

12-13-22

Susan St. Agricultural Employee Housing

Pajaro, Monterey County

Approved/
Supported
by:



GOALS AND OBJECTIVES

GOAL

- Provide a quick overview of the community need for this project type
- Review the proposed Project, its operator, and how the project was shaped by community feedback
- **Differentiate fear vs. fact** - Highlight the technical information which verifies this project safe

OBJECTIVE

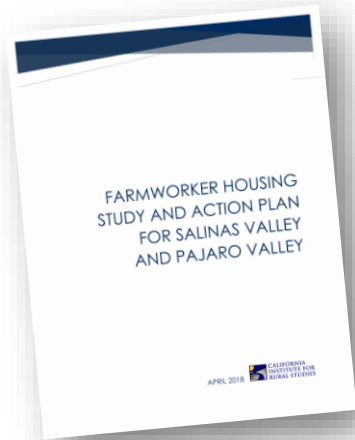
- Reach a vote on the Project by the end of this Board of Supervisors Meeting

ADDRESSING A HUGE NEED IN THE COMMUNITY

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

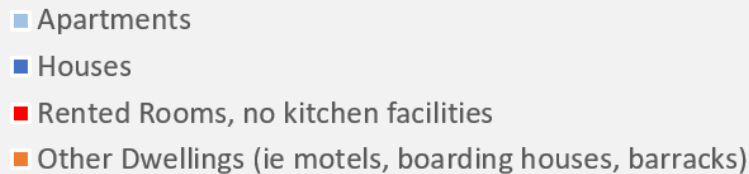
AMBAG has assigned Monterey County (unincorporated) **3,326 units** for the 6th Cycle RHNA allocation

FARMWORKER HOUSING STUDY and ACTION PLAN – SALINAS PAJARO VALLEY AREAS



Agricultural Employee Housing Types*

Over 30% of farmworkers reside in sub-standard housing



55% of the region's agricultural workers live in **crowded dwellings****

22% reside in **extremely crowded dwellings****

*Farmworker Housing Study and Action Plan for Salinas Valley and Pajaro Valley, <https://www.co.monterey.ca.us/home/showdocument?id=63729>

**The Real Cost Measure Study by United Way Monterey County

A TRACK RECORD OF SUCCESSFUL PROJECTS

AG HOUSING PROJECTS BUILT TO DATE THROUGHOUT THE COUNTY



Susan St Proposed Project

45 ~~60~~ Units
360 ~~480~~ people housed

Casa Boronda

75 Units
600 people housed

Harvest Moon

150 Units
1,200 people housed

Spreckels Crossing

100 Units
800 people housed

Greenfield

60 Units
480 people housed

15 additional units under construction for spring 2023
30 additional units to be completed in future

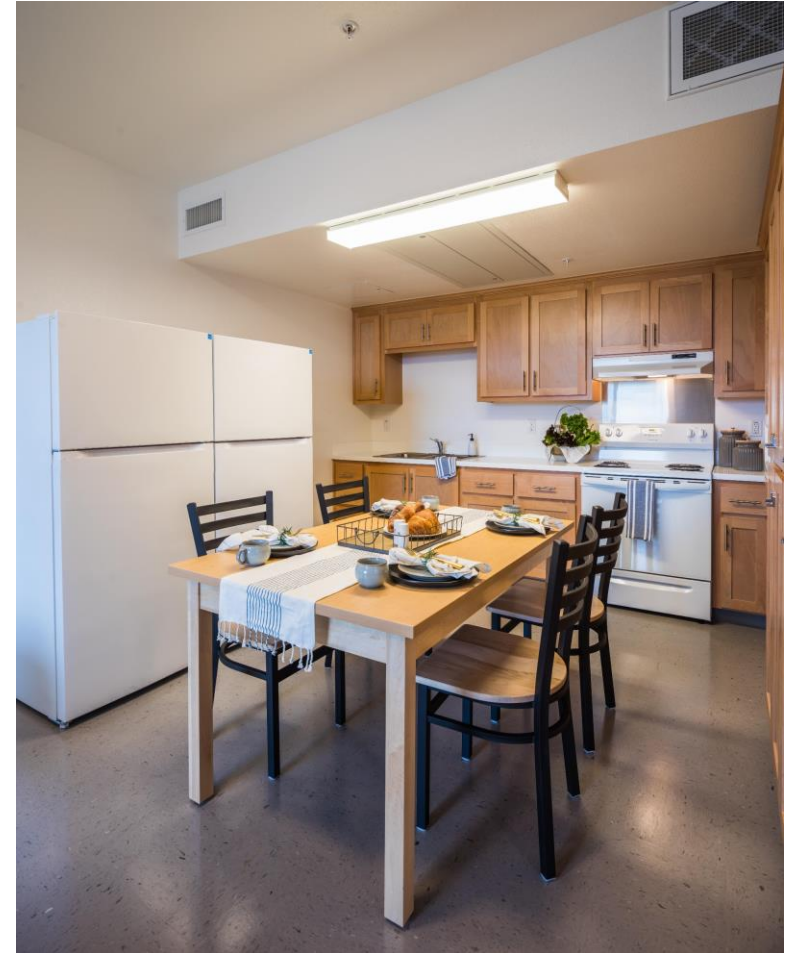
MODELED AFTER PRIOR SUCCESSFUL PROJECTS

Spreckels Crossing Example



QUALITY INTERIORS

525 Third St., Greenfield Example



LOCAL OWNED AND OPERATED

LOCAL OPERATOR



- Operated by Premium Packing - Over 70 years of history in the area
- Large workforce in the area, **concentrated in North Monterey County**
 - Premium Packing worksites are spread throughout the tri-county area but **the majority of the fields are in North County area – Castroville, N. Salinas, Etc.** Premium Packing's South County and Hollister operations are mainly limited to a small selection of organic farms.

