

Exhibit G

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Agricultural Employee Housing Facility Plan

21.66.060 - Standards for agricultural employee housing.

- A. Purpose. The purpose of this section is to provide the minimum standards for the application and development of agricultural employee housing.
- B. Applicability. The regulations of this section are applicable in those zoning districts which allow agricultural employee housing.
- C. Regulations.
 - 1. Development of agricultural employee housing is subject to the following requirements, based on the size of the facility and the zoning district of the subject property:
 - a. In the Farmlands, Rural Grazing and Permanent Grazing Zoning Districts, agricultural employee housing consisting of not more than thirty-six (36) beds in a group quarters or twelve (12) units or spaces designed for use by a single family or household is an allowed use;
 - b. In the Farmlands, Rural Grazing and Permanent Grazing Zoning Districts, agricultural employee housing consisting of thirty-seven (37) or more beds in a group quarters or thirteen (13) or more units or spaces designed for use by a single family or household shall require a Use Permit.
 - 2. Prior to the issuance of a Use Permit for agricultural employee housing exceeding twelve (12) units or thirty-six (36) beds, the operator of the agricultural employee housing facility shall submit a facility plan to the Planning Director consisting of the following information:
 - a. Entity responsible for housing maintenance and up-keep;
Rio Vista Group LLC
PO Box 4500
Salinas, CA 93912
 - b. Description of whether the housing will be used on a permanent, temporary, and/or seasonal basis;
The housing project would be occupied primarily during the Salinas Valley harvest season from April through November.
 - c. Total number of people to be housed on-site at any one time;
Housing would be designed to accommodate up to 480 agricultural employees without dependents. Each apartment unit would be suitable to house eight individuals.
 - d. Description of the housing, including whether the structures will be permanent and/or temporary, intended as units for families, one person, or several persons, and cost of the units and utilities to the laborers;
The proposed project consists of the construction of four (4) two-story permanent apartment style buildings on the 3.41 acre property, consisting of 60 apartment units, two (2) laundry facilities, one (1) manager unit, one (1) recreation room. The housing would be available for agricultural employees.
 - e. Location of where the employees will work;
The agricultural employees will be dispersed throughout the agricultural fields Monterey County

- f. Assessment of how much water will be used by the proposed development and description of how water is proposed to be supplied to the housing, including water source location and type, water quality, water quantity, and storage; and

The Pajaro/Sunny Mesa Community Services District (PSMCSD). The District was created by the Monterey County Local Agency Formation Commission (LAFCO) with the consolidation of Pajaro Community Services District, the Sunny Mesa Water District, and Monterey County Service Area No. 73. The District is a public agency governed by a five (5) member Board of Directors that serves without compensation. A "Can and Will Serve" letter has been issued by (PSMCSD).. The proposed project would be connected to the existing water system. The proposed maximum occupancy is 481 beds. Assuming 50 gallons per person per day (based on the current plumbing code target for indoor water use), 481 persons would generate an average of 24,050 gpd.

- g. Description of the sewage disposal method, such as septic systems, to be used to service the housing.

The Pajaro County Sanitation District (PCSD) was formed in 1946 to provide a community sewer system that replaced the individual septic tank systems that served homes and businesses in Pajaro until that date. Today PCSD serves the two non-contiguous communities of Pajaro and Las Lomas and some residential enclaves along Salinas Road. The services of the district are limited to the collection of domestic sewage only. Area wastewater is transported to the City of Watsonville wastewater treatment plant in Santa Cruz County. The district does not have its own staff. Staffing and management of the district is provided by the Monterey County Public Works Department. The City of Watsonville has an agreement with PCSD to provide sewer service to the Pajaro Community. The City of Watsonville has stated PCSD has excess capacity for future developments. The infrastructure of the district consists of underground sewer lines traversing 20.2 miles and 6 lift stations. The lift stations pump contained wastewater from Las Lomas to Pajaro and then to the Watsonville wastewater treatment plant on Riverside Drive directly south of the Watsonville city limits where it is treated. Staff states that sewers and lift stations are now in good condition. The proposed project would be connected to the existing wastewater system. PCSD has stated they will provide a "can and will serve" letter to provide sanitary sewer service, provided certain conditions are met by the by the development. The PCSD sanitary sewer capacity and service is conditioned upon a professionally prepared sanitary sewer capacity study as outlined in the letter dated July 30 , 2021 by Lynette Redman. Upon review and confirmation of the Sewer Capacity study PCSD will provide a formal "can and will serve" letter.

