and crowded housing. T & A wants to hire temporary workers since there is a shortage of domestic workers. The application for a permit fills a substantial need and is good for the community, to remain an Agricultural hub.

Burton Anderson

Brief Biographical of Burton Anderson

Burton descendant of pioneering ranching families was raised on a ranch 2 miles from Spreckels. He graduated from Spreckels Grammer School in 1939, spending 7 years in the old 3-storey redwood school house. In 1943 he graduated from Salinas High School and immediately joined the US Navy. From 1945 to 1946 he served as an Ensign USNR on the Cruiser USS Pensacola in the Pacific and the Bikini Atom Bomb Tests. He graduated from UC Berkeley in 1949 in Agriculture Economics. After graduation he spent 36 years with Bruce Church, Inc. in the Imperial and Salinas Valleys. Upon retirement he became a published author on Agricultural History. He is currently on the Advisory Board of the UC Berkeley College of Natural Resources , formerly the College of Agriculture.

Exhibit K

Comments from the Public

In Opposition to Project

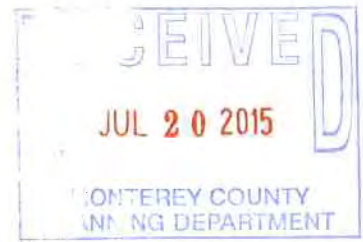
July 15, 2015

Arleta L. Christmore

Carl L. Christmore

67 Railroad Ave.

Apreckels, Ca. 93962



County of Monterey
Resource Management Agency - planning
Attn: Bob Schubert, AICP, Senior Planner
1168 West Alisal, 2nd floor
Salinas, Ca. 93901

Subject: Re: Sanimera and Artle Housing project (Apreckels
Industrial Park LLC); File # PLN 150371

Dear members of the Planning Commission;
I am a citizen of the Town of Apreckels, and I am writing
to you because I oppose the approval of the planned
Sanimera and Artle Employee Housing Project (Apreckels
Industrial Park LLC); I have many concerns regarding
this project. I have listed a few concerns.

1. Increase in amount of vehicles needed to
transport 800 more workers to and from the fields
plus increase of the privately owned vehicles of
the employees
2. It would double the population of the
Apreckels Area.
3. There are no amenities in Apreckels to support
800 additional people IE: grocery store, gas station
Churches, schools, lack of law enforcement!

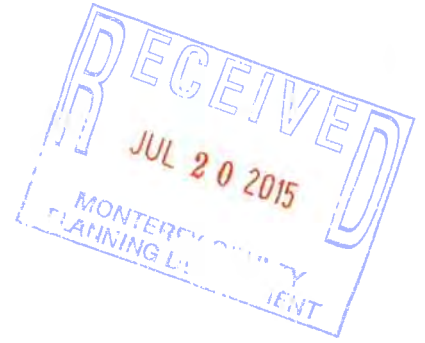
We have lived in Apreckels for over 40 years.
Our kids & now grandkids are attending Apreckels School
& Buena Vista. I was a volunteer fire fighter for
20 years. We love the small town atmosphere.

Sincerely, Arleta Christmore,
Carl L. Christmore

July 17, 2015

Members of the Monterey County Planning Commission,

Dear commissioners,



I am writing as a concerned citizen of Spreckels in Monterey county California. This concerns the proposed project at 121 Spreckels Blvd. Project file number PLN150371.

I am fully aware that the Ag community in our count is in need of farmworker housing. This project however is a little over the top. We are a small community with no services and 750 people.

The proposed project is way too big in size for this community to handle. We are without fulltime police and fire services. I am concerned about the water and sewer and the school impact. I am also concerned about the size of the project. 100 units will double the size of our population. These unit will be small in square footage to accommodate 8 people.

Transportation will be a problem. We have so much traffic now we can't get in and out of Spreckels on to Spreckels Blvd. I counted 75 cars line up on the road during a harvest on spreckels Blvd. T&A claim there will be no traffic problems. Not true. The majority of these folks will have cars. By their own admission the housing will be offered to local folk first.

They have been less than honest about this project with you and the community. We need a full EIR not a Negative Dec. This is the least we can consider for a project this size. I urge you to require a full EIR.

Sincerely,

Larry Williams

99 Second Street

Spreckels, CA 93962

July 15, 2015

Marsha Lind
60 Third Street
Spreckels, CA 93962

County of Monterey
Resource Management Agency – Planning
Attn: Bob Schubert, AICP, Senior Planner
168 West Alisal, 2nd Floor
Salinas, CA 93901



Subject: Re: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC);
File Number PLN150371

Dear Members of the Planning Commission,

I am a citizen of the Town of Spreckels, and I am writing to you because I oppose the approval of the planned Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC); File Number PLN150371. I have many concerns regarding this project, the most important are included below:

- Asking Spreckels to absorb 800 people is like asking Salinas to absorb 150,000 people. I appreciate the concern for clean and safe housing for employees but they also need something more to do, after a day of physical labor, than play soccer.
- We have been told that the employees, for the most part, will not have cars. If they were housed closer to a larger town, they could walk to movies, bowling, restaurants, a drug store, or just to get an ice cream cone and they could actually experience America.
- I am also concerned for the anxiety this has created for many of the younger families who may have spent their “last dollar” to purchase a home in Spreckels because they loved its small town charm and security (mostly for the sake of their children) and now find they may be stuck “underwater,” as this employee housing project appears to already be having an effect on the real estate market.

My husband and I have lived in Spreckels for 25 years and chose to raise our children here. We plan to retire here due to the quiet and charming neighborhood. We hope you will consider the many families who are impacted by this employee housing project and who are in opposition to it.

Sincerely,

Marsha Lind
Resident of Spreckels
60 Third Street

July 17, 2015



Dear Mr. Schubert,


I am opposed to the proposed 100 unit farm labor housing at the old Spreckels Sugar Plant Property owned by T&A. There are too many problems with this project. First of all there should have been full EIR not Negative Dec. Too many chemicals were dumped in that area for human living to be safe.

Also I am concerned about the water, sewer and traffic. Police and fire and no services. 800 people would double the population of our community. The schools would be impacted by the size of the proposed community.

I realize we need housing for farm workers but the definition of farm worker is no longer considered Migrant by the federal government. So this would be yearlong residences.

T&A has been less than fair with this community in relating their intent. I am a long time resident and do want to see this project as it is now with this many units.

Sincerely,

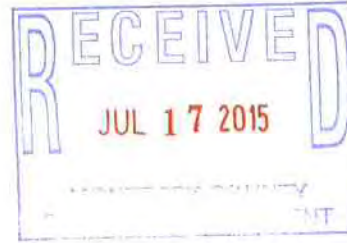

Letty Derryberry

99 Second Street

Spreckels, CA 93962letty letter

July 15, 2015

Carson Braga
102 Nacional Ave
Spreckels, Ca 93962



County of Monterey
Resource Management Agency – Planning
Attn: Bob Schubert, AICP, Senior Planner
168 West Alisal, 2nd Floor
Salinas, CA 93901

Subject: Re: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC);
File Number PLN150371

Dear Members of the Planning Commission,

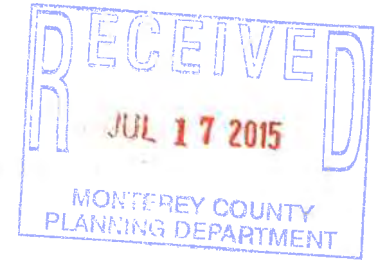
I am a citizen of the Town of Spreckels, and I am writing to you because I oppose the approval of the planned Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC); File Number PLN150371. I have many concerns regarding this project, the most important are included below:

- The paperwork that T&A has provided is too vague. The term “intend” is not shall and therefore can it can changed. The camp “intends” to house single men and women. So if the project does not work as “intended,” will families and children be allowed in the project?
- We already have traffic issues with big rigs going through town, which the local CHP and Sheriff Dept. cannot control. How would an increase in 200+ cars not have an impact on our roads? The CHP and Sheriff do not have the staffing to adequately patrol Hatton Ave, yet alone the rest of the town. From our talk with the Sherriff’s Dept., there are only 4 deputies between SLO county line and Salinas. However T&A’s NEGDEC states there is no increase in public safety. How can adding up to 800 more people in town not increase the chances of things going wrong? 800 additional individuals would more than double the population of Spreckels.
- There are no amenities in the Town of Spreckels to support an additional 800 people. Yet today (7-15-15) we learn that T&A will provide a general store, what’s next a place to cash their checks? The store is a great idea but we were also told today that it would be for T&A employee’s only, how does this benefit the town?
- Public transportation is already lacking in Spreckels. There is no reason to think this will improve with the addition of 800 people.

Charisse Parker
P.O. Box 7138
Spreckels, CA 93962

July 13, 2015

County of Monterey
Resource Management Agency – Planning
ATTN: Bob Schubert, AICP, Senior Planner
168 W. Alisal, 2nd Floor
Salinas, CA 93901



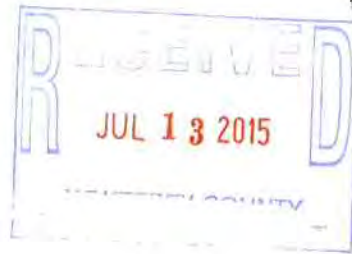
Dear Mr. Schubert,

Regarding: SPRECKELS INDUSTRIAL PARK LLC (TANIMURA & ANTLE)
General Development Plan and Administrative Permit to allow the construction of a 100 unit farmworker housing complex comprised of two bedroom apartment units and related facilities.

As a member of the Spreckels community, and the larger Monterey County community, I am aware of the huge need to house the hardworking men and women who labor so hard to harvest our crops and help to provide healthy foods for the families in our community and nationwide. I believe Tanimura & Antle have the right intentions for their workers when it comes to providing housing. However, I feel that Spreckels is not the best place for this project. As a wife, mother, and a full-time employed member of this community, I thought long and hard about where I would raise my family. After having children there were two priorities for our family, those being raising our children in a quiet, safe, environment and providing them with a good education. If this housing project is built, the entire environment and quiet atmosphere of Spreckels will forever change. We moved to this community to be away from busy streets, shopping centers, and crime. However, as human beings with rights we are able to freely come and go to satisfy our daily needs for shopping and entertainment. The workers living in this housing project will not have this freedom. Most of them will not have their own vehicles, and there is no public transportation in Spreckels, this will make it difficult for them to meet their needs. No one can be expected to work the long hours of a field worker to then be bussed back home with no opportunity to run errands, visit a doctor or go out for entertainment. The plan to bus these workers to town once a week for them to buy supplies needed is quite unreasonable.

Other concerns for this location for housing is what will be done in regards to flooding, this housing would be located in a flood zone and this issue has to be addressed. There is also the issue of the amount of workers that will be housed, up to 800 people is a huge addition to the Spreckels community. What will be done in regards to safety, traffic, water usage, mail delivery, etc. Also, with new technologies being developed to begin automated harvesting, there may be a time in the near future that this labor force will no longer be needed. What will become of this housing project if it is no longer used to house fieldworkers?

July 8, 2015



From: Shelby Lehman
Spreckels Resident
831-455-8183

To whom it may concern,

I am not against giving farmworkers decent housing, I AM against establishing housing for 700-800 more people in the town of Spreckels. I don't want my town to double in population overnight and I certainly don't want it to double in population without any additional resources to our infrastructure and for our population – transportation, lighting, security, police force, water, sewer, postal service.

Spreckels is a town of approximately 900 people, approximately 200 of which are children. I'm going to estimate it to 700 adults. And now this housing project is going to add 700 adults to the edge of town. That is DOUBLING the size of our town from April – November each year. How can doubling the size of a small town NOT be effected by traffic, crime, water use, environmental impact?

Adding 700 people to a town of 155,000, such as nearby Salinas, is not even a blip to that town. Adding 700 people to a town of to a 900 person town is insane. Spreckels has ONE park, ONE store that sells bologna sandwiches SOMETIMES, ONE post office, ONE church, ONE hair salon, and ONE art gallery. We do not have an affordable grocery store, doctor's offices, bus stops with frequent service, anything to provide entertainment or distraction outside of work hours other than ONE park. Many of us choose to live here because of its isolation, but still its' closeness to resources if you travel by car. It is not safe to walk to those resources because of the busy roads with fast moving cars and, during April – November, the farm equipment traffic. Why not put the development near more resources – stores, medical services, parks, churches?

If the development requires fences and 24 hour security on T&A property, what happens when those people leave the compound? Will Spreckels need or receive any additional security? We recently had a Traffic Meeting for our community and both the CHP and the Sheriff's office said they have approximately 5 officers each during each shift to cover the entire county and that Spreckels was not a big enough place to warrant full time coverage by any officer. So 10 officers in one county and none in Spreckels.

Assuming these 700 people are free to move about the compound and leave this compound, with no cars, where will they go? Presumably they will walk to the park. Will there be more resources to keep the park looking pristine and clean, and most importantly, safe for our families and children to continue to use?

If traffic will not change... how does T&A explain transporting 700 people to the store on Sunday? There is currently NO Farm Labor Bus traffic on Sunday. This will mean buses will be running 7 days a week. T&A is proposing bussing its 700 workers by bus to grocery stores on Sunday. What grocery store is going to want one bus load of people to arrive on a Sunday? Let alone 700 people in multiple busloads? And are they going to bus them to the closest grocery stores – Nob Hill and Star Market? Or are they going to take them to more affordable locations on the other side of town? A different part of town... WITH MORE RESOURCES?

What is to stop T & A from making this into regular housing for anyone? Are they only going to allow Migrant Farm Workers always? Is it only men? Or is it for men and women? Are families going to eventually going to be allowed into this housing? Will those families be in our school district? Will tax money be going towards the school to provide for those new students?

What money is going to the Spreckels Fire District? 700 people will require some sort of Emergency Response at some point. What agencies are going to respond?

Why would anyone allow this project to continue? T & A is not being upfront with the extent and the details of this project to the community or to the Planning Commission. The fact sheet they provided to the community was very different from the plan they gave to the Planning Commission. I would like to see the Planning Commission to do independent surveys for traffic and environmental impact. I don't want the Planning Commission to just buy what T & A is selling and rubber stamping this project. I want my questions answered and this project to be reviewed thoroughly before any project like this is approved.