FUNDING

- This project is entirely privately funded. **\$0** of government funding/tax credits/grants are being used

COMMUNITY PARTICIPATION

NEIGHBORHOOD "OPEN HOUSES"

2 "open houses" held

Bilingual information (examples at right)

Ownership available for questions

Translation services available

PUBLIC HEARINGS

- LUAC Meeting
- Agricultural Advisory Committee
- February 2, 2022 – Planning Commission
- March 16, 2022 – Planning Commission
- September 28, 2022 – Planning Commission



Traffic & Street Size

Tráfico y tamaño de la calle

Traffic Engineer's Report - Summary Points
Informe del Ingeniero de Tráfico - Puntos de Resumen

- Existing traffic trips - about 400 vehicles per day
- Project will generate about 145 additional daily trips
- Of these, 100 additional trips - about 100 additional daily trips would be generated for a total of 545 trips per day.

"Susan Street meets the standards for a Tertiary Street, which can accommodate up to 1,000 vehicles per day. It is anticipated that Susan Street will carry about 1,400 vehicles per day assuming the Project is used as standard apartments." (Traffic Engineer Letter). If used as an ag housing project, the project will result in a total of about 545 trips per day, or 55% of capacity of this type of road.

Transporte proporcional para el estándar en subdivisiones residenciales en gran medida el impacto del tráfico en el vecindario.

50 people on a bus / 50 personas en un autobús

Current road use - 40% of capacity
Proposed road use - 55% of capacity
Use actual de la carretera - 40% de capacidad
Uso propuesto de la carretera - 55% de capacidad

Standard Monterey County detail

Site Circulation & Access

Circulación y Acceso al Sitio

Looped Site Layout

The site is laid out to provide a complete network of paths - this ensures that buses, trash trucks, and other large vehicles have a way to turn around without obstructing Susan St.

El sitio está diseñado para proporcionar una red completa de caminos para vehículos en la propiedad. Esto asegura que autobuses, camiones de basura y otros vehículos grandes tengan una forma de dar vuelta sin obstruir Susan St.

Sidewalk Improvements in Existing Neighborhood

Fill in gaps in existing sidewalks to ensure pedestrian safety

Flooding & Drainage

Inundaciones y Drenaje

Buildings Will be Installed Above the Flood Elevation

Inundaciones y Drenaje (los edificios se instalarán por encima de la elevación de inundación)

Flood Elevation = 3 Foot
New Housing Finished Floor = more than 2 feet above flood elevation
Elevación de inundación = 3 pie
Fis terminado de vivienda nueva = más de 2 pie por encima de la elevación de inundación

Improving the Current Conditions on Susan St.
Mejorando las condiciones actuales en Susan St.

New drainage systems will be installed in Susan St. to ensure that water that does not currently have a way to enter the storm drain system.

Se instalarán un nuevo Sistema de drenaje en Susan St. cerca de la entrada del proyecto. Mantendrá el agua que actualmente no tiene una forma de ingresar al sistema de drenaje.

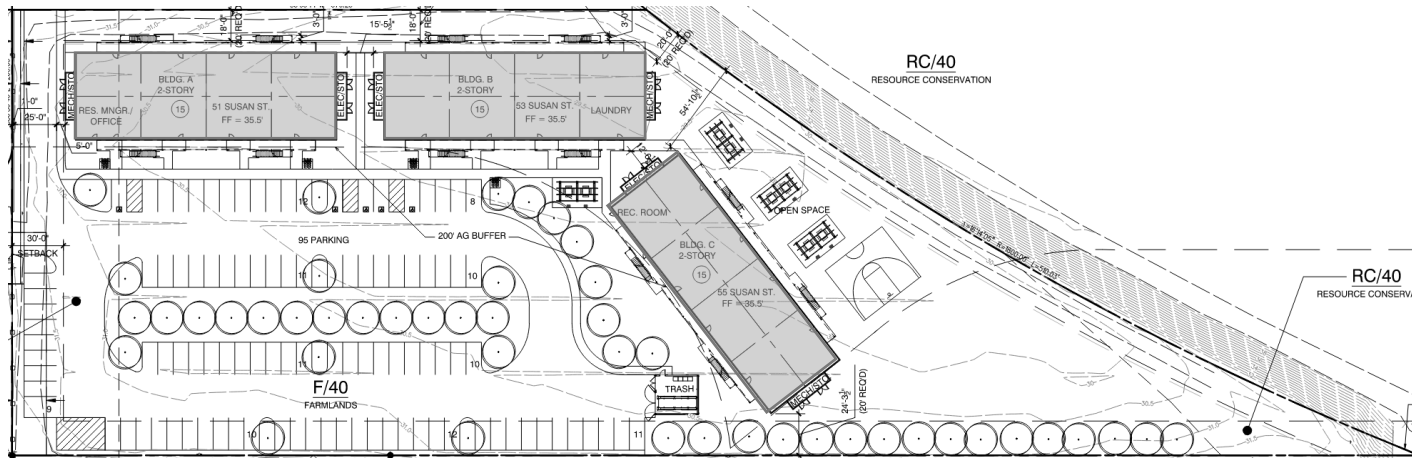
Ensuring Project Does Not Create New Hazards for Susan St.
Asegurando que el Proyecto no crea nuevos peligros para Susan St.