3. 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:
 - a. There must be adequate water and sewer available to service the development, as determined by the Director of Environmental Health.
 - b. The housing must be located off prime and productive agricultural land, or on the parcel where no other alternatives exist on site, on the least viable portion of the parcel.
 - c. The development shall incorporate proper erosion and drainage controls.
 - d. Enclosed storage facilities shall be provided for each housing or dwelling unit.
 - e. Laundry facilities, including washers and dryers, shall be provided on-site.
 - f. The site design of the facilities shall be subject to the approval of the Director of Planning.
 - g. The development of more than twelve (12) dwelling units shall require inclusion of recreation facilities and open space, proportional to the amount and type of facilities to be provided. 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.

- h. The development shall be landscaped pursuant to a landscaping plan approved by the Director of Planning prior to issuance of building permits for the facility.
 - i. All recreational areas and landscaping shall be installed prior to occupancy of the facilities. Landscaped areas shall be maintained.
- D. When applicable, Use Permits for agricultural employee housing may be conditioned to expire at a time to be specified by the Appropriate Authority at the time of Use Permit approval. Renewal of the Use Permit shall require on site inspections by the Planning Department and Health Department, prior to public hearing, to assess compliance with the previous conditions of approval.

(Ord. No. 5177, § 56, 5-24-2011; Ord. No. 5135, § 146, 7-7-2009)

Editor's note— Ord. No. 5177, § 56, adopted May 24, 2011, changed the title of Section 21.66.060 from "Standards for farm employees and farm worker housing" to "Standards for agricultural employee housing." The historical notation has been preserved for reference purposes.

Project Referral Sheet

Monterey County HCD Planning
1441 Schilling Pl South 2nd Floor
Salinas, CA 93901
(831) 755-5025

TO: FIRE DEPARTMENT
PUBLIC WORKS
PARKS DEPARTMENT

HEALTH DEPARTMENT
WATER RESOURCES AGENCY
OTHER: **Planning**

PLEASE SUBMIT YOUR COMMENTS FOR THIS APPLICATION BY:
Monday, November 15, 2021

Project Title: KALL ROBERT E & JANET ROSE (RIO VISTA GROUP LLC)

File Number: PLN210152

File Type: PC

Planner: ARCHBOLD

Location: 51, 53, 55 & 57 SUSAN ST ROYAL OAKS

Assessor's No: 117-361-016-000

Project Description:

Combined Development Permit consisting of: 1) a Use Permit to allow the construction of four (4) 16,286 square foot apartment buildings totaling 60 units for agricultural workforce housing and 1 manager unit; and 2) a Variance to allow lot coverage exceeding 5%. The property is located at 51, 53, 55 & 57 Susan Street, Royal Oaks (Assessor's Parcel Number 117-361-016-000), North County Area Plan.

Status: COMPLETE/ **INCOMPLETE** (highlight/circle one)

Recommended Conditions:

**IDR COMMENTS ARE DUE
WEDNESDAY, NOVEMBER 10TH**

884 DUE DATE IS NOVEMBER 12TH

Planning Services reviewed the application and deemed it incomplete for the following reasons:

- Please illustrate a 15 feet setback from the toe of the levee

Response: Refer to sheet A1.1, C1.3 and C1.6 for setback. 15'-5" provided from toe of the levee

- Fuel Management Plan as requested in the application checklist containing the following:
 - "Green Zone" (0-30 feet) – Illustration on plans for maintaining vegetation (native and proposed) within 30 feet of all proposed structures/facilities.
 - Coordinate with Landscape Plan
 - "Management Zone" (30+ feet). Illustration on plans showing maintenance of vegetation up to 100 feet from all proposed structures, or to the property line, whichever is closer. In very high fire hazard severity zones, greater distance may be required by the local Fire Authority.