I would like to see this project done somewhere else, somewhere closer to resources to better serve the 700 farm workers. Another alternative is to do what T&A has done in Yuma, restore apartment buildings that already exist, improving CURRENT conditions.

I hope this project is not just overlooked because there are only 900 Spreckels residents and we don't have the funds or resources as a small rural town to fight a major Agricultural company in our community.

Please listen to the citizens of Spreckels. Please don't double the size of our town. Thank you for your attention and time on this issue.

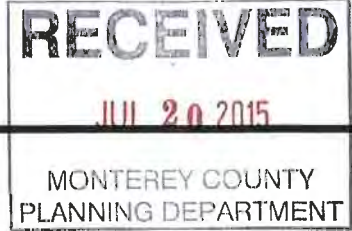
Sincerely,


Shelby Lehman

Spreckels Resident

831-455-8183





Gonzales, Eva x5186

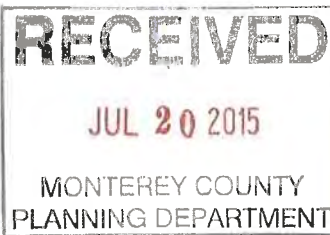
From: m c [montereydivers@gmail.com]
Sent: Sunday, July 19, 2015 10:10 PM
To: ceqacomments
Subject: file #150371 T&A Agricultural Project Comment
Attachments: T&A 100 Obj Letter to PC.pdf

Hello,

I have attached a letter with my comments regarding the T&A Agricultural Employee Project and the associated Mitigated Negative Declaration.

I would appreciate confirmation that this letter was received since we are so close to the deadline for comments.

Thank you,
Walan Chang
montereydivers@gmail.com
(831)204-8255



July 15, 2015

County of Monterey
Resource Management Agency – Planning
Attn: Bob Schubert, AICP, Senior Planner
168 West Alisal, 2nd Floor
Salinas, CA 93901

Subject: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC); File Number PLN150371

Dear Members of the Planning Commission,

I live in the town of Spreckels. I am writing to you because I oppose the approval of the planned Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC); File Number PLN150371. My concerns regarding this project include:

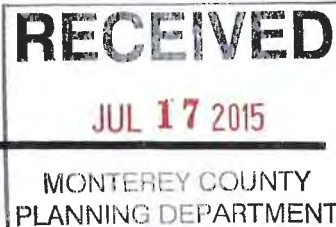
- Population Impact – The Project will more than double the human population in the area of Spreckels, affecting physical assets such as water, sewage, and road wear. In addition, Spreckels has no police force, and only a volunteer fire department.
- Amenities – Spreckels has no significant amenities beyond our post office. To buy groceries, fill prescriptions, eat at a restaurant, or buy clothing, current residents must drive at least three and a half miles. It is unrealistic to expect 800 people to simultaneously accomplish this on the one day per week T&A is proposing to provide bus service. If people bring their own vehicles, then refer to the above concerns about population impact.
- Public transportation – Spreckels currently does not have public transportation service. We have no indication that the population increase from the proposed project is going to change that. It is unreasonable to expect 800 people to walk several miles for shopping and dining.

One of the appeals of the town of Spreckels is its small, non-commercial atmosphere. This charming, historic town has its roots in agriculture, but at no time did the Spreckels Sugar Company double the size of the population without also providing the commensurate services the newcomers would need. Since the Project location is not where services and amenities already exist, it may unfairly add increased costs to the residents of Spreckels, and unduly burden the temporary workers who will struggle to meet the demands of daily life in the absence of stores and other businesses.

Thank you in advance for your sincere attention to our concerns.



Walan Chang
PO Box 7245
108 Second St.
Spreckels, CA 93962



Gonzales, Eva x5186

From: Ross Ramsey [rossramski@gmail.com]
Sent: Friday, July 17, 2015 10:16 AM
To: ceqacomments
Subject: Tanimura and Antle Employee Housing Project(Spreckels Industrial Park LLC, File Number PLN150371)

County of Monterey
Resource Management Agency - Planning
Attn: Bob Schbert, AICP, Senior Planner
168 West Alisal, 2nd Floor
Salinas, CA 93901

I am a long-time Spreckels resident and homeowner writing to record my strongest opposition to the proposed project referenced above. My specific objections are outlined below:

Proposed Project does not improve the Spreckels community...population will be doubled stressing even further every aspect of existing already stressed infrastructure...traffic, water, sewer, safety, park, church, school, etc.. The Mitigated Negative Declaration does not fully consider the adverse effects of all of the issues and relies too much on non-vetted and biased assumptions prepared by the applicant's hired consultants and attorneys. A full Environmental Impact Report(EIR) should be required before any final decision is made.

Planning "assumptions" are either naive and/or seriously questionable...all assumptions have been developed, with prejudice, by Tanamura and Antle consultants or their advocates without the benefit of serious unbiased staff-work, vetting or verifications. In meetings I have attended with MoCo staff present, way too many important questions are being answered..."I don't have an answer for that". This repeated response by officials is prima-facia evidence that the investigation of both intended and unintended consequence of the implementation of this proposed project has not been fully completed.

Proposed Project is being "fast-tracked" without complete analysis of long-term impacts. Any conclusions that this project's impact would be "Less than Significant" or have "No Impact" for Population and Housing" and "Public Services" should not be concluded as accurate or credible without further independent, impartial investigation. Repeated throughout the Mitigated Negative Declaration. phrases similar to...it is "our intent" are used and are without challenge, measure or consequence should reality not reflect intent. This document is full of such shallow and hollow promises Overall, this proposal reflects the short-term priorities of T&A.at the expense of any long-term benefit to the Spreckels Community.

I urge your "No" vote and your opposition to this current proposed T&A Employee Housing Project...your time and consideration of my arguments is appreciated. Regards,
ROSS

Ross V Ramsey
Spreckels, CA 93962-7535

831.512.7722
rossramski@gmail.com

Schubert, Bob J. x5183

From: Eddie [eddietao@hotmail.com]
Sent: Saturday, July 18, 2015 12:42 AM
To: Schubert, Bob J. x5183
Subject: Re: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC); File Number PLN150371

Dear Members of the Planning Commission,

I am a citizen from the Town of Spreckels and I am writing to you to oppose the approval of the planned Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC); File Number PLN150371. I have many concerns regarding this project with the most important included below:

- The Town of Spreckels has a population of about 700. At its maximum capacity, the proposed project would house 800 additional people less than 0.5 miles from Spreckels Blvd. This more than doubles size of the Town of Spreckels.
- The Town of Spreckels has little to no amenities to support the current residents much less an influx of 800 additional people. There is no gas station, convenience store, grocery store, coffee house, or retail shopping stores in walking distance. The nearest amenities are in Salinas at the intersection of Main and Blanco. The residents of Spreckels are currently able to utilize these stores by driving about 3 miles into town. The H2A tenants of the proposed project will not have the liberty to drive into town during the work week of Monday – Saturday and only have bus transportation on Sunday to conduct any personal errands
- While there will be bus transportation provided for H2A workers to and from work as well as providing weekly rides into town for errands, we feel local traffic will worsen because there will now be more traffic originating from Spreckels Blvd. from the non H2A workers. Initially 72 parking spaces will be reserved for non H2A workers with an additional 128 spaces earmarked for phase 2. Additionally the labor camp will introduce additional traffic in the form of outside visitors. The months of December through March also potentially introduce non-seasonal traffic from the project site when the growing season transitions south to Yuma, AZ. Note currently there will only be one road for access into the worker housing complex via Spreckels Blvd.
- Salinas perpetually sees an increase in traffic when the Valley is in production (April - November) especially in the summer, yet the streets are much quieter when harvest moves down to Yuma in the Fall-Winter. We don't believe city resources necessarily fluctuate to accommodate these large population variances not to mention our infrastructure or lack thereof. It can easily take 20 minutes to commute from south Salinas to north Salinas during peak traffic times when the Salinas Valley is in season. Now apply that same scenario by adding 800 residents to our neighborhood along with the farm traffic, 68 traffic, & local traffic. A traffic light would have to be considered if the proposed site is erected for the safety of all local residents and through traffic. Obviously there is a lot to consider for this proposed project but we're challenged to see the benefits to our community or for the potential tenants of the project

My wife and I chose to move to the historical town of Spreckels over a year ago because of its quaint, established, and unique community that had no immediate growth plans. We would like to continue raising our children in the same environment and send them to the unimpacted Spreckels School District as well. For the reasons stated above we urge the Planning Commission to recommend an EIR be conducted for the proposed project in order to get a more comprehensive analysis of the short and long term impacts that the housing project may have on the area including and surrounding Spreckels.

Sincerely,

Edward Takashima
Monica Takashima
Residents of Spreckels
39 Llano Ave.

July 15, 2015

Jeff and Rondel Premo
PO Box 7355 (76 4th Street)
Spreckels, CA 93962

RECEIVED
MONTEREY COUNTY

2015 JUL 17 PM 12:12

CLERK OF THE BOARD

 DEPUTY

Board of Supervisors
168 W. Alisal, 1st Floor Clerk of the Board
Salinas CA 93901

Subject:

Re: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC);
File Number PLN150371

Dear Board of Supervisors,

I am a citizen of the Town of Spreckels, and I am writing to you because I oppose the approval of the planned Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC);
File Number PLN150371.

I have many concerns regarding this project, the most important are included below:

- 1) The downgrading of our town and the surrounding region to a large population of renters. Maybe this is actually the intent of T&A and the Monterey County Planning Commission; to have a neighborhood in this region of Monterey County with the density of rentals that the North and East Salinas areas have. Let us go to the nearest neighborhood in Salinas, with any higher number of rentals per capita than Spreckels already has, and evaluate what those neighborhoods are like. I have lived in Spreckels for 30 years and never have I seen more than 4 homes for sale at one time. At the moment we have 11 for sale in Spreckels. Many people, who purchased homes in Spreckels in order to live in a safe community to raise their children, no longer want to live here because they believe this project will make their little town unsafe. The homes will potentially be bought up by investors who do not live in Spreckels and do not care who lives in the homes. Everyone knows the rentals in Spreckels are not kept up as well and those lived in by the owners. Even though I am a resident of Spreckels for 30 years, I will seriously consider renting out my house, since at the moment, I cannot sell without taking a significant hit in my equity, which would have been my retirement. I believe the quiet, safe town will turn into just another rental community where people do not have pride of ownership.
- 2) The traffic impact on the small town of Spreckels. . The population of Spreckels will certainly double. It is unfathomable that adding 800 more people will not impact this little community. There certainly will be more cars than what the report has stated is "intended". Traffic is already an issue, both personal vehicles and semi-trucks that drive through even though they do not "intend" to.
- 3) The safety impact to Spreckels. My extended family lives in a very small town in North Dakota, much like Spreckels. The safety of the town has been severely impacted by the employee housing projects that were established to accommodate the laborers for the oil companies in the area. The nature of employee housing projects intended for single men are such that the men in them tend to

Schubert, Bob J. x5183

From: Paige Hufford [phufford13@gmail.com]
Sent: Thursday, July 16, 2015 3:53 PM
To: Schubert, Bob J. x5183
Subject: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC) File Number PLN150371

RE: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC) File Number PLN150371

Dear Mr. Schubert,

I am writing today to express my opinion that I strongly oppose the proposed 800 person migrant farmworker camp by Tanimura and Antle in Spreckels. My first objection is that building housing for 800 migrant farmworkers in the town of Spreckels would more than double the town's population. It seems outlandish for it to be considered when knowing this fact. To imagine a small town and a proposed development to house 800 migrant workers that would double the population is ludicrous. This is not what the residents of Spreckels signed up for when purchasing their homes. The city doesn't have a store, restaurants, or services. Spreckels is not a town that is equipped to have their population double overnight with migrant workers. Many of the residents of Spreckels chose to live there to be out of Salinas, and away from what the migrant labor force brings. One cannot ignore the dynamic between the migrant labor force and increased crime rate. As Spreckels is now it is one of the few towns in California where my child can play freely at the park with his friends and I do not ever worry about his safety. However, if T&A constructs this labor camp that will be a thing of the past. T & A claims that workers would only use the facilities on the Industrial Park and would not go into Spreckels. This is unrealistic and frankly quite demeaning on the part of their workers. Residents are putting their homes in Spreckels up for sale in droves because they are up in arms at the proposed housing project. Even though the housing project hasn't happened, it is truly tearing that community apart. It is a really sad and unjust situation.

Another issue I have with this project is that we were first told that it was for 800 men. The Frequently Asked Question report provided by Tanimura and Antle on June 14, 2015 states that "Apartments would be gender specific by unit-some accommodating women and others men, as needed." When there are men and women living there together, regardless if allowed to be in the same apartment, children will be the result. And now a few weeks later, at the "Field Trip" to the housing project site on July 15, 2015 attendees were informed that "They are currently investigating the legalities of including or excluding children from the

in is fully up and running they will replace many of these workers with machines and the apartments will not be needed. So what will be done with them then? Will they turn them into Section 8 housing so that T & A can receive hundreds of thousands of dollars per month from the government? It seems cynical, but since according to T & A's website they plan to have Plant Tape fully running and even available for purchase to other growing companies by next year, that perhaps this is their grand plan after all. The residents of Spreckels, Las Palmas, and Salinas will have to deal with the issues from this for years to come.

Imagine if another huge company proposed a living situation like this, for example Wal-Mart. The country would be up in arms about how horrible this is. T and A is trying to exploit their employees so that they make a bigger profit, and then perhaps once the technology they have invested in and developed replaces those employees, they will do something else profitable for them, maybe they want to turn them in Section 8 to make even more money from the government. The social repercussions from T & A's greed could affect the area of Spreckles, Las Palmas, and Salinas for generations to come.