Retention system generate runoff is returned to the ground without leaving the site

Los Sistemas de Retención aseguran que el agua que es drenada a la tierra sin salir del sitio

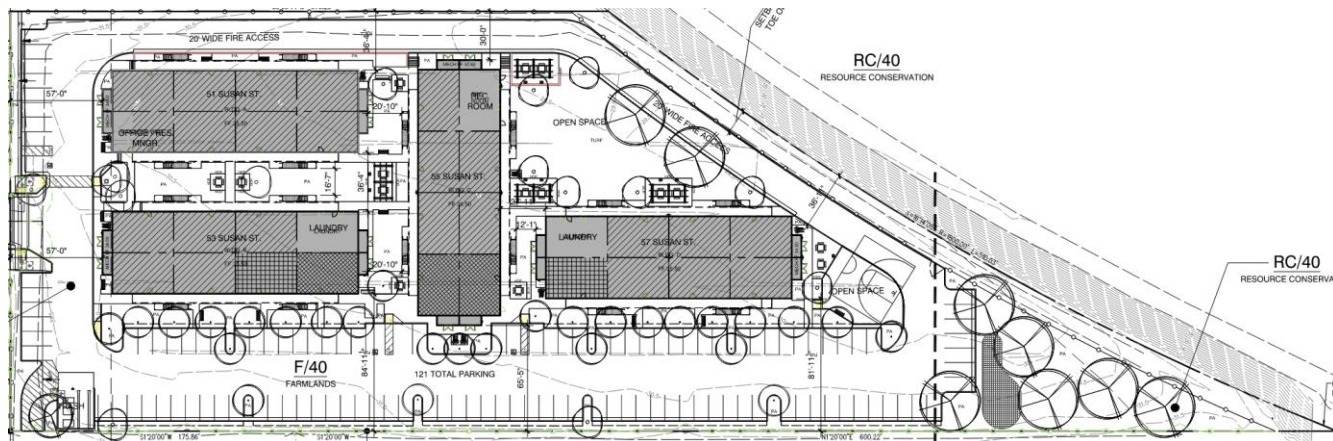
A PROJECT SHAPED BY COMMUNITY FEEDBACK

CURRENT



45 units

ORIGINAL



60 units

A PROJECT SHAPED BY COMMUNITY FEEDBACK

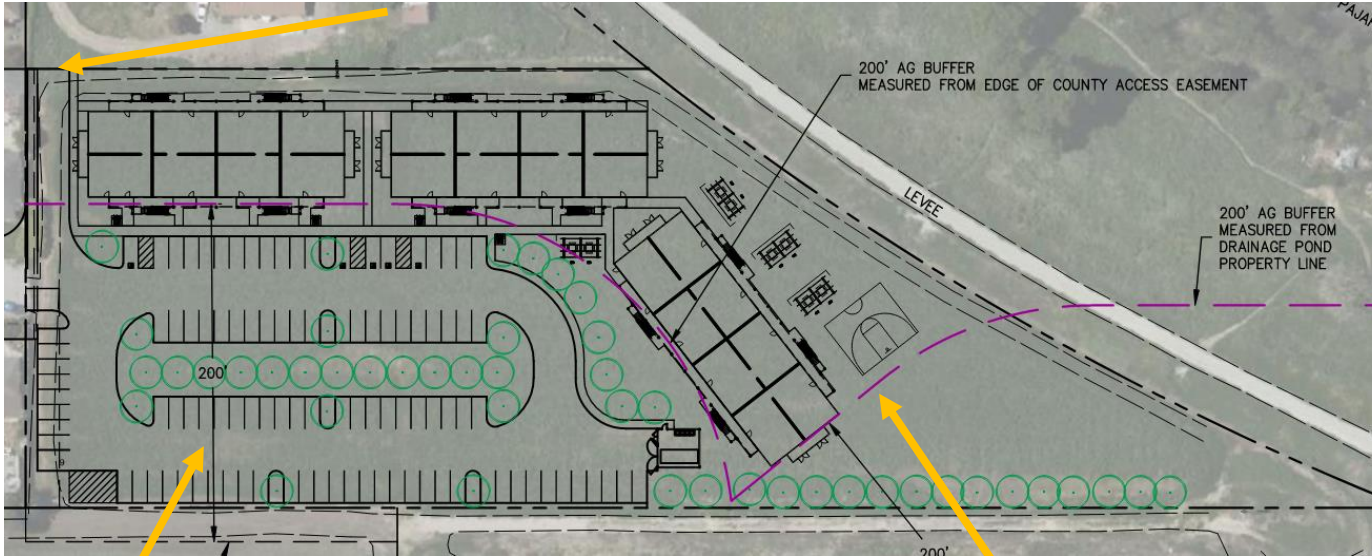
KEY HIGHLIGHTS of CHANGES

Potential for future access

- Driveway at north side provided up to adjacent lot line

25% reduction in units

- Less traffic
- Less resource use



Looped site circulation retained

- Allows busses and large trucks (trash, emergency) to operate without impeding Susan St.

200 ft ag buffer

- Provided based on feedback from adjacent neighbor and Agricultural Commissioner

WHY SUSAN ST?

“SOMEWHERE ELSE” and **“OVER THERE”** ARE *INCREDIBLY* HARD TO FIND

COMMUNITY PLAN AREA LOCATION



“The property is located at the northeastern edge of the **Pajaro Community Plan area** as show in figure CA5 of the 2010 General Plan. Community Plan areas are a priority for development in the General Plan.”

