



Monterey County

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Board Order

Upon motion of Supervisor Potter seconded by Supervisor Phillips and carried by those members present, the Board of Supervisors hereby:

Held a Public hearing and adopted Resolution No. 15-240 to:

- a. Deny the appeal by James Ross Riley from the Planning Commission's adoption of a Mitigated Negative Declaration and approval of an application by Tanimura and Antle Fresh Foods, Inc. for 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 at 121 Spreckels Blvd., Spreckels Community;
- b. Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan;
- c. Approve 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 at 121 Spreckels Blvd., Spreckels Community;
- d. Deny the applicant's request for a waiver of application fees; and
- e. Directed staff to return in one year with a status report of operation and quarterly reportst to Spreckels Community District.

(Appeal of Combined Development Permit Approval - PLN150371/Spreckels Industrial Park, LLC, 121 Spreckels Blvd, Greater Salinas Area Plan (Tanimura and Antle Employee Housing Project) 15-089

PASSED AND ADOPTED on this 1st day of September 2015, by the following vote, to wit:

AYES: Supervisors Armenta, Phillips, Salinas, Parker and Potter

NOES: None

ABSENT: None

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 78 for the meeting on September 1, 2015

Dated: September 2, 2015
File ID: RES 15-089

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By Denise Hancock
Deputy

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

RESOLUTION NO. 15-240

Resolution of the Monterey County Board of Supervisors to:)

- a. Deny the appeal by James Ross Riley from the Planning Commission’s approval of an application by Tanimura and Antle Fresh Foods, Inc. for 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 at 121 Spreckels Blvd., Spreckels Community; and)
- b. Adopt a Mitigated Negative Declaration;)
- c. Approve 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 at 121 Spreckels Blvd., Spreckels Community;)
- d. Adopt a Mitigation Monitoring and Reporting Plan; and)
- e. Deny 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 Board of Supervisors on September 1, 2015. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Board of Supervisors finds and decides as follows:

FINDINGS

- 1. **FINDING:** **PROCESS** – The subject Mitigated Negative Declaration, application for a Combined Development Permit, and Fee Waiver Request were processed in accordance with all applicable procedural requirements.
- EVIDENCE:** a) On May 20, 2015, Tanimura and Antle Fresh Foods, Inc. (“Applicant”) submitted an application for a Combined Development Permit and Fee Waiver Request associated with a proposed agricultural employee housing project on the property located at 121

- Spreckels Blvd. (APN 177-021-015-000) in the Spreckels community. The Owner of the property is Spreckels Industrial Park, LLC.
- b) The application was deemed complete on June 18, 2015.
 - c) A Draft Mitigated Negative Declaration (“MND”) was prepared in accordance with CEQA and circulated for public review from June 19, 2015 through July 20, 2015.
 - d) Pursuant to Monterey County Code (MCC) Section 21.78.040, on July 14, 2015, public hearing notices were mailed to residents within 300 feet of the subject property and to all parties that the Director of RMA-Planning had reason to know were interested in the application. On July 16, 2015 and July 18, 2015, the County placed a public hearing notice in newspapers of general circulation within the area. On July 17, 2015, public hearing notices were posted at and near the subject properties.
 - e) On July 29, 2015, the Planning Commission held a public hearing on the project and unanimously (vote of 9 to 0, with one member absent) adopted the Mitigated Negative Declaration, approved the Combined Development Permit, adopted a Mitigation Monitoring and Reporting Plan and denied the applicant’s request for a waiver of the application fees.
 - f) A Notice of Determination was filed with the County Clerk on July 29, 2015.
 - g) On August 10, 2015, James Ross Riley (“Appellant”), pursuant to MCC Chapter 21.80, filed a timely appeal of the Planning Commission decision.
 - h) Said appeal was timely brought to a duly-noticed public hearing before the Monterey County Board of Supervisors on September 1, 2015. Notice of the hearing was published in the Monterey County Weekly on August 20, 2015 and notices were mailed to all interested persons and property owners within 300 feet of the site on August 20, 2015. The site was posted on August 21, 2015.
 - i) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development, found in RMA Project File PLN150371; project-related documents on file with the Clerk of the Board of Supervisors.

2. **FINDING:**

PROJECT DESCRIPTION – The proposed project is 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 at 121 Spreckels Boulevard south of the town of Spreckels in the unincorporated area of the County . The project is designed to accommodate between 200 and 800 agricultural employees without dependents primarily during the harvest season from April through November.