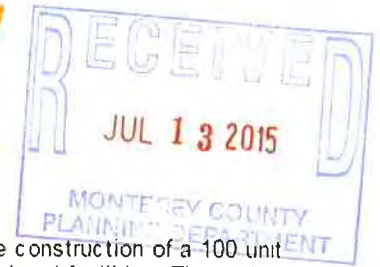
This proposed labor camp could truly ruin a wonderful place. I know that many parents and residents feel this way. If T & A truly needs to build their employees housing then there has to be a better location. T & A owns land all over Salinas. There MUST be another location that is more centralized in the city that the proposed camp can be built that would support these people and provide services to them that they will need, i.e. stores, restaurants, doctors' offices, etc. I am a lifelong resident of South Salinas, so it is not that I have such strong opposition to this project because I have a "not in my backyard" mentality. The tiny town of Spreckels has none of the services T & A's employees need and deserve and it is clearly a terrible fit for this proposed idea.

It's going to take many brave individuals to stand up to the agricultural giant T & A and deny the proposed employee housing project. However, it is such a critical issue that can affect so many people negatively: from the employees living in slave like situations, to residents of Spreckles and the surrounding areas, I am hopeful that the right thing will be done and justice will prevail.

Thank you for your time,

Paige Hufford

Tanimura H2A Project



The application is for a General Development Plan and Administrative Permit to allow the construction of a 100 unit agricultural employee housing complex comprised of two bedroom apartment units and related facilities. The project site encompasses approximately 4.5 acres (excluding the softball field and the soccer field) located approximately 0.32 miles southwest of Spreckels Boulevard. The housing project will be occupied primarily during the Salinas Valley harvest season from April through November. Tanimura & Antle Fresh Foods, Inc. (T&A) proposes to use the housing for its agricultural employees, and the housing will be designed to accommodate between 200 and 800 individuals. Each two bedroom, two bathroom apartment unit will be suitable to house eight H2A Visa workers, i.e. seasonal employees who reside permanently outside the United States. The H2A Visa recruits do not come to the U.S. with automobiles, as T&A provides the transportation to and from the country of origin and the facility. Depending on T&A's labor needs, the apartments may also be available to local agricultural employees at a conventional occupancy. T&A will provide bus transportation between the facility and the ranches where the employees work.

Can you imagine being sold the idea of a good job in America with housing in a place that you don't speak the language? When you get here, you are in the middle of a place that has no amenities for you to get to for your emergencies such as a basic as running out of toilet paper or to grab a soda at your convenience? You have to wait until Sunday to board a bus to take you shopping for all of your weekly needs then to go back to your living quarters all within a limited time?

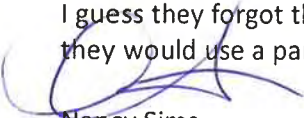
You are holed up in a 200 square foot room with 4 other people sharing an adjoining kitchen with another 4 people on the other side? You work all week and want to have some leisure time and you can only walk to a park for that? Sounds like a nice way of life. I wonder if T & A put that in their brochure to those H2A Visa Recruits?

Spreckels has no store, no bus stop (the closest one is in Toro Park), and its 3.2 miles to Salinas. We are in the middle of a drought and in order to accommodate these 800 people, Tanimura needs to build a new well.

The Tanimura Family wants to make more money at the expense of these recruits. They don't want to pay local workers a decent wage so they hire the H2A recruits at a cheaper wage and provide housing that the Tanimura's can write off.

The Tanimura's have a deep history with Monterey County. They built a successful iceberg lettuce business in Castroville in the 1920s when a time only a US Citizen could own or lease land in California. Due to an unfortunate accident, they lost their business but quickly rebuilt. They lost it again when they were forced to spend 3 years in a Japanese internment camp during WWII. They did not give up and rebuilt as the war was ending.

I guess they forgot their roots of being in that camp and the hardships they endured. You would think they would use a part of some of their ag land closer to amenities for these workers.


Nancy Sims
48 Railroad Ave
PO BOX 7272
Spreckels, CA 93962
831 229-2130

#2



Grant Garbowitz
P.O. Box 7482
Spreckels, CA 93962

2015 JUL 13 PM 1:19

CLERK OF THE BOARD

DEPUTY

July 9, 2015

Board of Supervisors
168 W. Alisal, 1st Floor
Salinas, CA 93901

Dear Board of Supervisors,

Regarding: SPRECKELS INDUSTRIAL PARK LLC (TANIMURA & ANTLE)
General Development Plan and Administrative Permit to allow the construction of a 100 unit farmworker housing complex comprised of two bedroom apartment units and related facilities.

I am happy to see Tanimura & Antle stepping up to face the challenge of the agriculture employee housing crisis. However, I feel that Spreckels is not the right place for this. The workers deserve freedoms on their time off, and Spreckels offers no amenities.

We are afraid that once this project is built, other conveniences will soon follow. Many of us moved to Spreckels to avoid buslines, Starbucks, and 7-11s. This is a historic town that needs to be preserved. Once you set this in motion, Spreckels will never be the same again. A little piece of history will be lost forever.

I am asking you to please vote against this project.

Sincerely,

Grant Garbowitz

#2



Stephanie Garbowitz
P.O. Box 7482
Spreckels, CA 93962

RECEIVED
MONTEZUMA COUNTY
2015 JUL 13 PM 1:18
CLERK OF THE BOARD

DEPUTY

July 9, 2015

Board of Supervisors
168 W. Alisal, 1st Floor Clerk of the Board
Salinas, CA 93901

Dear Supervisors,

I am writing to you regarding the SPRECKELS INDUSTRIAL PARK LLC (TANIMURA & ANTLE) General Development Plan and Administrative Permit to allow the construction of a 100 unit farmworker housing complex comprised of two bedroom apartment units and related facilities.

I am strongly against this project and implore you to vote against it. I was a first time home buyer, when I was pregnant with my first child. The idea of Spreckels lured my husband and I in. A quiet town, a great school district, and a true sense of community are among some of truly amazing qualities of Spreckels.

My husband and I went on to purchase our new home 5 years ago, pouring every bit of money we had into a down payment for our slice of the American Dream. We have become part of this community. We now have a second child as well, both girls. We have made friends, gone on play dates at the park, and recently I helped organize the annual Easter Egg hunt. We have built an amazing life for ourselves here, as well many of our neighbors. Adding up to 800 more people would double our current population, and change the dynamic of our historic town forever.

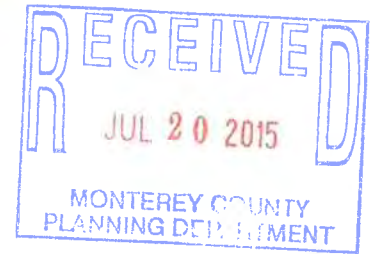
I try to teach my children to have respect for our agricultural community. We do not refer to the men and women in the field as migrant workers, but as farmers. I will be the first to admit that Tanimura & Antle has done wonderful things for not just the Spreckels community, but for the whole Salinas Valley. This project will not benefit the residents of Spreckels or the workers who will be housed here. These workers deserve a place where they can have access to services. I have looked at data from Yuma, where T&A developed existing residential properties to house their workers. Surely there are other places in the area that could benefit from T&A's development for employee housing.

Again, I ask you to please think of all the families that moved here, invested millions of dollars, specifically because Spreckels is Spreckels.

Sincerely,

Stephanie Garbowitz

Vivian Soffa
PO Box 7553
63 Second St
Spreckels, CA 93962



July 20, 2015

HAND DELIVERED

County of Monterey
Resource Management Agency – Planning
Attn: Bob Schubert, AICP, Senior Planner
168 West Alisal, 2nd Floor
Salinas, CA 93901

Re: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC)
File Number PLN150371

Dear Members of the Planning Commission,

I am a resident and citizen of the town of Spreckels, and I am writing to you because I oppose the approval of the planned Tanimura and Antle Employee Housing Project--Spreckels Industrial Park File Number PLN150371. Here are some of the reasons I feel this proposal is not sound:

- a. The increase of population, estimated to be 800 people, will double the size of the Spreckels area community, within a very small geographical area.
- b. There are no amenities, infrastructure, or other services in the Town of Spreckels to support an additional 800 people, including public transportation.
- c. This proposal appears to be a short term solution to farm labor housing, having a large impact on a very small community. It does not appear that the Planners of the County made any effort to look at other potential sites within the City of Salinas, where there is infrastructure, and where many areas have large, vacant buildings that could be retrofitted with housing.
- d. Finally, I have lived in this community for 20 years, I work in agriculture and support farm worker housing. A proposal of this magnitude should be a community effort. If T&A would have asked the Spreckels Community to be a partner in this effort, we all could have worked together to find a **community oriented**, workable solution. The perception in this community and county is, that T&A receives high priority treatment and fast tracking on its requests from the County Planning Department. This is evident in how fast this process is occurring, and the lack of transparency from the County in disclosure of this project to the Spreckels community, which would be most impacted by this project..

Thank you for your consideration,

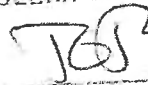
Sincerely,


Vivian Soffa
Resident of Spreckels (address above)

July 15, 2015

Raymond Allan Phares
PO Box 7245
108 Second St
Spreckels, CA 93962

Board of Supervisors
168 W. Alisal, 1st Floor Clerk of the Board
Salinas CA 93901

RECEIVED
MONTEREY COUNTY
2015 JUL 20 PM 2:10
CLERK OF THE BOARD

DEPUTY

Subject:

Re: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC);
File Number PLN150371

Dear Board of Supervisors,

I am a citizen of the town of Spreckels, and I am writing to you because I oppose the approval of the planned Tanimura and Antle Employee Housing Project(Spreckels Industrial Park LLC); File Number PLN150371. I have many concerns regarding this project; the most important are included below:

- The population increase in the area of Spreckels (800 additional individuals would more than double the population of the area).
- There are no amenities in the town of Spreckels to support an additional 800 people.
- There is no indication that the addition of 800 people will change the current lack of public transportation.

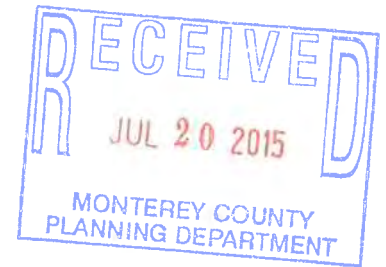
I am a new resident of Spreckels (8yrs) and moved here from the Monterey peninsula to escape the increasing population density and traffic congestion. Plus Spreckels is a charming, historic town with neighbors that actually care about each other.

Sincerely,


Raymond Allan Phares
Resident of Spreckels
108 Second St.

July 15, 2015

Jo Ellen Barton
PO Box 7423 (67 2nd Street)
Spreckels, CA 93962



County of Monterey
Resource Management Agency – Planning
Attn: Bob Schubert, AICP, Senior Planner
168 West Alisal, 2nd Floor
Salinas, CA 93901

Subject: Re: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC);
File Number PLN150371


Dear Members of the Planning Commission,

I am a citizen of the Community of Spreckels, and I am writing to you because I oppose the approval of the planned Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC); File Number PLN150371. I have many concerns regarding this project, the most important are included below:

- The population increase in the area of Spreckels (800 additional individuals would more than double the population of the area).
- There are no amenities in the Community of Spreckels to support an additional 800 people.
- Doubling the population of our Community will have a tremendous impact upon life in this little village as we have known it. It will change drastically, losing its charm, neighbor-knowing-neighbor home town feel. We are a small village, wanting to stay that way or we would have chosen to buy homes in the greater Salinas area.
- What will all these workers do for recreation? For shopping? Church? Postal Services?
- The impact upon our water and sewer systems will be huge.

I am a resident and taxpayer of Spreckels for 25 years. Living on the park that at present time is quiet and peaceful. Doubling the size of our community will change that in ways I do not believe will be neither beneficial nor pleasant. Please, please do not allow T&A to make this massive change to our home life.

Sincerely,



Jo Ellen Barton
67 2nd Street
PO Box 7423
Spreckels, CA 93962-7423

July 20, 2015

David and Dora Alvarado
Spreckels, CA 93962

29 Third Street P. O. Box 7078

County of Monterey Resource Management Agency - Planning
Attn: Bob Schubert, AICP, Senior Planner
168 W. Alisal, 2nd floor Salinas, CA 93901

Subject: Re: Tanimura and Antle Employee Housing Project Spreckels Industrial Park L File Number
PLN150371

Dear Members of the Planning Commission,

We are both residents and home owners in the town of Spreckels. David with his family resided in Spreckels since 1952. We both oppose the Employee Housing Project to be built in the Spreckels area known as Spreckels Industrial Park. Dora moved to Spreckels in 1992. We love the smallness and friendly people within the community. The crime rate is very low and is a safe place to live.

Dora is a Realtor and has seen the town grow. The population of Spreckels is approximately 706 since the addition of the 73 newer houses. The MLS reported 4 houses were sold 2 years ago and last year 10 houses. Currently I counted 12 for sale signs in Spreckels. Some houses were taken off of the market due to no takers. My understanding is most of the people are selling due to the proposed #100 farm worker apartments. The prices are starting to drop and in my opinion will continue to drop.

We have many concerns regarding this project, the most important included below:

1. The population will more than double by adding 800 people plus their children or newborns. (I know they are saying no children but we know there will be children. The schools are already overcrowded.
2. The added traffic and noise from the employee vehicles and the buses leaving to work beginning at 4 AM
3. We have no amenities to offer, no public transportation and no medical facilities.

My recommendation is T&A to purchase or rent vacant motels or apartments near amenities, facilities and transportation T&A can send buses to pick employees up daily for work. The farm workers will have everything they need and can include their children.

In closing we urge you to please oppose the proposed Spreckels Project for the Spreckels community.

Concerned Citizens,

David and Dora Alvarado, Residents of Spreckels

29 Third St.

David Alvarado
Dora Alvarado

July 17, 2015

Thomas R. and Edna Sanchez
PO Box 7251 (23 Third St.)
Spreckels, CA 93962-7251

Board of Supervisors
168 W. Alisal, 1st Floor Clerk of the Board
Salinas, CA 93901

RECEIVED
MONTEREY COUNTY

2015 JUL 20 PM 2:12

CLERK OF THE BOARD


DEPUTY

Subject: Re: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC)
File Number PLN150371


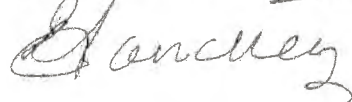
Dear Board of Supervisors,

I am a citizen of the Town of Spreckels, and I am writing to you because I oppose the application of the planned Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC) File Number PLN150371. I have many concerns regarding this project, the most important of which are included below:

- The population increase in the area of Spreckels (800 additional individuals would more than double the population of the area).
- There are no amenities in the Town of Spreckels to support an additional 800 people.
- Public transportation is already lacking in Spreckels. There is no reason to think that it would improve with the addition of 800 people.