SUITABLE ZONING

- Zoning is F-40
- Agricultural worker housing is allowed with a Use Permit in F zones

SUITABLE INFRASTRUCTURE

It is incredibly difficult to find sites like Susan St., which have access to utilities and roads

PUT HOUSING NEAR HOUSING

- It is ideal to put new housing next to existing housing, where community and services already exist.
 - Consistent with neighborhood: Nearby Gonda St. Accommodates an apartment complex adjacent to single family homes

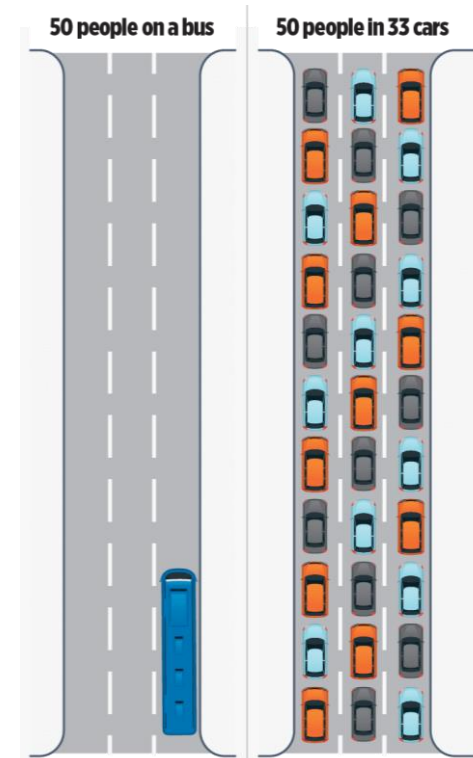
BUS OPERATIONS IMPROVE TRAFFIC FLOW

525 THIRD ST. GREENFIELD TRAFFIC COUNTS

- Traffic counts conducted at 525 Third St. Greenfield apartment project
 - Study done during a peak season day - June 22, 2022
 - Project 25% larger than Susan St. project - 60 apartments + 1 manager apartment

BUSES IMPROVE THE TRAFFIC OPERATIONS

- **Employer provided bus transportation** greatly reduces the impact of traffic on the neighborhood
- Off- hours travel - **“Only 2 buses per hour occurred during the street peak period between 4 PM and 6 PM”** (Higgins Letter dated July 1, 2022)



ACCEPTABLE TRIP LEVELS ON SUSAN ST

TRAFFIC ENGINEER'S REPORT – SUMMARY POINTS

- Existing traffic trips - about 400 vehicles per day
- Project would generate about 131 (based on Greenfield Study) additional daily trips

← Current road use – 40% of capacity

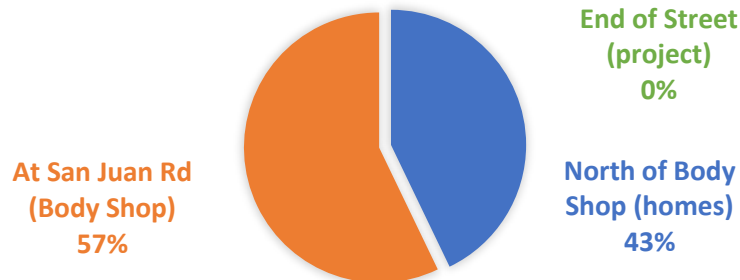
If used as an ag housing project as proposed, the project will result in a total of about 531 trips per day (400 existing + 131 new), or 53% of capacity of this type of road.

← Proposed road use 53% of capacity

“Susan Street meets the standards for a Tertiary Street, which can accommodate up to 1,000 vehicles per day. It is anticipated that Susan Street will carry about 850 vehicles per day assuming the Project is used as standard apartments.” (– Traffic Engineer Letter)

(if used as standard apartments, **a change to the use permit would be required.** It would add about 450 additional daily trips would be generated for a total of 850 trips per day)

EXISTING SUSAN ST. TRAFFIC + NEW TRAFFIC

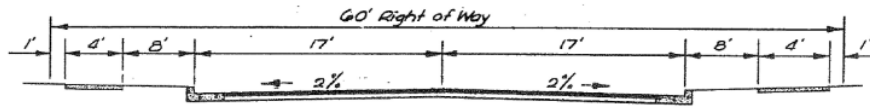


Location on Susan Street	Existing ADT (% of Capacity)	Existing + Original Project (% of Capacity)	Existing + Reduced Project (% of Capacity)
At San Juan Road	400 (40%)	575 (58%)	531 (53%)
North of Body Shop	300 (30%)	475 (48%)	431 (43%)
End of Street	0 (0%)	175 (18%)	131 (13%)

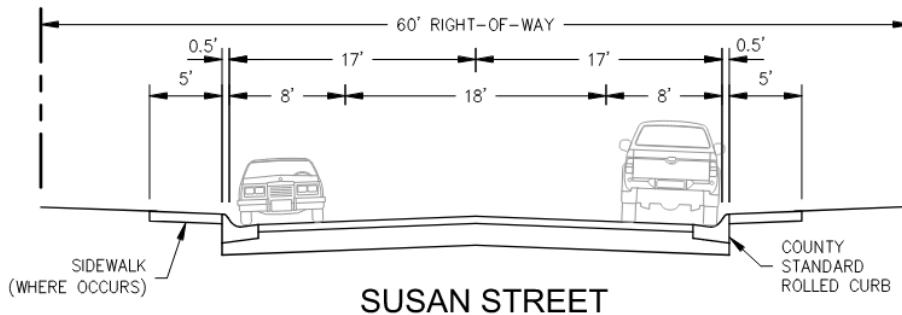
Table 1, Keith Higgins Letter dated 11-11-22

PROPERLY SIZED STREET

STREET WIDTH DETAILS



TERTIARY STREET
FROM MONTEREY COUNTY STANDARD DETAIL #2



SUSAN STREET

(Exhibit J, Attachment 2, Attachment 4)



Vehicles can easily park with the outside wheel at the back of the rolled curb, which is often done along Susan Street. This type of curb can add 6 inches to the street width for **a total effective width of 35 feet** if provided on both sides of the street. However, **to be conservative**, the street width only includes the distance from the face of curb to 6 inches inside the rolled curb, which indicates an **effective width of 34 feet**

BUS WIDTH

- Buses are 8 feet wide with an additional 18 inches of mirrors for a total outside dimension including mirrors of about 9 feet, 6 inches.

