

Attachment A

This page intentionally left blank.

ATTACHMENT A 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. Indoor 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 an agricultural 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 buses, 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 agricultural employees within the Salinas Valley. One of the causes of the labor shortage is 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.

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.

Figure 1: Conceptual Plan

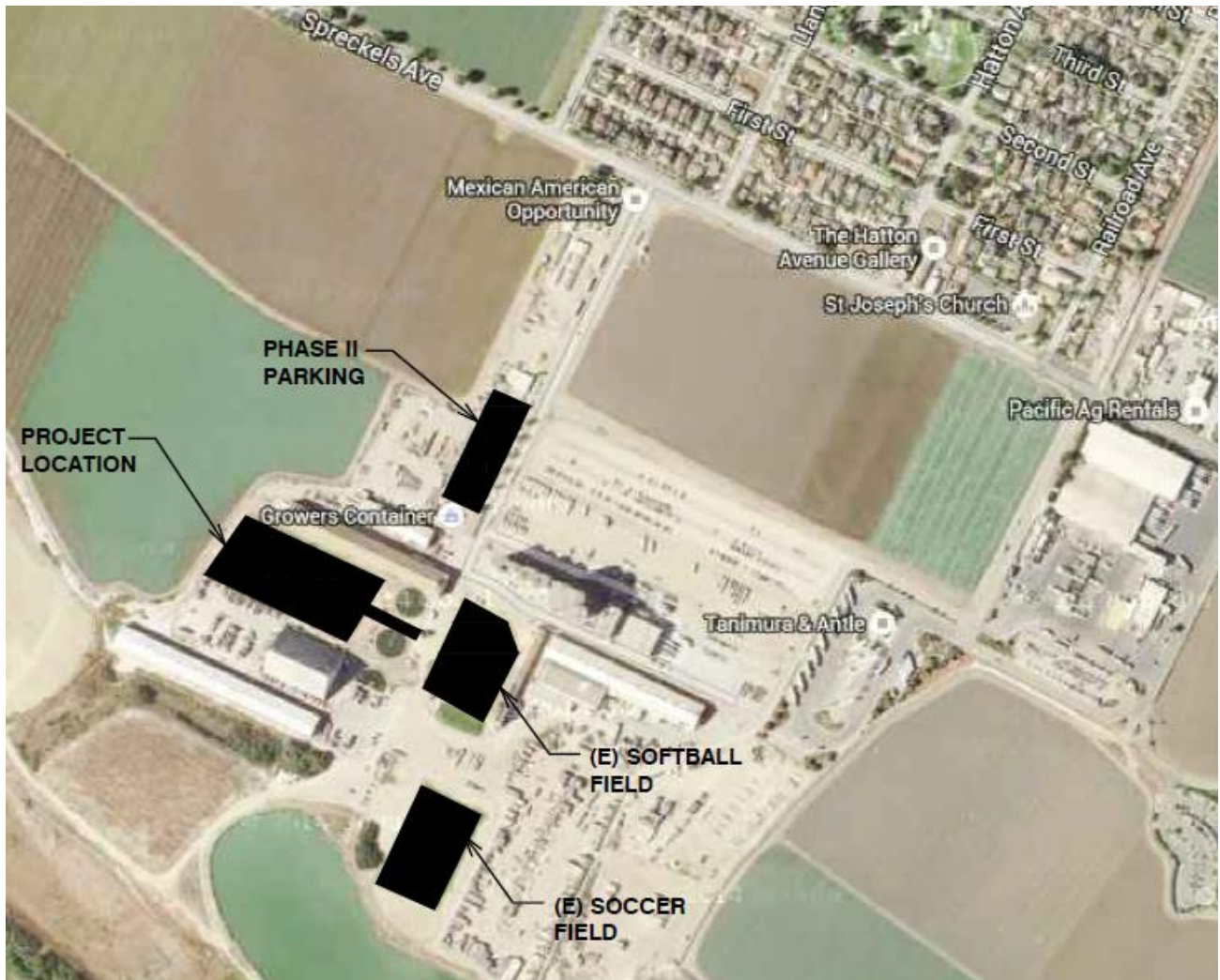


Figure 2: Aerial Simulation



Project Analysis

General Plan and Zoning Ordinance Consistency

County staff reviewed the proposed project for consistency with the 2010 General Plan and the Greater Salinas Area Plan. The proposed project was determined to be consistent with the General Plan and the Greater Salinas Area Plan, specifically in regard to General Plan policies AG-1.6, AG-1.2 and PS-3.1 and policies GS-1.8 and GS-1.9 of the Greater Salinas Area Plan.