We have been residents of Spreckels since 1995 and our decision to live here was based on the fact that it was a small quiet community. Since then, our town has grown significantly and adding 800 more residents would chip away further at that small town feel we were drawn to.

Sincerely,

Thomas R. and Edna Sanchez
Residents of Spreckels,
23 Third St.

Lisa Roberts
PO Box 7005 (14 Nacional Ave, Spreckels, CA 93962), Spreckels, CA 93962

Board of Supervisors
168 W. Alisal, 1st Floor Clerk of the Board, Salinas CA 93901

Subject: Re: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC);
File Number PLN150371

RECEIVED
MONTEREY COUNTY
JULY 15, 2015

2015 JUL 20 PM 2:10

CLERK OF THE BOARD



DEPUTY

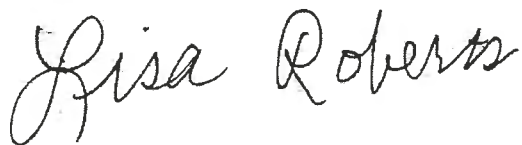
Dear Members of the Planning Commission,

I am a citizen of the Town of Spreckels, and I am writing to you because **I oppose the approval** of the planned Tanimura and Antle (T&A) Employee Housing Project (Spreckels Industrial Park LLC); File Number PLN150371. I have many concerns regarding this project, the most important to me are included below:

- From reviewing the available documentation from T&A, it seems that little thought and planning has been put into this project beyond the construction phase. The project documentation they have provided is vague and inconsistent and makes no promises. In fact during a site visit the only definitive statement made was that T&A will not sell alcohol to residents. The site is a small parcel of land located like an island in a large industrial complex. As a parent it is obvious that this is no place for a child and I question if it is a safe environment for anyone. There are numerous hazards, rolling equipment, piles of debris, unattended equipment and chemicals, traffic, etc. that make this a dubious location for a residential project. The site was obviously selected for the convenience and financial benefit of T&A, as at almost 4 miles from any outside services; I don't believe anyone could argue that this is convenient to the people that will live in these barracks.
- The population of the town of Spreckels is approximately 700 people spread-out over about a square mile of land. T&A is proposing a high density housing project that more than doubles the local Spreckels population with the addition of 800 individuals in an area of approximately 3 acres enclosed by a busy and inherently dangerous industrial complex. Housing this many people in this small of an area is asking for problems, a fundamental un-answered question is, what is the plan to assure the long-term safety, security, and well-being of these people.

My home in Spreckels is four miles from the resources I need to live a good life. I can see the proposed site from my front yard, yet with no true plan in place it is unclear to me how these people isolated by T&A design will enjoy any of the freedoms we take for granted. These are people, not a T&A commodity, what is the PLAN to support the community they are creating beyond a simply a place to sleep and eat.

Sincerely,
Lisa Roberts,
Resident of Spreckels, 14 Nacional Ave., Spreckels, CA 93962



Barbara and Danelo Domalaog
PO Box 7292
Spreckels, CA 93962

July 16, 2015

RECEIVED
MONTEREY COUNTY

2015 JUL 20 PM 2:04

CLERK OF THE BOARD

Board of Supervisors

168 W. Alisal, 1st Floor Clerk of the Board

Salinas, CA 93901

Subject: RE: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC); File # PLN 150371

Dear Board of Supervisors,

Our town is overburdened with traffic from non-residents! Spreckels Blvd. is used as a shortcut from highway 68 to southbound 101. We also have 2 coolers on the edge of town with their semi and workers' traffic and twice a day we have the elementary school parents driving in and out of town to drop off and pick up their children. What makes it worse is most of the traffic travels over the speed limit and in the case of the semis, illegally thru town. Building a labor camp across the street from town will not only severely impact traffic but will also detract from the historic district established to preserve Spreckels as a piece of the Salinas Valley's history, white picket fences and all.

For this reason we oppose the approval of the planned T + A Employee Housing Project (Spreckels Industrial Park LLC) file # PLN 150371.

Sincerely,

Barbara and Danelo Domalaog
18 Llanu Ave
Spreckels, CA 93962

Board of Supervisors

168 W. Alisal

1st Floor Clerk of the Board

Salinas, CA 93901

RECEIVED
MONTEREY COUNTY

2015 JUL 20 PM 2: 04

CLERK OF THE BOARD



DEPUTY

Re: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC), File number
PLN150371

To whom it may concern:

Numerous concerns for the proposed worker housing in Spreckels come to mind.

First off, adding 800 additional individuals to the Spreckels community, essentially doubles the population. Stress on resources throughout Spreckels would be widespread. We are currently in one of the largest droughts in CA history. Doubling the population of Spreckels will cause such an impact on water in Spreckels that T&A is drilling a new well to try and support the proposed extra population.

The wait times at the post office are already extremely long. Will there be an increase in staffing at the post office to account for the massive increase in population?

Extra stress on the volunteer fire department can also be expected.

One of Spreckels best qualities is the beautiful park in the center of town. Who will be responsible for the increased use of the park including trash pickup, limited picnic spots, etc?

Increases in crime and traffic have been a grave concerns for Spreckels residents. Currently, Spreckels has no police force. Who will be responsible for the increased patrols in our area? Speeding in Spreckels is already a huge issue. With 800 more people in Spreckels, the increase in traffic in our small family community with kids on every street can impact the safety of our children.

There is zero public transportation in Spreckels. How are the workers supposed to spend free time, go to the store, Dr. appointments, etc?

The human rights issues involved are also a concern. The last time I checked, labor camps were not lawful in the US. Four adults sharing 400 sq feet of living space does not seem ethical. Busing 800 men to the store once weekly is not adequate.

Also, Spreckels now has 11 houses on the market. This is unheard of in the previously coveted Spreckels housing market. To say that this project is not impacting the value of the real estate in Spreckels is absurd.

Essentially, the infrastructure to support 800 more people in Spreckels is not present. There is no way that this proposed project will not significantly impact the rest of the Spreckels population. It would truly be a travesty to approve this ridiculous and poorly planned proposal.

Regards,

A handwritten signature in cursive script that reads "Ashley Amaral". The signature is written in black ink and is positioned below the "Regards," text.

Ashley Amaral , DVM

P.O. Box 7195


Spreckels, CA 93962

(8050503-5597

To whom it may concern,

RECEIVED
MONTEREY COUNTY

My family has been farming in Monterey County for over 125 years. My brothers and I are the fourth generation of our family taking part in agriculture in Monterey County. I say this so that you know I am fully aware of the challenges the produce industry faces today. That being said, I can confidently say T&A's plan to build housing for H2A workers is a short sighted solution with major long term implications for the Spreckels community.

2019 JUL 20 PM 2:14
CLERK OF THE COUNTY

DEPUTY

Since I was a kid the Spreckels community has always been a quiet and hidden gem. When my wife and I had the opportunity to purchase one of the homes in the new development we jumped at the chance. We felt the personal economic stretch was worth the opportunity to live in the great small community of Spreckels. Over the past three plus years the community has lived up to the billing. Our family has grown, we have befriended other families, and we have enjoyed everything Spreckels has had to offer: great park, little to no crime, and a close knit community.

While the last three plus years have been nothing more than what we could ask for, the news that T&A is trying to build H2A housing has already had a negative impact on Spreckels with more to potentially come:

Water – Being a part of one of the local water committees I know salt water intrusion is continuing to move further inland. Drawing more water to fulfill the needs of 800 additional people will only further draw more salt to our area. Given T&A is drilling another well in front of my home, does this mean they are having water challenges on their ranches?

Home Values – The new homes were marketed and sold as high end homes. There are now 11 or so homes on the market today due to the news of the H2A housing. Some homes stand to lose over \$50K in value as a result. Is this fair? How can a company sell land to build high end homes, and then turn around and knowingly negatively impact the value of those very homes for the benefit of their company?

Living Conditions – 800 males, without their families, living 8 people to 900 sqft seems like substandard living conditions. T&A states they will have plenty for them to do on their site and they won't be in the town. Is it a prison camp?

Traffic – Traffic can already get elevated at times in season. When you add 800 more people whether they are riding in vans or not, traffic will only increase. I don't feel the town can take more traffic as it stands.

Schooling – People that live outside of Spreckels are already second guessing sending their children to Spreckels school.

This all being said, labor is something the industry can use more of. Are H2A workers part of the solution? Maybe. Do I think there are other options: automated transplanting (T&A), auto thinning, auto harvesting, etc? Yes. Do I think H2A housing will change Spreckels forever? Yes. Do I think building the H2A housing has either the best interests of the Spreckels community or the living conditions of the H2A workers in mind? No.

Thank you for your time,

Luis Amaral



July 16, 2015

David A Kuhlmann

PO Box 7322

51 Llano Avenue

Spreckels, California 93962-7322

RECEIVED
MONTEREY COUNTY

2015 JUL 20 PM 2:02

CLERK OF THE BOARD

 DEPUTY

Monterey County Board of Supervisors

168 West Alisal, First floor clerk of the board

Salinas, California 93901

Tanimura & Antle Employee Housing Project (Spreckels Industrial Park LLC)

Dear Supervisors

I am a citizen of the Town of Spreckels and I am writing to you because I oppose the approval of the planned Tanimura & Antle Employee Housing Project (Spreckels Industrial Park LLC); file number PLN150371. I have many concerns regarding this project, the most important are included below:

- Spreckels is a quiet, safe family oriented community with a current population of 706 living on 261 residential lots. The addition of 800 single temporary workers during the eight month harvest season will overwhelm the character of the community. We are the smallest town in the Salinas Valley soon to be overrun by the largest worker housing unit in the county. We support the idea of worker housing but not in these proportions. Worker housing should represent less than ten percent of any community.
- The T&A project has been in the works for quite a while with no inclusion or inquiry of the town of Spreckels citizens. The secrecy and fast track nature of the project makes a clear statement that Tanimura & Antle does not believe this project is right for Spreckels. If they believed it to be right for us they would not have kept it a secret until the very last moment. Clearly the intent is to dissuade any discussion or opposition. This is not the American way.
- Tanimura and Antle with the guidance of Monterey County government needs to rethink the scope and location of their worker housing initiative. Let's take the time to do this right in a way that enhances worker housing AND the communities in which the units are located. Spreckels is too small and far from support facilities and shopping. It will take on the character of a prison camp for the 800 isolated workers. Spreckels is not the site for this initiative.

Supervisors, we need your support. I am a thirteen year resident of Spreckels having moved here from Carmel in search of a sense of community. Please don't let Tanimura and Antle's economic goals ruin our very special town.

David A Kuhlmann

831 455 8576

davidakuhlmann@gmail.com



July 15, 2015

Joseph X. and Mary Quinton Garcia
PO Box 7162 (58 Nacional Avenue)
Spreckels, CA 93962

Board of Supervisors
168 W. Alisal, 1st Floor Clerk of the Board
Salinas, CA 93901

RECEIVED
MONTEREY COUNTY

2015 JUL 20 PM 2:01

CLERK OF THE BOARD

 DEPUTY

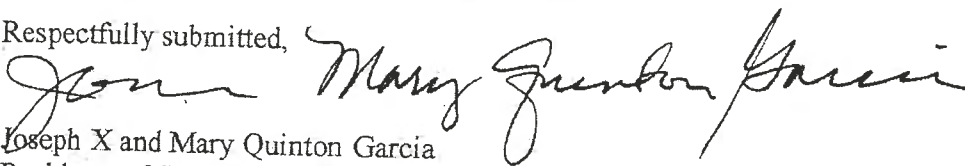
Subject: Re: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC); File Number PLN150371

Dear Members of the Planning Commission,

We are citizens of the Town of Spreckels, and are writing to you because we oppose the approval of the planned Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC); File Number PLN150371. We have many concerns regarding this project; the most important we feel are included below:

- The proposed T & A Employee Housing Project appears to be fast tracked and planned without taking into consideration the long term affects to the town of Spreckels and surrounding communities. There has been little effort to engage the community that would be impacted by this proposal.
- The proposal uses vague words. "No children are *intended* to be housed with this housing project." This wording allows for T & A to make changes without approval from the county or the community. This proposal appears to be in the best interest of T & A, while the community is impacted without being included in the decision making.
- Increasing the population by 800 people would instantly double the population of the area and negatively impact community resources as well as the quality of life of this community.
- 800 people living in such a small area is totally unreasonable; somewhat inhumane and will undoubtedly lead to conflicts and social strife.
- Spreckels is already challenged to obtain adequate policing from the local Sheriff and Highway Patrol due to shortage of staffing. Doubling the population will only exacerbate these existing challenges.

Respectfully submitted,



Joseph X and Mary Quinton Garcia
Residents of Spreckels, CA
58 Nacional Avenue

July 15, 2015

RECEIVED
MONTEREY COUNTY

Dear Members of the Board of Supervisors:

2015 JUL 20 PM 2:00

Re: Spreckels Labor Housing

CLERK OF THE BOARD

My family began living on the outskirts of Spreckels in the 1950s when Merrill Farms had their Labor Camp off Harkins Road. I'm the youngest of six daughters of Alfred and Maria Cabanilla, Filipino immigrants who came over after World War II. My dad started in the lettuce and strawberry fields before landing a Civil Service job at Fort Ord as a cook for the troops and later on at Silas B. Hayes Hospital. My mom started working in the Hibino Farm onion sheds when I started kindergarten at Spreckels School "way back when".