EMERGENCY EGRESS

525 THIRD ST. GREENFIELD TRAFFIC COUNTS

- Emergency Plan prepared by facility operator
- Residents will be trained in emergency procedures during their employee onboarding process

EMERGENCY ACCESS CONFIRMED WITH RELEVANT COUNTY OFFICIALS **PRIOR TO FIRST SUBMISSION**

- Discussed with Public Works and North County Fire Official
- Question and answer format emails were exchanged- see excerpt of most pertinent exchange:
 - **Q:** Provide analysis that Susan Street travel width is adequate to accommodate existing on street parking and ingress and egress for emergency vehicles?
 - **A:** Please refer to section Monterey County FIRE001 - ROAD ACCESS. Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. Susan St. currently meets this standard.

WATER USE VERIFIED

HISTORIC WATER USE ON THIS PARCEL

- Parcel uses water from a well that serves more than the subject parcel (“Miller Parcel”)
- There is no conclusive way to determine exact historical ag water use on the project parcel.
- Lakeside Organics, who farmed the site, provided a letter estimating their use per year:

The three crops we grew, and the water used are as follows:

- 1) Celery (2 Acre/Feet Per Acre Per Cycle)
- 2) Spinach (1 Acre/Feet Per Acre Per Cycle)
- 3) Brussels Sprouts (2.25 Acre/Feet Per Acre Per Cycle).

- Published data was then used to double check approximate historic use on the site for reasonability.

CONFIRMATION BY MONTEREY COUNTY WATER RESOURCES AGENCY (MCWRA)

- Comments received in preparation for a previous Planning Commission Hearing asked that the water use total of 5.25 AF per acre be reconciled against the Monterey County Water Resources Agency Annual Groundwater Extraction Summary (GEMS) Report
- This exercise was conducted as requested by Staff.
- MCWRA / Staff concluded that a water use total of 5.25 AFY per acre is consistent for this parcel with 3 crop rotations.



**MCWRA Confirmed
water use is
reasonable based on
their Annual GEMS
report**

WATER USE – Cont'd



November 17, 2021

To whom it may concern,

Lakeside Organic Gardens is the largest family-owned and operated solely organic vegetable grower/shipper in the USA. Producing over 45 commodities year-round, they are committed to being 100% organically grown in California and ship across the USA and Canada. Lakeside Organics produce is sold nationwide and into Western Canada through distributors, national chain grocers, and processors.

Lakeside Organic Gardens has been farming the Miller Ranch at the end of Susan street in Pajaro, CA for the past 4 years. On an annual basis there are several factors that attribute to the yield and crop selection variety to be harvested. These factors can be grouped into three categories which are technological, biological and environmental variations.

I have been asked to provide a crop history of what we grew on the blocks proposed to be considered for development on APN# 117-361-016-000. Estimated water calculations are based upon nozzle flow rates, operating pressure, irrigation pipe size, run times and number of cycles for each specific crop cycle. In a typical year on average, we have 3 cycles / turns of crop on the blocks associated with this parcel. The average total water consumption on an annual basis uses 5.25 Acre Feet Per Acre per year.

The three crops we grew, and the water used are as follows:

- 1) Celery (2 Acre/Feet Per Acre Per Cycle)
- 2) Spinach (1 Acre/Feet Per Acre Per Cycle)
- 3) Brussels Sprouts (2.25 Acre/Feet Per Acre Per Cycle).

If any more information is needed, please let me know.

Thank you.

Juan Gonzalez
Operations Supervisor
Lakeside Organic Gardens, LLC
577 Judd Road Watsonville, CA 95076
Cell 831.278.2451 | Office 831.722.6266 | Fax 831.722.6286
Juan@lakesideorganic.com | www.lakesideorganic.com

Lakeside Organic Gardens, LLC
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PAJARO/SUNNY MESA

COMMUNITY SERVICES DISTRICT
136 San Juan Road Royal Oaks, CA 95076
(831) 722-1389 • (831) 663-2181 • Fax (831) 722-2137
info@pajarosunnymesa.com

August 20, 2021

Jeffrey D. Nohr
12 Thomas Owens Way, Ste 200
Monterey, CA 93940

Re: **APN# 117-361-016-000**
0 Susan Street-Water Service

Dear Mr. Nohr,

The Pajaro/Sunny Mesa Community Services District (PSMCS D) water system was formed and has been in operation since 1986. 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.

The District provides reliable, high quality drinking water to approximately 1,500 customers of North Monterey County. It is the only public agency which provides public potable water services in the Pajaro, Elkhorn, and Prunedale areas.