The proposed project was also reviewed for consistency with the Zoning Ordinance (Title 21 of the Monterey County Code (MCC)). The proposed project was determined to be consistent with the Zoning Ordinance, specifically in regard to development standards for agriculture employee housing (MCC Section 21.66.060), the development standards for the Agriculture Industrial Zone (MCC Chapter 21.24), and parking requirements (MCC Section 21.58.040).

Design

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.

This site is in a Design Control district “where the design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual

integrity of certain developments without imposing undue restriction on private property.” (MCC, section 21.44.010.) The building design is appropriate for the location and context. The surrounding buildings are industrial with no consistent design theme. 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). The Spreckels Design Committee discussed consistency with the design theme of the town of Spreckels.

Figure 3: Visibility from Spreckels Boulevard



There are four designated activity areas on the site plan. These will include seating areas and 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.

Public Services

A. Water

Water service to the subject property is provided by Spreckels Water Company. The applicant has 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. However, the company is unable to meet the storage capacity requirement based on existing demand. To be in compliance with the storage capacity requirements, the Spreckels Water Company is currently moving forward

with the design and construction of a new well, expected to be completed in March 2016. . 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.

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 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 180,000 gpd capacity of the WWTP. It is not conclusive whether any operational changes are needed to the facility. No expansion will be required, it may be that some new equipment be installed.

Concern has been raised that mitigation for the WWTP is vague because it does not identify what improvements are necessary and is thus deferred mitigation. Mitigation Measure 17.1 has been rewritten in consultation with the Regional Water Quality Control Board (RWQCB) to require that a new aeration system be installed and the existing reclamation pond be disced or ripped to allow better percolation. These requirements will be installed at the expense of the applicant. This approach gives a very clear expectation of what is required, and addresses the appellant's concern that the previous mitigation was tantamount to deferred mitigation.

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 based on 800 residents with no automobiles (all H2A workers), or with 200 of the residents having automobiles.

Although the "High Trip Activity" scenario (200 residents having automobiles) 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, Mitigation Measure 16.1 (Condition 37) will insure that not more than 200 residents with vehicles live in the facility. Tanimura and Antle will 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. The amenities that are offered at the project site for the agricultural employees exceed the amenities of Spreckels Memorial Park.

Hazardous Materials

1. Soils. 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 (Condition 17) 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 is required to 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 facilities on the property include two separate and distinct ammonia cooler facilities. 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. The second cooler is permitted as EHB Facility No. FA0813309 and is located approximately 2,200 feet from the proposed project site. 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 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 (Condition 15) 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; and 3) Mitigation Measure 8.3 (Condition 16) requires the applicant to prepare a Business Response Plan (BRP) for the operation of the cooler facility.

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, except to deliver equipment to and from the site, 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. A change to this project description would require an amendment to the permit, and this conclusion would need to be re-evaluated (see Condition 13).

Environmental Review

Monterey County, as Lead Agency, prepared an Initial Study and Mitigated Negative Declaration (IS/MND) for the proposed project (**Attachment 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. 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. The County considered the comments received, and they did not alter the conclusions in the IS/MND.

Comments from the Public

Summary of Public Comments in Opposition of Project (see Attachment H):

- 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
- 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 Attachment H):

- Currently a shortage of agricultural employee housing in the area – This project addresses that need.
- In recent years, agricultural employee housing shortage has led to large quantities of produce going un-harvested and left to waste in the fields.
 - Project provides safe, clean and comfortable housing for agricultural employees
 - 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. Project site is not visible from the town of Spreckels As proposed, project design

and amenities will “raise the bar” of “farmworker housing” Project fits is well with County’s general plan with regard to clustered housing for labor Agricultural employees housed in central location cuts down on traffic and congestion caused by decentralized housing Project site takes no agricultural land out of production Worker housing has been a part of Spreckels life for 117 year – Not something new.

APPELLANT’S CONTENTIONS AND STAFF RESPONSES

The Appellant contends that the findings or decision or conditions of the Planning Commission’s approval of the Combined Development Permit on July 29, 2015 are not supported by the evidence and the decision was contrary to law (**Attachment C.**) The Appellant’s specific contentions and responses to each contention are in Finding 8 of the draft Board Resolution (**Attachment B**).