[Handwritten initials]
DEPUTY

I write all that to let you know I'm well aware of the need of labor housing for our hard working field workers. When my parents were able to actually purchase a 2-bedroom home at 89 Hatton Ave., it was a super blessing especially since my dad did not even work at the Spreckels Sugar Factory. There were four sisters in one small bedroom and me and my sister shared my parents' room. Can you imagine our elation when my dad was able to secure another house off the Fort Ord base that we connected to our little cottage? The whole town came out to see the Cabanillas get a bigger house!

The area that Tanimura & Antle have chosen for the 100 units of housing is very close to the Salinas River. Take a look at pictures of that area that has seen flooding in the past. According to their plan, it is labeled as "minimal impact". The town of Spreckels has about 700 people living here now; and the population would double if the project were to be constructed. When my husband and I decided to remodel our family home in Spreckels, the Historical Society began to clamor about our building plans and how they were not in keeping with the "historical" town that Spreckels is. I'm surprised that there is no clamoring from this same Historical Board over this 100 unit project that would definitely have a major impact on this Historical town that is Spreckels. Please consider the long term impact that this project would have on our small community which has already been impacted by the new housing built in the last ten years. (By the way, we have old pictures of my family along with many other farm working families that lived at the Merrill Camp and at least one-fourth of the people in the picture are children of the farm workers.)

I and my family would urge the Monterey County Board of Supervisors to vote against this housing project that T & A are proposing for the Spreckels area. Out of all the locations in the Salinas Valley that would be ideal with access to groceries, gas, and other amenities, Spreckels does not fit the bill. Thank you for your time and consideration.

Sincerely,



Julita Galleguillos and Family

RECEIVED
MONTEREY COUNTY

7-15-15

2015 JUL 20 PM 2:00

CLERK OF THE BOARD

Board of Supervisors:

I am writing this letter in opposition to the proposed housing project by T&A in Spreckels Ca. I have lived in this town for more than 40 years and have seen many changes over these years. It was, when I moved here, a "company" town with many residents working at the sugar factory in houses owned by the sugar company. Now the town is not what it was initially built for back at the turn of the century, that is for company employees. It was specifically built to house the work force that was here at that time in history. Many of the older homes were put up for sale when Spreckels closed down its factory to employees who lived in the homes that they were renting from the company. I was one of the fortunate ones that was able to purchase my current home. Many of the homes prior to the sale of company houses were owned by private individuals for many years. I have always enjoyed the town because of its location, size and community hospitality. We know our neighbors and we look out for each others property.

T&A has tried to run this town like they own it. The proposal for the project has language that is vague and open to interpretation by them. They have not filed an independent EIR on what the effects on the town will be. They make several statements that are from there point of view, one being that the new development would have minimum impact on the town and not visible to the town. What about lights at night, increased noise, and traffic. How can doubling the population have no impact on the town. When you double the size you double the amount of sewage produced. Is T&A going to pay for all the upgrades that are necessary for this project or are they going to pass it on to the current residents? There are no services for these people here. Now T&A has added a store to the project. What else are they going to promise or build to get the project passed. The people they expect to house are not all going to play soccer and baseball after work. They may want to go to town not just once a week but when they need or want to do something outside the housing project.

I urge you to vote against this project, the workers deserve a place that has many services available to them and conditions that would not put 8 people in a small confined area.

Sincerely

William A. Souza
William A. Souza

DATE JULY 15 2015

MARY ELLEN PARRA

PO BOX 7001

64 B SPRECKLES BLVD

SPRECKELS AND OWNER 19 2ND STREET SPRECKELS

TO WHOM IT MAY CONCERN

I MARY ELLEN PARRA A RESIDENT OF SPRECKELS CA. OPPOSE T AND A FARM HOUSEING PROJECT GOING ACROSS THE STREET FROM OUR SMALL TOWNSHIP. I WAS BORN AND RAISED IN THIS TOWN OF 300 TO MY AMAZEMENT THE TOWN HAS DOUBLE IN SIZE SINCE T AND A AQUIRED THE PROPERTY ACROSS STREET

NOW T&A ARE TRYING TO DOUBLE IT AGAIN? THIS SMALL TOWN CAN NOT TAKE 800 MORE PEOPLE DUE TO TRAFFIC, WATER AND ENVIRONMENTAL IMPACT. PLEASE CONSIDER THIS PROJECT IN ANOTHER LOCATION, WE ARE NOT AGAINST FARM LABOR HOUSING IT IS MUCH NEEDED IN OUR BELOVED

SALINAS VALLEY LET'S CONSIDER PLEASE BREAKING UP 100 UNITS AND 800 PEOPLE TO SMALLER UNITS OF 25 IN DIFFERENT LOCATIONS.

MY BIGGEST CONCERN IS THE SAFETY AND SECURTIY OF OUR SMALL QUIET TOWN THE RESIDENTS ADULTS AND CHILDREN

THERE NO SERVICES HERE FOR 800 MORE PEOPLE.

SINCERELY

Mary Ellen Parra

RECEIVED
MONTEREY COUNTY

2015 JUL 20 PM 2:40

CLERK OF THE BOARD


DEPUTY

RECEIVED
MONTEREY COUNTY

2015 JUL 20 PM 1:59

CLERK OF THE BOARD

 DEPUTY

Attention: **Board of Supervisors,**

I **oppose** the plan for Labor Housing in the Spreckels area. Spreckels is a small community without services for a much larger community.

800 people in this community will double it, I am sure you know that already.

I **encourage** you to vote against this project.

I too am a voting member of this community.

With major concerns for our community,

Marilyn Higuera

Marilyn Higuera

43 Railroad Ave.

Spreckels, Ca 93962

Board of Supervisors
168 W. Alisal 1st Floor Clerk of the Board
Salinas, CA 93901

Richard Peterson and Liz Perez
124 3rd St.
Spreckels, CA 93901
(831) 915-7434

RECEIVED
MONTEREY COUNTY

2015 JUL 20 PM 1:58

CLERK OF THE BOARD


DEPUTY

Board of Supervisors,

I am writing you to urge you to oppose the planned Tanimura & Antle Housing Project in Spreckels.

My wife and I are both hard working Monterey County Behavioral Health employees, who relocated to Spreckels approximately 6 years ago from the Monterey Peninsula, as it provided us an opportunity to own a home in a small town environment. Since moving to Spreckels we have had two daughters, now 5 and 2 years of age, and had felt reassured in our decision to move here due to the reputation of the Spreckels school district, and as we have become more integrated into the Spreckels community.

I would like to assure that our reaction to this project is not rooted in knee jerk xenophobia. My family and children are multi-racial and multi-ethnic. If the project were to be built, I have no doubt that the vast majority of residents would be hard working individuals who are only motivated out of a desire to improve their own lives and the lives of their families. In my capacity as a Monterey County employee, I have worked with many migrant and first generation Hispanic families, and have tremendous respect for their struggles and desire to improve their situations. I fully support the notion of building affordable housing for migrant families; however, I strongly object to this project in this location for numerous reasons.

My concerns regarding this project include the following:

- 1.) **The impact upon our community of this housing project, which - when at full capacity - would more than double the population of historic Spreckels town region.** We are a small town that already experiences traffic and crime issues. It only seems logical to me that the proposed population doubling would exacerbate these issues, which would be detrimental to the quality of life here in Spreckels.
- 2.) **The conditions of the residents of this housing project.** Spreckels is a town with essentially no amenities and no municipal public transportation. T&A is planning minimal amenities and services for the 800 potential residents on site (e.g. a single baseball field, a single soccer field & evidently a small convenience store).
- 3.) **T&A has been inconsistent in their justifications of this project.** I have heard this project **being justified - by T&A and others - due to a shortage of labor in the Salinas Valley.** While I don't doubt in this is an issue in the Salinas Valley, I am currently quite confused in response to T&A's specific justification. During the 7/15/15 site walk through, one of T&A attorneys present stated that "only existing T&A employees would be residing on the site", and that there were "no plans to expand the T&A work force" in response to the project. Given this

feedback, I do not see how this project is going to help mitigate the farm labor housing shortage in the Salinas Valley.

- 4.) There has been inconsistent information put forth as to who will be residing on the site, and what T&A long term plans are for the housing project. We initially were informed by T&A and the Monterey County Planning Commission that the housing would only be occupied by male H2A visa recipients. However, during a site walk through on July 15th 2015, Mr. Ford from the Planning Commission stated that "following an evolving conversation with T&A" that the Planning Commission now understood that the units "would initially be offered to domestic workers". During the walk through he expressed uncertainty as to what the mix of males and females would be on the site. He expressed uncertainty as to how many H2A visa holders would be on the site. He stated that he didn't know if the residents would be charged to reside on the site. In addition, he stated he was "not sure if we (Planning Commission) can regulate children being on the site". My worry here is on the impact on the Spreckels community - including schools, traffic, crime, etc. - of having to absorb a mass population increase (somewhere north of 100%) from what is sounding increasing like a enormous low-income housing complex.

- 5.) It is my understanding that Spreckels residents will have to bare a significant portion of the costs for updating the water and sewer system updates that are needed to enable the site to be constructed.

- 6.) I perceive my tight knit Spreckels community being at-risk in response to this proposed project. Four of my immediate neighbors (one next door and directly across the street) neighbors are intending to leave Spreckels in response to their perception that T&A - due to their money and influence - will be able to ram this project through to completion. There is tremendous concern as to how this yet to be clearly defined project will impact the community, ranging from concern over the impact upon our property values to the overall quality of life here in Spreckels.

Thank for listening to my thoughts and concerns regarding this project.

Sincerely,

Mr. Richard Peterson

July 15, 2015

Sheila Hernandez
PO Box 7554
128 Fourth Street
Spreckels, California 93962

RECEIVED
MONTEREY COUNTY

2015 JUL 20 PM 1:58

CLERK OF THE BOARD


DEPUTY

County of Monterey
Resource Management Agency-Planning
ATTN: Bob Schubert, AICP, Senior Planner
168 West Alisal, Second Floor
Salinas, CA 93901

RE: Tanimura and Antle Employee Housing Project at Spreckels Industrial Park LLC
File Number PLN150371

Dear Planning Commission,

I am a citizen of the town of Spreckels and I am writing to you because I oppose the approval of the planned Tanimura and Antle Employee Housing Project at Spreckels Industrial Park LLC. I have many concerns regarding this project; the most important are as follows.

- The population increase in the area of Spreckels, 800 additional individuals would more than double the population in the area.
- There are no amenities in the Town of Spreckels to support an additional 800 people.
- Public transportation is already lacking in the Town of Spreckels; an additional 800 people would not improve the matter.
- Public Safety is a concern as there are a limited number of Sherriff's designated to the Town of Spreckels

In addition I would like to add some of the main reasons I chose and choose to live in Spreckels. I enjoy the small town community atmosphere, small population, the tranquility and history of the town. There is a strong sense of community because of the size and involvement of its residents.


Thank you for your time and consideration as you review the proposal.

Sincerely,

Sheila Hernandez
Spreckels Resident

July 15, 2015

Susan Adams
PO Box 7554
128 Fourth Street
Spreckels, California 93962

RECEIVED
MONTEREY COUNTY
2015 JUL 20 PM 1:58
CLERK OF THE BOARD
 DEPUTY

Board of Supervisors
ATT: CLERK OF THE BOARD
168 West Alisal, First Floor
Salinas, CA 93901

RE: Tanimura and Antle Employee Housing Project at Spreckels Industrial Park LLC
File Number PLN150371

Dear Board of Supervisors,

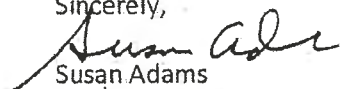
I am a citizen of the town of Spreckels and I am writing to you because I oppose the approval of the planned Tanimura and Antle Employee Housing Project at Spreckels Industrial Park LLC. I have many concerns regarding this project; the most important are as follows.

- The population increase in the area of Spreckels, 800 additional individuals would more than double the population in the area.
- There are no amenities in the Town of Spreckels to support an additional 800 people:
- Public transportation is already lacking in the Town of Spreckels; an additional 800 people would not improve the matter.
- Public Safety is a concern as there are a limited number of Sherriff's designated to the Town of Spreckels

In addition I would like to add some of the main reasons I chose and choose to live in Spreckels. I enjoy the small town community atmosphere, the quietness of the town and the community gatherings. For example Spreckels Park often is used for family picnics, children's birthday and graduation parties and the local church uses the park throughout the year for gatherings.

Thank you for your time and consideration as you review the proposal.

Sincerely,


Susan Adams
Spreckels Resident

Schubert, Bob J. x5183

From: John Mazzei [john.j.mazzei@gmail.com]
Sent: Friday, July 17, 2015 11:00 PM
To: Schubert, Bob J. x5183
Subject: Email re Tanimura and Antle Housing Project in Spreckels

Bob:

My name is John, and I have lived in Spreckels for the last 6 years. This letter is being written on behalf of both myself and my wife regarding the worker housing project that Tanimura and Antle is proposing to build in Spreckels. We are opposed to this plan, and I would like to express to you some of the concerns that I have about this project, the effect it will have on the community of Spreckels and the workers who would reside in the project.

I have spent much time reading the plans regarding this housing project, and the limited pieces of information that Tanimura and Antle has offered on it, namely a question and answer sheet with several inconsistencies in it. Because the information regarding this project has been so poor, I reached out directly to one of the main principals of Tanimura and Antle to have my questions answered. We spent roughly thirty minutes talking about the plan, and while I was appreciative of the time he spent talking with me about the project, that conversation made it abundantly clear that this is an ad hoc project that is poorly planned.

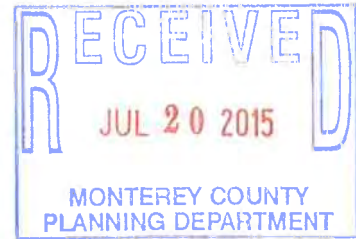
The principal at Tanimura and Antle and I discussed the labor shortage that has impacted the agriculture industry, and how, from Tanimura and Antle's perspective, this housing project is a necessity for their business. By way of background, I work in the agriculture industry, and I am well aware of this challenge. The interesting thing I noticed in my conversation with the principal at Tanimura and Antle was that the entire conversation we had centered around how this plan was necessary for them to achieve some sort of desired profitability. The concern about how this plan would impact the community of Spreckels was nonexistent. Furthermore, the concern for the way in which their workers would be housed (i.e. 8 people per 900 square feet, gender segregated, no kids allowed, etc.) was described as being compliant with all laws and the most efficient way of proposing a housing project. Mention was also made that workers currently are housed in East Salinas in concentrations higher than those that are being proposed here so that somehow made this project admirable. I explained to him that I was not clear why slave-like conditions would be used as the benchmark for a company-sponsored housing project, and that I would expect more from the company in terms of respecting the families of the workers, treating them like actual people and not commodities to be segregated by sex. To this there was no reply.