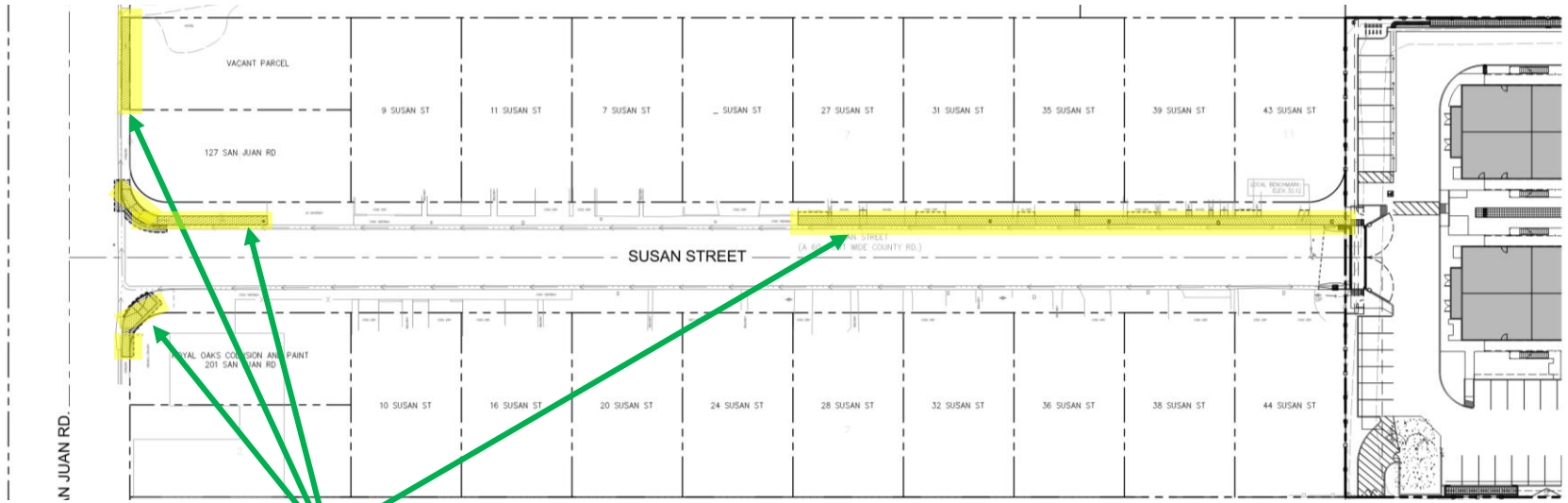
The Pajaro Water System is regulated by State Water Resources Control Board. The water system has two groundwater wells, well #2 being primary source. **The District can and will provide potable water to the proposed 61 units to the parcel reference above upon the completion of a District application and payment of all fees.**

Best regards,


Don Rosa
General Manager

NEIGHBORHOOD PEDESTRIAN IMPROVEMENTS

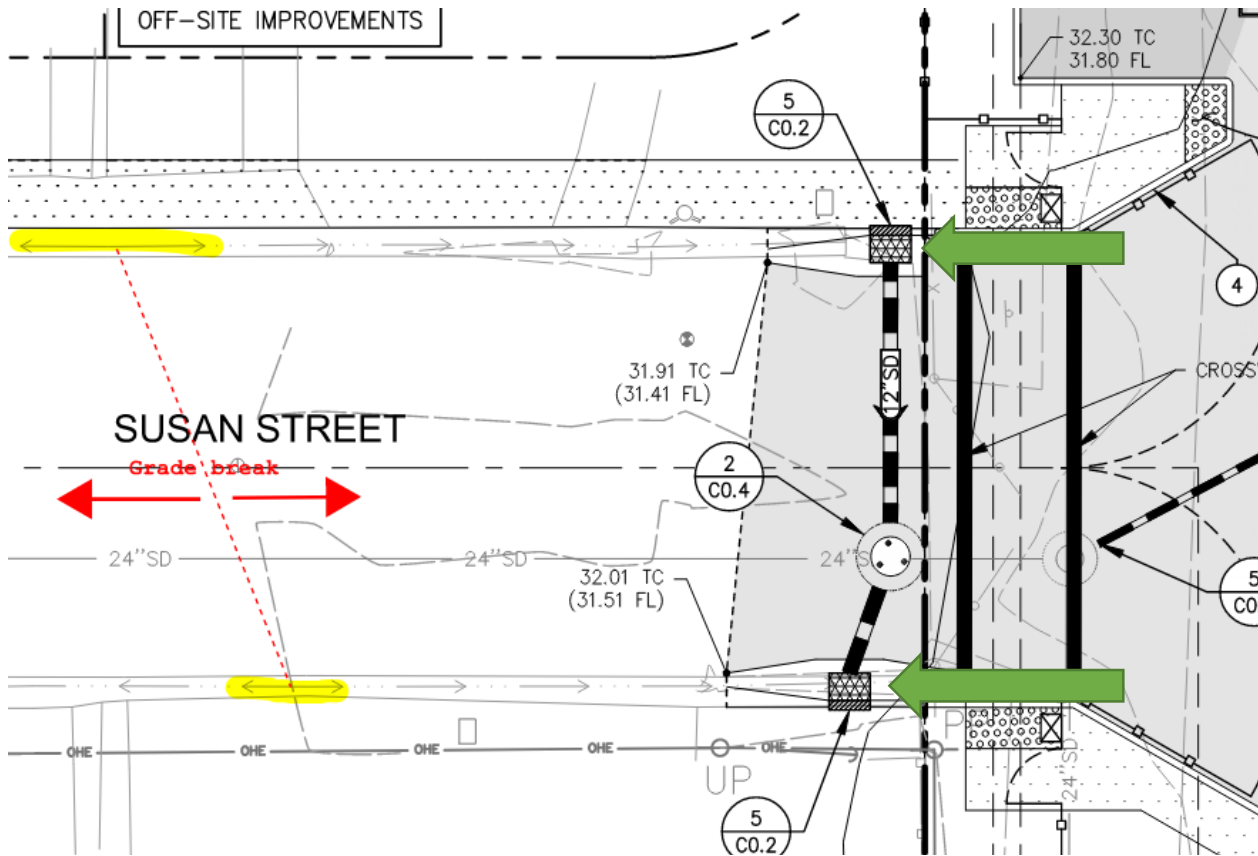
IMPROVING THE EXISTING NEIGHBORHOOD: PEDESTRIAN SAFETY



Fill in gaps in
existing sidewalks
to ensure
pedestrian safety

SUSAN ST STORM WATER SYSTEM IMPROVEMENT

IMPROVING CURRENT CONDITIONS ON SUSAN ST.



New drainage system will be installed in Susan St. near the project entrance.