Response: Refer to updated Landscape plans sheet L1.2 showing "green zone" and "management zone". Entire parcel is improved with hardscape or landscape. Project is not considered to be in a high Fire Hazard Zone.

- Recreation Plan
 - Please include square footage of Multi-use play court striped for 3-point play basketball and volleyball

Response: Square footage of Multi-use play court is 2,863 sf and square footage has been listed in the Recreation Plan Legend.

- Describe the Looped ¼ mile fitness pathway further:
 - Does the looped ¼ mile fitness pathway contribute to open space coverage total?
 - If so, how much?

Response: The looped ¼ mile fitness pathway contributes 4,552 sf of space to the Open Space Area total. Fitness pathway square footage is listed in the Recreation Plan Legend.

- Will the ¼ mile fitness pathway have any sort of markers on the ground indicating it as a pathway for running purposes?

Response: Fitness pathway will be marked on paving around site.

- The Indoor recreation rooms with table and chairs for table games and small events are listed underneath the total “Open Space Provided” area.
 - Please list both Recreation facility space square footage and Open Space square footage
 - Note: Recreational rooms shall not be counted toward the “Total Open Space Provided” square footage

Response: Recreation Room square footage is not included in Open Space Area square footage. See Legend for Recreation Room square footage. 975 sf

- Informal Sports and recreation open space turf area is not indicated on the plans and listed on the legend. Was this a mistake? Please remove if unnecessary.

Response: Informal sports and recreation turf area square footage has been listed in Legend and is identified on plans by distinct hatch pattern.

- Please list the square footage described as “Open Space” in between buildings A and C and between buildings B and C.

Response: Open Space area between building A and C is 1,140 sf.
Open Space area between building B and C is 1,125 sf.

- Inadequate Long-Term Water Supply
 - Please work with the Environmental Health Bureau to address concerns regarding an increase in water use to meet a Long-Term Sustainable Water Supply Findings

Response: Refer to attached technical memorandum provided by Schaaf & Wheeler dated 11/22/2021 summarizing water and sewer demand for the proposed project. The proposed project will decrease water use from the current average water use for row crop production.

- Storage Lockers:
 - Currently only 6 lockers are shown for 8 beds, please demonstrate on site plans that there is at least 1 enclosed storage facility per person

Response: Each apartment is 2 bedroom. Each bedroom has 4 beds / 4 occupants per bedroom. Each bed will have a storage locker located under the bed for each occupant. The storage lockers in the kitchen area are double tier lockers. 4 lockers on the bottom and 4 lockers on the top. 8 total lockers provided.

Updated A2.4 – added lockers under each bed and noted stacked lockers in the kitchen

- According to 21.66.060.2.g - facilities shall require children's play equipment
 - Please include children's play equipment in the plans or indicate in facility plan that no children will reside in the building

Response: Refer to the project description. No children will reside at the site.

*“Rio Vista Group LLC would make the housing available for agricultural employees, and the housing would be designed to accommodate a maximum of 480 **agricultural employees without dependents**. Each apartment unit would be suitable to house up to eight individuals”.*

- Facility Plan
 - Please indicate the cost of units and utilities to the laborers

Response: The proposed project consists of the construction of four (4) two-story permanent apartment style buildings on the 3.41 acre property, consisting of 60 apartment units, two (2) laundry facilities, one (1) manager unit, one (1) recreation room. The housing would be available for agricultural employees. The project will be made available to Domestic and H-2A temporary agricultural workers. Under the DOL requirements for employee housing employers must provide housing at no cost to H-2A workers and my charge “reasonable cost” to the employer of furnishing the employee with board, lodging, or other facilities inclusive of cost for operation and maintenance per Title 29 Part 531 – Wage Payments Under the Fair Labor Standards Act of 1938.

More information may be required as updated information is received, and if plans change based on comments in this letter. Please let me know if you have any questions on this.

Sincerely,

Shawn Archbold
Assistant Planner
Housing and Community Development
County of Monterey