As a mother and father of three children, I think one of the most important lessons we can teach our kids is to be respectful of all. We firmly believe that America is one of the best places to live in on this planet, and part of what makes it such is socioeconomic diversity. Not everyone is going to be rich, but that doesn't mean that those who don't have money should be treated with any less value than those that have copious financial resources. When my children take American history and they learn about slavery, I would ask the principals at Tanimura and Antle and/or the people on this panel to help me explain to them how this project would be any different than the horrible institution that has long since been abolished in our country?

I will admit that I am not an expert on regulations regarding the concentration of housing people, and I would assume that the Tanimura and Antle plan meets the bare minimum of whatever is required. However, I ask would you put your mother in a two bedroom apartment that was 900 square feet with 7 other people she

July 20, 2015

Richard E. Gierman
PO Box 7542
80 Railroad Avenue
Spreckels, CA 93962



County of Monterey
Resource Management Agency – Planning
Attn: Bob Schubert, AICP, Senior Planner
168 W Alisal, 2nd Floor
Salinas, CA 93901

Subject: Re: Tanimura & Antle Employee Housing Project (Spreckels Industrial Park)
File Number PLN150371

Dear Member of the Planning Commission

I am a citizen of the Town of Spreckels, and I am writing to you because I oppose the application of the planned Tanimura and Antle Employee Housing Project (Spreckels Industrial Park) file Number PLN150371. I have many concerns regarding this project, the most important included below:

1. The population increase in the area of Spreckels (800 additional individuals would more than double the population of the area).
2. There are no amenities in the Town of Spreckels to support an additional 800 people.
3. Public transportation is already lacking in Spreckels. There is no reason to think this will improve with the addition of 800 people.
4. A recent article in the Monterey Herald indicated it had been studied, and determined that the current water supply and sewer facilities of the town would support this project. However, no mention was made of the load on the Post Office facilities. They had enough trouble when the new development on the west side of town was added accommodating those new residents with Postal services. Now you expect to double the number of people to be serviced? This is definitely a potential nightmare.

I have lived in Spreckels since 1977. I worked at the sugar factory from 1974 until its closure in 1982. I have a deep love for this town, and am sorely distressed at the thought of this housing project going forward. I strongly recommend that you prevent this project from going forward. Tanimura & Antle should look for a reasonable alternative.

Richard E Gierman



Resident of Spreckels
Retired Network Engineer II, County of Monterey

Exhibit L

**Comments from the Public Regarding
Initial Study/Mitigated Negative Declaration**

Schubert, Bob J. x5183

From: Bruce Powers [bruce.powers@salinasuhd.org]
Sent: Monday, July 20, 2015 9:00 AM
To: Schubert, Bob J. x5183
Subject: Spreckels Housing Development

Mr. Schubert and planning staff,

Good morning.

I am a Spreckels resident and I am writing to give my input on the new housing proposal. No doubt, affordable housing is needed for our county's work force. I am looking for good governance as the permit process requires.

I have reason to be concerned.

- * the project will double the size of the population in the area
- * there is no shopping or public transportation available
- * the potential impact on our water and sewer systems and fees are legitimate.
- * It is disingenuous to think that the residents will not ever have cars or families.

The future residents deserve the same rights and privileges that everyone else enjoys.

- * The school system needs to be able to plan for potential increases.

The "intentions" of the applicant must be met with some skepticism by your department.

I don't know how the people of Spreckels are being perceived. What I see are citizens who are concerned about their neighborhood, and interested on participating in the process.

This is exactly what citizen participation should look like.

I will share with you, the perception of the Planning process. It appears that the people who are to provide oversight are too "chummy" with the applicant.

Affordable housing and a stable work force are great, but, you must make sure that the project gets ALL of the details right. Is this the direction we want to go for solutions? Labor camps? Company store?

Please ask the hard questions. Please look out for all of us,
I am looking for good government oversight.

Thank you.

Bruce Powers
28 Hatton Avenue

July 15, 2015

Board of Supervisors
168 W. Alisal St., 1st Floor
Clerk of the Board
Salinas, CA 93901

RECEIVED
MONTEREY COUNTY

2015 JUL 16 PM 4:20

CLERK OF THE BOARD


DEPUTY

Subject: Tanimura and Antle Employee Housing Project File Number PLN150371

Dear Board of Supervisors,

I am writing you to voice my strong opposition to the proposed employee housing project planned by Tanimura and Antle. I am a resident of Spreckels, having moved here in order to live in a small multi-cultural town with a family atmosphere and minimal traffic. This area simply does not have the infrastructure or services to support an additional 800 inhabitants.

I have read the documentation created by T&A. My deepest concern is that the wording of their Negative Impact Declaration repeatedly utilizes the term "intended"; for example, "No children are intended to be housed within this housing project". They may not intend to house children but there are no restrictions to keep them from changing their minds in the future. You may or may not know that Spreckels Elementary School is at maximum capacity. Has T&A or the Planning Dept. been in contact with the Spreckels School Superintendent regarding impact on the Elementary and Middle Schools in our town?

The document also states that the Monterey County Sheriff does not "expect" a significant increase in calls for services to this area. I would like to see the backup to that analysis. Do you personally believe that 800 additional people will not generate a significant increase in police calls?

I believe that staff from your office attended a traffic meeting here in Spreckels recently. It was made very clear and acknowledged by County Traffic personnel and T&A personnel, that we have serious traffic issues in this town. With 79 initial parking spaces being built along with buses to transport the H2A employees, the traffic problems will get worse and worse.

I urge you to require an Environmental Impact Report be created prior to making any decision on this project. The citizens of Spreckels have had no say in any of the process taking place. This project is, indeed, proposed on T&A property. Presumably, they can do whatever they want with their property. However, the people who live in the town of Spreckels will be greatly impacted by this and no one seems to care.

Regards,



Alda Hearne
P.O. Box 7315
Spreckels, CA

Schubert, Bob J. x5183

From: Jolene Oberg [joberg59@hotmail.com]
Sent: Friday, July 17, 2015 11:29 AM
To: Schubert, Bob J. x5183
Subject: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC); File Number PLN150371

Jolene Oberg
PO Box 7105; 20 Second Street
Spreckels, CA 93962

County of Monterey
Resource Management Agency – Planning
Attn: Bob Schubert, AICP, Senior Planner
168 West Alisal, 2nd Floor
Salinas, CA 93901

Subject: Re: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC);
File Number PLN150371

Dear Members of the Planning Commission,

I am a citizen of the Town of Spreckels, and I am writing to you because I am opposed to the approval of the planned Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC); File Number PLN150371. I have many concerns regarding this project, the most important are included below:

- I'm concerned with the population increase in the area of Spreckels the 800 additional individuals would more than double the population of the area. What would they do in their free time? Wander the streets of Spreckels? What potential outsiders would they attract to the area for their entertainment? In addition how many other people will these 800 individuals bring into the area? With the increase in population there will be an increase in traffic. Which is out of hand now.
- I find it rather odd the idea of putting a 100 unit housing project in the midst of an "industrial park". Heavy equipment coming and going. The project is planned for only adults however, who is to say that child will not be present at times. What is in place to insure their safety in the area?
- It is also being built near the Salinas River in a flood zone. It's flooded 3 times in my life time.
- Also, the intent to house 8 people in 900 square feet. Have you ever live in a space that small, with 8 adults? I can almost guarantee tension will run high. With that fights has that been addressed or thought of?
- How would their needs be met with no amenities in Spreckels. Bus into Salinas once a week. What if a need should arise on any other day but Sunday? How would those needs be met? It's just not a trip to the grocery store once a week... doctors, clothing, banking and entertainment.

July 16, 2015

Michael and Tamara Ranker
PO Box 7564, 113 Third Street
Spreckels, CA 93962-7564

County of Monterey
Resource Management Agency – Planning
Attn: Bob Schubert, AICP, Senior Planner
168 West Alisal, 2nd Floor
Salinas, CA 93901

Subject: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC); File Number PLN150371

Dear Members of the Planning Commission,

We are nine year residents of the Town of Spreckels, and we are writing to you because we oppose the approval of the planned Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC); File Number PLN150371. We have many concerns regarding this project including:

- We bought a house in Spreckels because it is a historic, small town (current population 706) with only 261 residential lots and little chance for change as no new lots can be created. We like that there are no amenities in town and we can drive into Salinas if we want them. Therefore, we are vehemently opposed to adding a farm labor housing project with a population of 800 people. More than doubling the population of the Spreckels area is very poor land planning practice.
- The lack of communication between the residents of Spreckels, Monterey County Resource Management Agency (MCRMA) and the applicant, Tanimura & Antle (T&A), has been extremely poor and was non-existent until one of our residents arranged a meeting on June 17. While the MCRMA staff indicated that our concerns would be noted and responded to in the Initial Study (IS), we should point out that the IS was dated as prepared on June 18, 2015 but we note that the IS document was revised February 20, 2015. So much for addressing any of our concerns.
- At the Planning Commission field review on July 15 it became clear that many of the elements of the project, that the residents of Spreckels have discussed at our community meetings, have not been clearly thought out by the MCRMA and T&A and revisions to the project are being made as we go. The proposed project has the following vague elements:
 - Occupants will be between 200 and 800.
 - Doubling the population does not affect the CalAm Waste Water Treatment Facility, but doubling the existing sewer loading can be handled with "appropriate revisions" to the WWTF.
 - Will T&A pay for the "appropriate revisions", or will CalAm raise the Spreckels sewer rates to pay for the improvements?
 - Doubling the population does not affect the Spreckels Water Co. (owned by T&A) water system, but doubling the existing water demand requires a new backup water well at Fifth Street/Llano Avenue. The well is currently under construction - Is this a coincidence?
 - Will T&A pay for the new well, or will Spreckels Water Co. (T&A) raise the Spreckels water rates to pay for the improvements?
 - Occupants will be either local employees, or H2A visa employees.
 - Housing is free for H2A employees, but local employees will be charged a yet to be determined rent at "conventional occupancy".
 - Occupants will be seasonal (April – November), or all year at "conventional occupancy".
 - Occupants will be all male, or both male and female.

- o The housing is not for families with children, or as revealed on July 15, there may be children depending upon further legal research.
- o Employees will be bused to work during the week and bused to East Salinas on Sundays for shopping.
- o Today it is revealed that there may be additional bus trips for shopping in East Salinas.
- o Today it is revealed that T&A is now discussing bus service with MST.
- o Today it is revealed that T&A will provide a company store on site.
- o Employees are free to come and go (by walking?) as they please, or today we learn that there may be limits on entering and exiting the project site.
- o Because of the buses, there is no need for cars, but parking is to be provided for an additional 79 to 200 cars.
- o Spreckels has an ongoing truck traffic problem on Spreckels Boulevard and Hatton Avenue (major arterials to the Ag processing to the north and east), but 200 more cars will not have any impact.
- o The project includes 3.74 acres of ball fields and existing gym, indoor hockey rink, and basketball (of uncalculated acreage) for recreation. The State Quimby Act requires 3.0 acres of parkland per 100 residents (24 acres).

We must say that the site conditions observed on the July 15 field review left us feeling slightly depressed at the bleak views that the T&A employees will be staring at every day. With all of the junk laying around, the fire protection ponds and other attractive nuisances to children (still being legally researched of course), T&A is creating an accident waiting to happen!

Given the above ambiguities, how can the MCRMA prepare an Initial Study that determines there is no significant impact? And on June 18, 2015 file a Mitigated Negative Declaration that states that the project will not have the potential to significantly degrade the quality of the environment, will have no significant impact on long term environmental goals, will have no significant cumulative effect on the environment, and will not cause substantial adverse effects on human beings, either directly or indirectly. We believe that by doubling the Spreckels area population there are significant impacts on the following:

- Spreckels is one of the few remaining company towns in the USA and must be preserved.
- There are no amenities (grocery store, coffee shop, retail shopping, etc.) in Spreckels, which we like.
- The closest amenities are in Salinas at S. Main Street/Blanco Road, 3 miles away.
- Proposed project is for up to 800 adult H2A program workers.
- This is MORE THAN DOUBLE the existing population of Spreckels
- 800 H2A workers in 100 units is:
 - o 8 workers per unit or 4 workers per bedroom - an extremely high density.
- "No children are intended to be housed within this housing project."
 - o "Intended" is not a mandatory term. So if the project does not work as "intended", will families and children be allowed in the project?
- When the harvest season is over the units will be available to local Ag employees at conventional occupancy.
- A "conventional" occupancy (alluded to in the IS) is 2 per BR. Therefore, a conventional occupancy would be the 4 persons per unit or 400 workers.
- The IS states that the proposed project is not in the Monterey County Regional Fire District (MCRFD).
- The IS states that the Spreckels Community Service District (SCSD) is required to contract with the MCRFD for fire protection prior to beginning construction.