STORM DRAIN IMPROVEMENTS FOR THE NEIGHBORHOOD

PROJECT #1

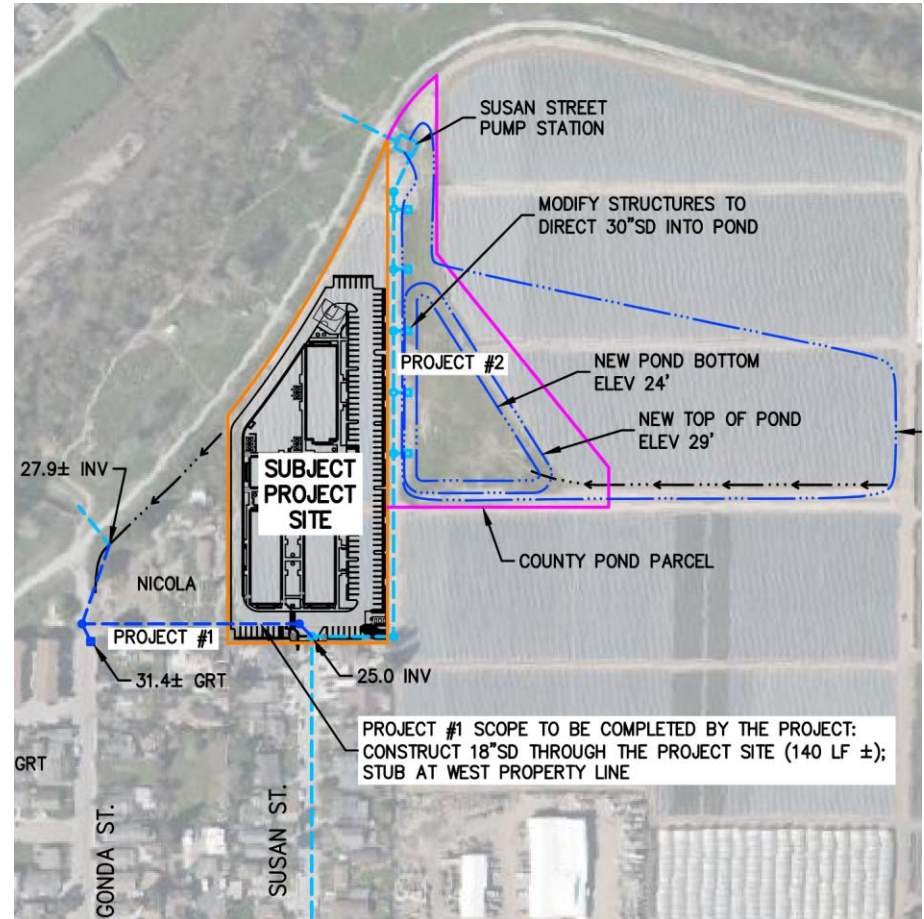
New storm drain line will be installed through the project side toward the west property line. This will allow for future connection to the pond system from the west (by others) that would otherwise not be possible.

PROJECT #2

Increase existing County Pond volume by approx. 4 acre feet by excavating and enlarging the pond.

The existing pond depth limits the conveyance capacity of the Susan Street Storm Drain during larger storms and increases the cycling frequency of the pumps during smaller storms.

The proposed improvements would allow storm water to be infiltrated in the pond when flows are small (e.g. agricultural runoff and runoff from small storm events) and would allow the pond to act as a sedimentation bay and trash capture area.



NEIGHBORHOOD DRAINAGE SYSTEM BENEFITS

	With Proposed Project	Without Proposed Project
Improves pump station operation during 100-year design event by increasing volume of existing County pond by approx. 4 acre-feet	YES	X
Improves pump station O&M by reducing pump cycling, infiltrating low-flows, and sedimentation and trash capture upstream of the pump station	YES	X
Stubs storm drain for future extension to Gonda Street, to allow parcels at the end of Gonda Street to drain to County Pump Station in future	YES	X
Switch site drainage direction from West (Gonda St. Side) to East (County Pond Side) to reduce drainage toward Gonda Street	YES	X

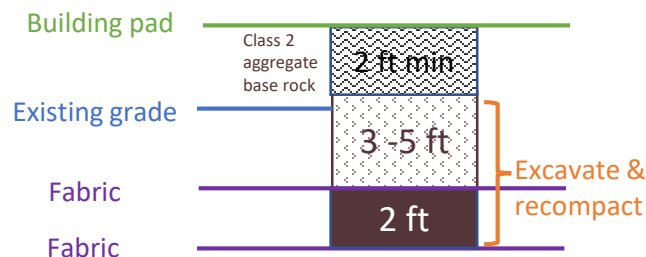
PROTECTS AGAINST LIQUEFACTION and LATERAL SPREAD

VOCABULARY

- **Liquefaction**: Soil at or near the surface loses its strength when **loose, sandy soils** that become **saturated** are subjected to seismic **vibration** (the vibrations are cyclical and strong)
- **Lateral spread**: Lateral displacement of superficial blocks of soil moving towards a free face, displaced ground break-up internally causing fissures in the form of surface failure, or loss of soil bearing pressures for soils supporting confining type structures (bridge abutments, retaining walls, etc.)