- EVIDENCE:**
- a) A letter from Wittwer/Parkin dated August 27, 2015 contends that the project description is not adequately defined and masks true

environmental impacts. The letter states that the Initial Study has two different project descriptions which results in different environmental impacts. The letter also states that the Initial Study leaves the parameters of the Proposed Project open ended, resulting in a confusing, inaccurate and unstable project description.

- b) The argument that the project description is not adequately defined is unfounded for the following reasons:
1. The analysis in the Initial Study/Mitigated Negative Declaration (IS/MND) is valid because it evaluated the environmental impacts of both project scenarios (i.e., 200 residents and 800 residents that do not own vehicles. These scenarios have not changed since the IS/MND was prepared.
 2. The traffic analysis evaluated the anticipated traffic associated with the project either at full occupancy with 800 residents and no automobiles (all H2A workers), as well as with 200 residents with automobiles.
 3. Other impact categories were evaluated based upon the worst case scenario (i.e., 800 residents).
 4. The IS/MND disclosed all of the potential impacts of the project associated with both scenarios and did not identify any potentially significant impacts that would require the preparation of an EIR.
- c) The applicant provides housing for employees with dependents at other locations including: 85 Harkins Rd , 87 Harkins Rd , 14 Spreckels Blvd ,Red house on Spreckels ranch, Spreckels Blvd. (no address), 73 Hitchcock Rd, 81 Hitchcock Rd, 437 Hitchcock Rd , 250 Cooper Rd (2 houses), 1703 Hwy 183, Porter Ranch house (no address)
- d) 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:** **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). The AI

district allows "Employee housing accessory to a permitted use" subject to approval of an Administrative Permit. In this particular case the Ag Employee housing will be for people who work in the fields surrounding the subject site (agriculture is a permitted use). The Tanimura and Antle holdings include both the Agricultural Fields and the AI area which serves the fields. All are part of the T & A operation and thus the housing is associated with the overall use of the property. In addition Zoning Ordinance Section 21.24.050 allows other uses of a similar character, density and intensity to those listed. Agriculture employee housing for workers working in the surrounding fields is similar in character, density and intensity to employee housing for people working on site. Therefore, the project is an allowed land use for this site subject to approval of the Administrative Permit.

- c) Standards for Farm Employee and Farm Worker Housing. The proposed project meets the standards for development of farm employee and farm worker housing (MCC 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 5.b. & c.
 - 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 Director of Planning. As the application includes a General Development Plan and an Administrative Permit, the project design has been reviewed by RMA-Planning, and the decision-maker, in this case the Board of Supervisors, is approving the project.
 - 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 children's' play area is provided because it is expected that the occupants of the units will be employees without dependents.
 - The development will be landscaped pursuant to a landscaping plan approved by the Director of Planning prior to issuance of building permits for the facility. The property will be landscaped as shown on the landscape and irrigation plans. The landscaping will be required to use drought tolerant plant material.
 - All recreation areas and landscaping will be installed prior to occupancy of the facilities. Landscaped areas shall be maintained. The recreation areas and the landscaped areas will be shown on the approved construction plans and will be implemented as part of the implementation plans. .
- d) 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”. General Plan Policy AG-1.7 states that housing facilities for family members and/or employees and their families employed on-site or offsite is allowed and such housing shall be sited to minimize the conversion of viable agricultural lands, and is subject to approval of a discretionary permit. The clustering of residential uses accessory to the agricultural use of the land in locations that will have minimal impact on the most productive land shall be encouraged.

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 project minimizes conversion of viable farmland by concentrating

agricultural worker housing in a centralized location surrounded by existing buildings and is served by existing utilities. Other locations would require extension of utilities, and construction on productive agricultural land. The extension of utilities would encourage further development of prime farmland. 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 agricultural 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 prime farmland from cultivation to providing housing. To that extent, focusing the housing at this location protects productive farmland; additionally, because employee buses are already going to the site, the project results in a reduction in vehicle trips because there will not be individual vehicle trips from this site to the work locations.

- e) General Plan 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. A vertical buffer in this area is also required as a condition of approval. There are existing olive trees located along the western edge of the project site that will either remain or be relocated. Ideally, these trees will be transplanted between the driveway/parking area and the adjacent agricultural fields to provide this vertical element. This requirement has been added as a condition of approval.
- f) 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, and 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 of these conditions. The project will not place any development in the riparian corridor. The General Development Plan identifies that the Salinas River will be part of the amenity of the site offered to residents, but this is to allow people to walk along existing roads and trails leading back to the levee. The project will not result in change to the Salinas

River. The project will be required to implement Post Construction Requirements to protect water quality and the project will not affect the trees along Spreckels Boulevard.