- The CHP and Sheriff do not have the staffing to adequately patrol truck traffic on Spreckels Blvd/Hatton Ave. during the harvest season.
- T&A efforts to address the current truck traffic problem have been less than successful.
- Perhaps a truck bypass needs to be constructed around Spreckels by T&A.
- The project as proposed by T&A will not include resident children; therefore, the IS states that the project will not create the need for new or expanded school services.
- When the H2A workers go home after the harvest season (April – November) the units will be available to local Ag employees at conventional occupancy. When the H2A workers go home, will the local Ag employees be allowed to have children in the units?
- In the future when the H2A workers are no longer needed, do the apartments become low-income housing?
- How will T&A prevent children from living in the units with their parents?
- Is discrimination against children allowed in California (or in the USA)?
- How will T&A prevent children from attending the Spreckels School District schools?
- Has T&A or the County contacted the school authorities?
- On July 15 it was stated that there is direct access to the Salinas River levee and environs.
- What kind of recreation is proposed for the Salinas River?
- Does the Department of Fish & Game even permit recreation in the river area?
- The US military provides recreational facilities on base and most on base facilities are lightly used because enlisted personnel would rather go to town for recreation. Why would the young men/women in this project be any different?
- When an additional 'single' (unaccompanied) 800 people, many who are young, are packed 8 people to a unit and 4 people to a bedroom, does the Sheriff not see the potential for conflict?
- T&A states that their "Housing Rules regulate loud music, cleanliness, the consumption of alcohol, and behavior that will not be tolerated."
- Is that not why enlisted personnel in the military and the young people at this project would rather go to town for recreation? It is simply human behavior.
- The IS states that the MoCo Sheriff's Dept. does not expect any significant increase in the need for police services.
- The Sheriff's Dept. response is a form letter that discusses the size of house numbers, dead bolt locks, etc.
- The Sheriff does not have the staffing to adequately patrol the town as is.
- Perhaps a Sheriff Substation needs to be constructed by T&A.
- T&A states that the apartments will be gender specific units.
- Does T&A really believe that 'single' men and women in gender specific units will not interact with each other?
- Has anyone contacted St. Josephs Catholic Church to see if they can accommodate doubling the area population?
- Has anyone contacted the Postmaster? As of 7/1/15 there were 10± post boxes left for rent.
- How are the project elements to be enforced? By the private security force that can't prevent the T&A offices from being tagged? What authority do they have, other than observe/report and call the Sheriff?
- Spreckels has already been economically impacted by this project. There are at least 11 houses currently for sale in Spreckels, more than we have seen in nine years, and there are no sales pending. Two sale contracts were recently rescinded when the buyers discovered the proposed

T&A housing project. In contrast, house sales in the surrounding area (i.e., Las Palmas across the river) are quite brisk.

- There needs to be an analysis of the economic impact of this project on the existing residents of Spreckels.
- The Initial Study takes an immediate, SHORT TERM view of the project.
- What are the LONG RANGE IMPACTS of this project?
- Doesn't doubling the size of the population of the Spreckels area impact the schools, traffic, water consumption, wastewater treatment, post office, church, etc.?
- We feel that the above project issues require an EIR per CEQA.

Comments are due by July 20 and scheduled to go to the Planning Commissioners on July 22. How do you read, sort and list concerns, and answer concerns in two days? This project is too big to be pushed through the planning process in a hasty manner. Or is the staff report already written as was the Initial Study?

There is no respect for the human dignity of the workers in the extremely tight living quarters of this proposed project. This project is not good for farm workers and not good for the residents of Spreckels. This proposed project is ill conceived, not well planned and not well thought out. Given the ever-changing elements of this proposed project, how do you evaluate the impacts of a project that is a moving target? How can the Initial Study revised on February 20, 2015 conclude that there are no significant impacts and then file a Negative Declaration on July 18, 2015?

Is it EITHER or is it OR? WHAT IS THE REAL T&A PROJECT? **We strongly urge the Planning Commission to reject this project as proposed.**

One of the biggest problems with this application is the lack of communication between the Monterey County government and the principals of Tanimura & Antle with the residents of the Town of Spreckels. We are all aware of the farm labor shortage and the need for housing (although there is no labor shortage if you pay higher wages as some of the local growers do). The California Coalition for Rural Housing at a housing summit on March 20, 2015 in Ventura pointed to several successful project collaborations between the public sector, investors, lenders and funders, growers, farm worker advocates, non-profits and for-profits, and local citizens that turned NIMBY attitudes into Yes In My Backyard (YIMBY) housing projects. It is unfortunate that Tanimura & Antle and the Monterey County government did not take that approach.

Sincerely,



Michael Ranker, P.E.
Resident of Spreckels
113 Third Street



Tamara Ranker
Resident of Spreckels
113 Third Street

831-455-2344

cc: Board of Supervisors

File: 150716 Planning Commission.docx

Founded in 1997
LandWatch
monterey county

Post Office Box 1876

Salinas, CA 93902-1876

831-759-2824

Website: www.landwatch.org

Email: landwatch@mclw.org

Fax: 831-759-2825



July 17, 2015

Bob Schubert, Senior Planner
Monterey County Planning Department
168 West Alisal, 2nd Floor
Salinas, CA 93901

SUBJECT: MND FOR THE TANIMURA AND ANTLE EMPLOYEE HOUSING
PROJECT

Dear Mr. Schubert:


LandWatch Monterey County reviewed the Mitigated Negative Declaration for the Tanimura and Antle Employee Housing Project and has the following comments. The proposed project includes 100 units of agricultural employee housing with two bedroom apartments to accommodate 200 to 800 adult agricultural employees for 8 months out of the year:

1. Please explain the need for 79 parking spaces if “The H2A Visa recruits do not come to the U.S. with automobiles, as T&A provides the transportation to and from the county of origin and the facility” (p. 2)
2. The following statement is speculative: “It appears that the treatment facility, with appropriate revisions to the waste water treatment process and to the operating permit, can treat the additional loading from the proposed project” (pp. 3 and 36). The MND additionally states, “T&A is in discussions with the Regional Water Quality Control Board as [to] the adequacy of California American Water’s proposal” (p. 36). Please identify if proposed changes to the system would have significant environmental effects and how the upgrades would be funded. Please also address how the project can move forward based on speculation that Cal-Am can meet project demands.
3. Policy GS-8 in the Greater Salinas Area Plan (GSAP) provides that the property may be developed as agriculturally related commercial uses provided the development meets specific conditions. (P. 13). The 2010 General Plan does not include a definition of “agriculturally related commercial uses”. Please explain how the provision of housing meets the requirements of the 2010 General Plan Agricultural Element and Policy GS-8 of the GSAP particularly in consideration of the following MND finding “Although the project is not considered commercial development, the project is consistent with the

12. The MND finds, "Under existing conditions, seasonal harvest employees (all of whom live off-site) have the option of driving to and parking at the Spreckels site and boarding buses to transport them to the fields or driving directly to the fields in their own cars." (p. 44. Please address the inconsistency of this finding with the following: "The H2A Visa recruits do not come to the U.S. with automobiles, as T&A provides the transportation to and from the county of origin and the facility" (p. 2) or "Under this scenario, 800 seasonal harvest employees will be bused in from Mexico or Arizona in grounds as needed to meeting harvesting requirements. These employees will not have cars and will be transported to the fields on the existing buses." (P. 44)
13. Please indicate if Mitigation Measured 16.1 and 17.2 were agreed to by the applicant at the time the MND was issued as required by CEQA Guidelines.
14. Consistency of the project with 2010 General Plan Policies encouraging the location of population centers near services such as shopping, public transit, etc. should be addressed. For example, how would workers get to town on Sundays for services and shopping? If by buses, how many buses would be required? Was bus transportation accounted for in the traffic analysis?
15. In order to address potential public health and safety concerns from pesticide exposure, the buffer around the proposed project should be increased to 200 feet.
16. To mitigate potential traffic impacts from a lack of services in the Town of Spreckels, T&A should consider including a general store on site for the residents of the proposed project.
17. LandWatch notes that 800 people would double the population of Spreckels. Consideration should be given to reduce the total allowable occupancy.
18. The project description should be revised to identify that the site is a brownfield site.

Thank you for the opportunity to comment on the proposed project.

Sincerely,



Amy L. White
Executive Director

PO Box 7671
Spreckels CA 93962
July 15, 2015

County of Monterey
Board of Supervisors
168 West Alisal, 1st Floor – Clerk of the Board
Salinas CA 93901

2015 JUL 17 PM 12:43
CLERK OF THE BOARD
DEPUTY

RE: PLN15037 – T&A Employee Housing – H2A

Dear Supervisors:

We have been residents of Spreckels since 1995 (20 years). We move here because it was a quiet quaint town that reminded us of our youth. The school system was one of the best in Monterey County for our son. It was a place where everyone knew everyone and they accepted us into the community.

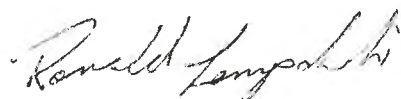
The lack of an Environmental Impact Report (EIR) for a project of this size is troubling. The location near the river and sewer ponds and water should be concerns. Request an EIR be performed before this project can move forward. Traffic, water, flooding and sewer facilities, police and fire protection need to be reviewed before any action on this project accomplished. There should be NO IMPACT to Spreckels residents due to this proposed project.

Bringing 800 more people into this area will degrade the small town atmosphere more than doubling the current population. The water and sewer systems are already taxed to the limit. What will 800 more people do to these systems? We are already paying more for water and sewer because they were not maintained and had to be upgraded to meet the needs of the 73 homes built in 2007-2008 allowed by the rezoning of that property owned by T&A. Our rates increased due to these upgrades. Will these labor residences be metered like the Spreckels residents; use should be billed the same rate as current users.


Our concerns for adding 800 more people are:

- 1) Water and Sewer systems capabilities – already taxed to limit; paid for by residents / T&A?
- 2) Lack of facilities for residents of labor residences.
- 3) Will T&A be allowed to rent these residences after the harvest when H2A workers have gone? The application stated; "...intent is agriculture employees primarily during the harvest season from April through November." Not 12 months of the year.
- 4) Will families with children be allowed? Children will impact the local schools and would impact our taxes.

We urge you to vote NO and require an EIR be performed before any action is taken on this project. Thank you for your consideration of our concerns.



Ronald Tempalski
BJ/MC-T&ALaborHousing7-15-2015



Barbara J. Tempalski



TRANSIT DISTRICT MEMBERS:

*City of Carmel-by-the-Sea • City of Del Rey Oaks • City of Gonzales • City of Greenfield
City of King • City of Marina • City of Monterey • City of Pacific Grove • City of Salinas
City of Sand City • City of Seaside • City of Soledad • County of Monterey*

July 7, 2015

County of Monterey
Resource Management Agency - Planning
Attn: Bob Schubert, AICP, Senior Planner
168 W. Alisal St., 2nd Floor
Salinas, CA 93901

**RE: MST Comments on the Draft Initial
Study and Mitigated Negative Declaration
for the Tanimura & Antle Employee Housing
Project**

Dear Mr. Schubert:

Monterey-Salinas Transit appreciates the opportunity to comment on the Draft Initial Study and Mitigated Negative Declaration for the Tanimura & Antle (T&A) Employee Housing Project. The proposed project is located in the County's unincorporated area of Spreckles and is designed to serve between 200 and 800 agricultural employees during the peak growing season from April to November.

The transportation impacts are described as being relatively minor because the employees will continue to go to work and back by employer sponsored bus transportation. These employer sponsored buses should not be confused with Monterey-Salinas Transit public transportation. Please revise the Draft Initial Study and Mitigated Negative Declaration (IS/MND) to make it clear that the bus transportation is employer sponsored, not public transit.

The analysis of transportation impacts in the Draft IS/MND is limited to the home-to-work trip and mitigated with employer-sponsored bus transportation. There are likely to be other trips made for other purposes including shopping, medical appointments, and entertainment. It is appropriate to provide an analysis of the non-work trips in the Transportation/Traffic section. For instance, how will the 200-800 seasonal agricultural workers get to grocery stores or medical appointments when they are not working if they do not have access to a private vehicle?

Please note that MST public transit service is not currently available in Spreckles. While MST is generally supportive of higher density housing because it supports public transit service,

July 15, 2015

Carson Braga
102 Nacional Ave
Spreckels, Ca 93962

Board of Supervisors
168 W. Alisal, 1st Floor Clerk of the Board
Salinas CA 93901

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MONTEREY COUNTY

2015 JUL 17 PM 12:43

CLERK OF THE BOARD

 DEPUTY

Subject: Re: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC);
File Number PLN150371

Dear Board of Supervisors,

I am a citizen of the Town of Spreckels, and I am writing to you because I oppose the approval of the planned Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC); File Number PLN150371. I have many concerns regarding this project, the most important are included below:

- The paperwork that T&A has provided is too vague. The term "intend" is not shall and therefore can it can changed. The camp "intends" to house single men and women. So if the project does not work as "intended," will families and children be allowed in the project?
- We already have traffic issues with big rigs going through town, which the local CHP and Sheriff Dept. cannot control. How would an increase in 200+ cars not have an impact on our roads? The CHP and Sheriff do not have the staffing to adequately patrol Hatton Ave, yet alone the rest of the town. From our talk with the Sherriff's Dept., there are only 4 deputies between SLO county line and Salinas. However T&A's NEGDEC states there is no increase in public safety. How can adding up to 800 more people in town not increase the chances of things going wrong? 800 additional individuals would more than double the population of Spreckels.
- There are no amenities in the Town of Spreckels to support an additional 800 people. Yet today (7-15-15) we learn that T&A will provide a general store, what's next a place to cash their checks? The store is a great idea but we were also told today that it would be for T&A employee's only, how does this benefit the town?
- Public transportation is already lacking in Spreckels. There is no reason to think this will improve with the addition of 800 people.

I bought my home here in Spreckels in 2010 with the idea of starting a family here. I chose Spreckels because it is a peaceful, quiet, unique community that my family would all get to be a

Charisse Parker
P.O. Box 7138
Spreckels, CA 93962

July 13, 2015

County of Monterey
Board of Supervisors
168 W. Alisal, 1st Floor Clerk of the Board
Salinas, CA 93901

RECEIVED
MONTEREY COUNTY

2015 JUL 17 PM 12:42

CLERK OF THE BOARD

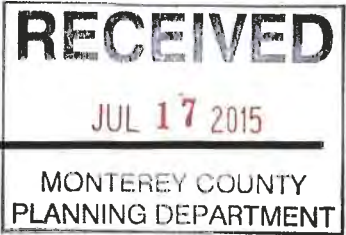

DEPUTY

Dear Board of Supervisors,

Regarding: SPRECKELS INDUSTRIAL PARK LLC (TANIMURA & ANTLE)
General Development Plan and Administrative Permit to allow the construction of a 100 unit farmworker housing complex comprised of two bedroom apartment units and related facilities.