SPECIAL SOILS/ FOUNDATION PREPARATIONS

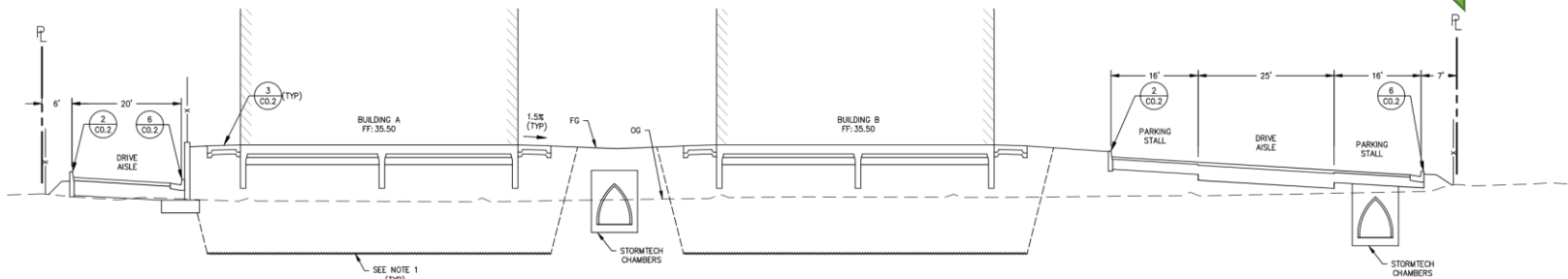
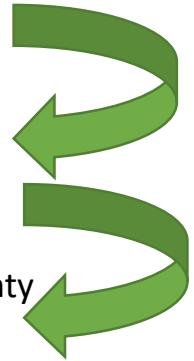
- Geotechnical report **addresses liquefaction & lateral spread risk**
- The geotechnical report documents prescribes **soil and foundation preparation** in response to liquefaction and lateral spread risks. The entire site will be prepared as addressed with additional fill to elevate the structures above the flood elevation.
- Our **reinforced subgrade and the added soil to elevate above the flood elevation creates a non-liquefiable crust to mitigate** liquefaction potential at the site.



PROTECTS RESIDENTS AGAINST FLOODING

BUILDINGS WILL BE INSTALLED ABOVE THE FLOOD ELEVATION

- Unpublished flood related data was raised during the last Planning Commission meeting in March
- Buildings were raised so the finished floors are just above flood elevation as defined by this newly provided data.
- This is facilitated by rearranging & importing soil, including soil generated by increasing County pond volume.



SOIL IMPORT TO RAISE BUILDINGS

- 8,000 CY coming from the drainage pond improvements discussed on the next slide
- Traffic Engineer recommends that soil import operations stop by 4 PM each day to avoid traffic congestion at State Route 129 intersections

EARTHWORK SUMMARY

CUT = 8,000 CY Generated from pond
FILL = ~~16,000 CY~~ 13,000 CY
SHRINKAGE = 1,500 CY (ESTIMATED AT 10% OF EXCAVATION PLUS OVER-EXCAVATION VOLUME)
IMPORT = ~~9,500 CY~~ 7,000 CY
ESTIMATED AREA OF DISTURBANCE = 6.2 ACRES
(INCLUDING BOTH THE PROJECT SITE AND COUNTY POND PARCEL)

DATA AND EXPERT BASED SOLUTIONS



MAJOR TOPICS



Suitability of Susan St. Location



Pedestrian Safety



Agricultural Buffer



Site Access/ Traffic



Flooding & Drainage



Liquefaction and Lateral Spread

CONCLUSION

Properly sized **infrastructure**, proper **Land Use and Zoning**, and **puts housing near housing**

Infill neighborhood **sidewalk network** (plan north side) to make a complete path to San Juan Rd.

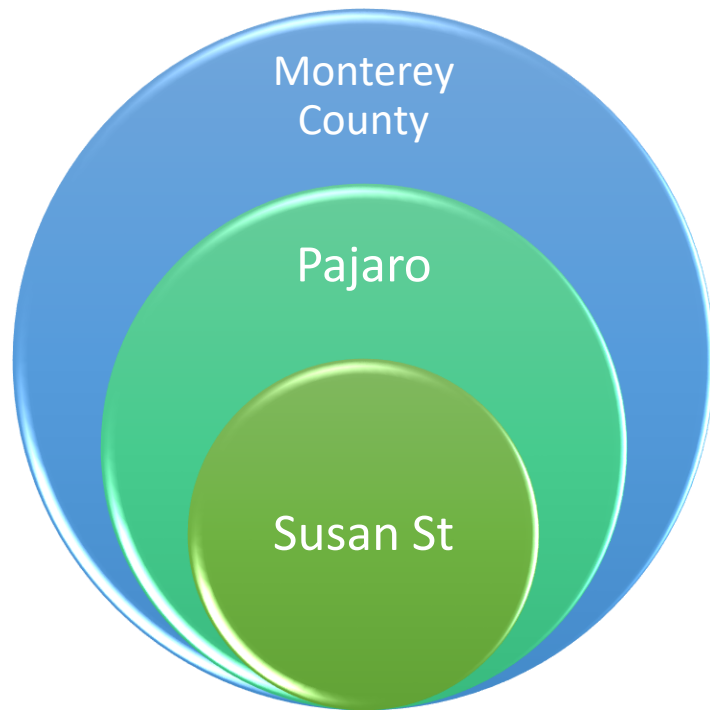
Newly revised to 200', which exceeds the required 150' stated by the Ag Commissioner at the most recent Planning Commission meeting, and complies with County Zoning code

Emergency Plan produced by Operator; Street projected to be at **53% traffic capacity**; New loop for **trash trucks & emergency vehicles**; **Fire Official Joel Mendoza & Public Works** consulted on emergency ingress/egress

Proper **engineering and fill** to prevent flooding **REVISED based on Dr. Mark Strudley's data**; **Improvements to the storm drain system that will benefit the entire neighborhood**

Studied in the **Geotechnical report**; **Foundation/soil preparation** prescribed by soils engineer.

THE BIG PICTURE: DOING GOOD FOR THE COMMUNITY



IMPROVING HOUSING ACROSS THE COUNTY

- **The workers are in our community** – let's house them responsibly and preserve space for others

PAJARO COMMUNITY IMPROVEMENTS

- County pond related improvements
- Project Ownership will work offline to determine how to participate in supporting the existing community parks

NEIGHBORHOOD IMPROVEMENTS

- Storm drain improvements
- Sidewalk improvements
- Better access for large vehicles (emergency, trash, etc)