As a member of the Spreckels community, and the larger Monterey County community, I am aware of the huge need to house the hardworking men and women who labor so hard to harvest our crops and help to provide healthy foods for the families in our community and nationwide. I believe Tanimura & Antle have the right intentions for their workers when it comes to providing housing. However, I feel that Spreckels is not the best place for this project. As a wife, mother, and a full-time employed member of this community, I thought long and hard about where I would raise my family. After having children there were two priorities for our family, those being raising our children in a quiet, safe, environment and providing them with a good education. If this housing project is built, the entire environment and quiet atmosphere of Spreckels will forever change. We moved to this community to be away from busy streets, shopping centers, and crime. However, as human beings with rights we are able to freely come and go to satisfy our daily needs for shopping and entertainment. The workers living in this housing project will not have this freedom. Most of them will not have their own vehicles, and there is no public transportation in Spreckels, this will make it difficult for them to meet their needs. No one can be expected to work the long hours of a field worker to then be bussed back home with no opportunity to run errands, visit a doctor or go out for entertainment. The plan to bus these workers to town once a week for them to buy supplies needed is quite unreasonable.

Other concerns for this location for housing is what will be done in regards to flooding, this housing would be located in a flood zone and this issue has to be addressed. There is also the issue of the amount of workers that will be housed, up to 800 people is a huge addition to the Spreckels community. What will be done in regards to safety, traffic, water usage, mail delivery, etc. Also, with new technologies being developed to begin automated harvesting, there may be a time in the near future that this labor force will no longer be needed. What will become of this housing project if it is no longer used to house fieldworkers?

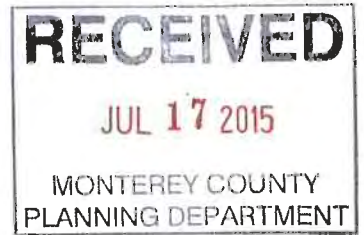


Gonzales, Eva x5186

From: Terrence Welliver [terry.welliver@me.com]
Sent: Friday, July 17, 2015 3:18 PM
To: ceqacomments; Schubert, Bob J. x5183; Ford, John H. x5158
Cc: Beth Welliver
Subject: Welliver Letter regarding Tanimura and Antle Employee Housing Project; File Number PLN150371
Attachments: Welliver Letter to Planning Commission (File Number PLN150371).pdf; ATT00001.htm

Mr. Schubert,

My wife, Elizabeth Welliver, and I have concerns regarding the Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC); File Number PLN150371. Attached to this email is our letter voicing our primary concerns regarding this project. We have also mailed hard copy letters to your office postmarked 17-Jul-2015.



July 16, 2015

Terrence & Elizabeth Welliver
PO Box 7463 (106 Nacional Ave)
Spreckels, CA 93962

County of Monterey
Resource Management Agency – Planning
Attn: Bob Schubert, AICP, Senior Planner
168 West Alisal, 2nd Floor
Salinas, CA 93901

Subject: Re: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC);
File Number PLN150371

Dear Members of the Planning Commission,

My wife and I are residents of the Town of Spreckels. We are writing to you because we oppose the approval of the planned Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC); File Number PLN150371. We have many concerns regarding this project; the most important are outlined below:

- The Town of Spreckels has a population of about 700. At its maximum capacity, the proposed project would house 800 additional people less than 0.5 miles from Spreckels Blvd. This more than doubles the number of people who share the area defined as the Town of Spreckels and the Spreckels Industrial Park. The addition of 800 people to our small area creates a public safety concern. The reason we are concerned about public safety is purely due to the increase in the number of people in a relatively small area with limited and delayed police protection.
- The Town of Spreckels has few amenities to support its current residents, much less an influx of 800 additional people. There is no gas station, convenience store, grocery store, coffee house, or retail shopping stores in walking distance. The nearest amenities are in Salinas at the intersection of Main and Blanco. The residents of Spreckels currently utilize these stores by driving about 3 miles into town. Future residents of this project would likely need to do the same, but potentially without cars and only on Sundays, per the *Initial Study*.
- The *Initial Study* states that the project will not house children, and therefore will not impact the capacities at our local elementary and middle schools. Prior to this statement, the study indicates that the housing will be occupied by H2A Visa workers and local agricultural employees at conventional occupancy. While “H2A workers” implies single individuals, local employees may include families with children. It is not clear from the *Initial Study* if single men/women will be residing in the housing or if families with children will be residing in the proposed housing. If children are permitted, then the school district must assess the viability of having increased attendance.

July 15, 2015

Michael J. Gray
P.O. Box 7333 (123 Fourth St.)
Spreckels, Ca 93962

RECEIVED
MONTEREY COUNTY

2015 JUL 20 PM 1:59

CLERK OF THE BOARD



DEPUTY

Board of Supervisors
168 W. Alisal, 1st Floor Clerk of the Board
Salinas Ca 93901

Dear Board of Supervisors,

I am a homeowner in the town of Spreckels, Ca. I am writing to you because I oppose the approval of the planned Tanimura and Antle Employee Housing Project Spreckels Industrial Park LLC File Number PLN 150371 as it is currently written. I have many concerns about this project, some of which are listed below.

- I think Tanimura and Antle should be required to get a full Environmental Impact Report before they can move forward with this project. It seems this is being fast tracked through the county without adequate oversight.
- Adding an additional 800 residents to the Spreckels service area will double the population of a town with No services. There aren't any restaurants, Stores, or Bus Stops. There is basically nothing for an additional 800 people without transportation to do. Don't we really owe our valuable agricultural workforce more than to be placed out in the middle of nowhere without access to services of any kind except a weekly trip into Salinas on a company bus.
- What would happen if this facility were moved? Imagine if Tanimura and Antle was a company that truly cared more about it's workers than it does about it's bottom line? What if this facility was simply moved 3.3 miles to the corner of S. Main Street and E. Blanco in Salinas Ca. Imagine these workers would not be hidden out in some field behind some trees and buildings they could actually become part of the community as they should. The employees could catch a Monterey Salinas Transit Bus anywhere in the county on S. Main St. in Salinas. Not to mention there are a multitude of restaurant and shopping choices in the area that they could easily walk to. This would allow them to not rely on Tanimura and Antle to provide them that one bus a week to town to go shopping. How many times a week do we go shopping? I don't

think this plan has been completely thought through I just think it is cheaper and more convenient for Tanimura and Antle.

- Tanimura and Antle states that these facilities will be for H2B seasonal workers coming only during the harvest season. What will Tanimura and Antle do with this million dollar plus facility in the off season? I would think they would want to put local workers in this facility. If that is the case their whole traffic study and the plan for only needing 72 parking spaces for 800 workers will go out the window. Because now they will need closer to 800 parking spaces. Now what happens in 3 to 5 years when this H2B program ends? Will this housing end up being low income?
- This is a company with thousands of acres of land that makes millions of dollars a year. They need these employees so desperately as does this whole county and industry. I think we owe them more than to be placed out in the middle of nowhere, behind some buildings and some trees so hopefully no one sees them, don't you? Perhaps eight people in a two bedroom apartment is too much.

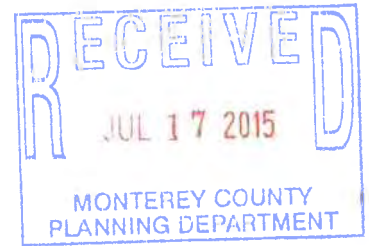
I have lived in this community for several years and my children go to school here. I originally moved here because it was a small town and I liked the fact that it really couldn't grow. Now it seems that Tanimura and Antle is doing whatever it can to subvert the process and get this project fast tracked.

Sincerely,


Michael J. Gray

Resident of Spreckels

123 P.O. Box 7333 (123 Fourth St) Spreckels, Ca 93962



July 15, 2015

Jeff and Rondel Premo
PO Box 7355 (76 4th Street)
Spreckels, CA 93962

County of Monterey
Resource Management Agency – Planning
Attn: Bob Schubert, AICP, Senior Planner
168 West Alisal, 2nd Floor
Salinas, CA 93901

Subject: Re: Tanimura and Antle Employee Housing Project (Spreckels Industrial Park LLC);
File Number PLN150371

Dear Board of Supervisors,

I am a citizen of the Town of Spreckels, and I am writing to you because I oppose the approval of the planned Tanimura and Antle Employee Housing Project(Spreckels Industrial Park LLC);
File Number PLN150371.

I have many concerns regarding this project, the most important are included below:

1) The downgrading of our town and the surrounding region to a large population of renters. Maybe this is actually the intent of T&A and the Monterey County Planning Commission; to have a neighborhood in this region of Monterey County with the density of rentals that the North and East Salinas areas have. Let us go to the nearest neighborhood in Salinas, with any higher number of rentals per capita than Spreckels already has, and evaluate what those neighborhoods are like. I have lived in Spreckels for 30 years and never have I seen more than 4 homes for sale at one time. At the moment we have 11 for sale in Spreckels. Many people, who purchased homes in Spreckels in order to live in a safe community to raise their children, no longer want to live here because they believe this project will make their little town unsafe. The homes will potentially be bought up by investors who do not live in Spreckels and do not care who lives in the homes. Everyone knows the rentals in Spreckels are not kept up as well and those lived in by the owners. Even though I am a resident of Spreckels for 30 years, I will seriously consider renting out my house, since at the moment, I cannot sell without taking a significant hit in my equity, which would have been my retirement. I believe the quiet, safe town will turn into just another rental community where people do not have pride of ownership.

2) The traffic impact on the small town of Spreckels. . The population of Spreckels will certainly double. It is unfathomable that adding 800 more people will not impact this little community. There certainly will be more cars than what the report has stated is "intended". Traffic is already an issue, both personal vehicles and semi-trucks that drive through even though they do not "intend" to.

3) The safety impact to Spreckels. My extended family lives in a very small town in North Dakota, much like Spreckels. The safety of the town has been severely impacted by the employee housing projects that were established to accommodate the laborers for the oil companies in the area. The nature of employee housing projects intended for single men are such that the men in them tend to live more reckless lives than those who are established in the town with their families and raising children. The laborers are here today and gone tomorrow with no concern for the established residents. People looking to capitalize on the desires of these men have moved in with services for these men and with that, they bring many law enforcement issues. Their little towns do not have the infrastructure to handle these issues and now these people are unsafe in their own neighborhoods. I will spare you the graphic details. They used to keep their doors unlocked, but that is over.

We bought our home in Spreckels in order to give our children a safe place to play, like the town I was born in. Our five children were able to roam and play with many neighborhood children and they often speak fondly of their childhood. Even though T&A says they call Spreckels "home", we do not see them raising their children or grandchildren in Spreckels. We are afraid if this project is approved and is established in our little town, the life our children enjoyed will be gone forever.

Sincerely,



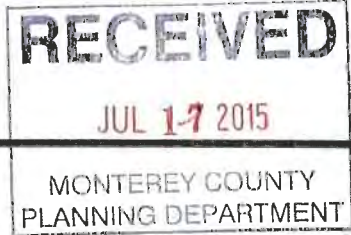
Jeff Premo



Rondel Premo

Resident of Spreckels
76 4th Street

Gonzales, Eva x5186



From: Amy Clymo [AClymo@mbuapcd.org]
Sent: Friday, July 17, 2015 2:57 PM
To: ceqacomments
Subject: Comments on Tanimura and Antle Employee Housing Project (Spreckels Industrial LLC) Mitigated Negative Declaration; File Number PLN150371
Attachments: MBUAPCD_comments_T&AHousingProjectMND.pdf

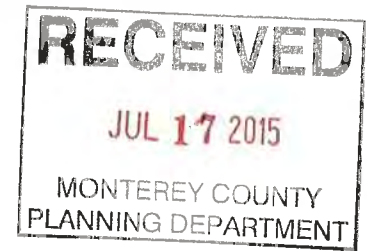
Please find the Monterey Bay Unified Air Pollution Control District's comments on the above-referenced project attached.

Thank you for the opportunity to review the document.

Amy Clymo
Supervising Air Quality Planner
Monterey Bay Unified Air Pollution Control District
24580 Silver Cloud Court, Monterey, California, 93940
Ph: (831) 647-9418 x227
Fx: (831) 647-8501
www.mbuapcd.org

July 17, 2015

County of Monterey
Resource Management Agency – Planning
Attn: Bob Schubert, AICP, Senior Planner
168 W. Alisal St., 2nd Floor
Salinas, CA 93901



Email: CEQAcomments@co.monterey.ca.us

SUBJECT: Tanimura and Antle Employee Housing Project (Spreckels Industrial LLC) Mitigated Negative Declaration; File Number PLN150371

Dear Mr. Schubert:

Thank you for providing the Monterey Bay Unified Air Pollution Control District (Air District) with the opportunity to comment on the above-referenced document. The Air District has reviewed the document and has the following comments:

- The air quality section on page 20 has the Air District's construction and operation CEQA thresholds transposed. For example, the only construction threshold is 82 lbs PM10/day and the operational NOx threshold is 137 lbs/day. Please update the tables with the correct construction and operation thresholds and update the emission comparisons to the thresholds to evaluate significance.
- The greenhouse gas analysis on page 29 is insufficient because it fails to address greenhouse gases. The text refers to carbon monoxide (CO) which is not a greenhouse gas. This section must be revised and the significance of greenhouse gases emitted from the project such as, carbon dioxide and methane, must be evaluated. The document should be re-circulated for public review of potential greenhouse gas emission impacts once this section is updated.
- The transportation section discusses a "low trip" activity scenario and assumes these onsite workers will not have cars. However, the project description does not state whether a store or other source of food will be available within walking distance of the project area. Therefore, it appears the "low trip" scenario could generate offsite non-work related trips, such as for food purchases, which should be considered in the analysis. It is not clear whether transportation will be provided for these types of trips or whether residents would need access to cars to travel offsite. Please clarify how the transportation analysis addressed offsite non-work trips for the workers living onsite.

Please let me know if you have questions, I can be reached at aclymo@mbuapcd.org or (831) 647-9411.

Best regards,



Amy Clymo
Supervising Air Quality Planner