- g) 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. 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. 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.
- h) 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).
- i) 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.
- j) 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, but was not passed:

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.

- k) 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.

4. **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 & Scalmanni 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 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:**

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 Antle’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 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 wastewater treatment process, can treat the additional loading from the proposed project (see Finding 7).
- 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. Requiring 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 the following mitigation measures: 1) applicant must 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, Condition 14); 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, Condition 15); and 3) the applicant shall submit a Business Response Plan (BRP) for the operation of the cooler facility (Mitigation Measure 8.3, Condition 16).
- 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 (Condition 17) 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.

6. 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. The project approval includes a General Development Plan which is on Sheet A0.1 of the project plans.

- 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 County 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.

7. **FINDING:** CEQA (Mitigated Negative Declaration) - On the basis of the whole record before the Board of Supervisors, 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, in light of the whole record before the County, 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. There is no fair argument supported by substantial evidence that the project, as revised and mitigated, may have a significant effect on the environment.
 - 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 (Condition 18) would require improvements to the existing wastewater processing system including new aeration of the existing treatment pond and discing/ripping of the existing reclamation ponds at the expense of Tanimura and Antle (see Finding 7).
 - l) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 4/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) 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. (Cal. Fish and Game Code, section 711.4.) 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. With respect to letters received during the MND comment period and letters subsequently submitted to the Planning Commission for its hearing, County's responses to issues raised include the following:

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

Comment No. 1: 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 No. 1: 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, clarifies and amplifies the operational emissions of the 100 unit apartment. The updated CalEEMod did not change the estimated construction emissions.

Comment No. 2: 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 No. 2: 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. This information clarifies and amplifies the information contained in the Mitigated Negative Declaration. It does not change the significance conclusion in the Mitigated Negative Declaration. The project will have the project will have a less than significant impact on greenhouse gas emissions because it will not exceed recommended thresholds and will not conflict with applicable plans, policies or regulations adopted for the purposed of reducing emissions.

Comment No. 3: 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 No. 3: The "low activity" scenario anticipates that the 800 seasonal workers will have no cars and therefore, will be 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 store on the property so employees are in walking distance for their 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 considered to have no impacts to traffic/transportation.

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

Comment No. 4: 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 No. 4: 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 No. 5: 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 No. 5: 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 No. 6: 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 No. 6: 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 No. 7: 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 No. 7: 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 No. 8: 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 No. 8: 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 3.0 acres of parkland per 1,000 residents. That does not change the conclusion of the IS/MND that the proposed recreation facilities are adequate.

Letter from Paul and Kathleen Tran, Tom and Holly Chavez and Carson Braga and Katlen Long dated July 19, 2015:

Comment No. 9: There is no evidence in the record to support that the existing infrastructure has the capacity to treat the additional loading from the proposed project. An independent third party sewer system impact study should be performed.

Response No. 9: Biosphere Consulting prepared a "Wastewater Design Analysis" dated June 7, 2015 which contains estimates of the flow rates and composition of wastewater expected to be generated by the project. The analysis concludes that the proposed facility will have a total design flow of 19,000 GPD. An e-mail dated June 12, 2015 from the Central Coast Regional Water Quality Control Board states that the Board believes an annual average daily flow limit of 180,000 GPD is justified until additional engineering dated is provided justifying a higher amount. The wastewater facilities are currently receiving approximately 70,000 GPD, excluding inflow/infiltration.

Comment No. 10: Pursuant to SB221 and SB610, the applicant is required to prepare a third party water supply assessment prior to the issuance of a draft environmental report if the project will increase the water system's existing service connections by 10%. The proposal will increase the water system's service connections by 10%. The applicant is proposing a new well, however, the water supplier must determine whether these supplies are acceptable as to quality, quantity and reliability.

Response No. 10: SB610 and SB221 do not apply to the proposed project because:

1. SB610 applies to projects that demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project (Water Code section 10912(a)). The proposed project, with 100 units, does not meet this threshold. SB610 is also not applicable because it applies only to public water systems that have 3,000 or more service connections (Water Code section 10912(b) & (c)). The Spreckels water system currently has 324 service connections; the proposed project will add 100 connections for a total of 424 connections (letter from State Water Resources Control Board dated May 28, 2015). Thus, SB610 does not apply to the proposed project.
2. SB221 is not applicable to the proposed project. It applies only to subdivisions which are defined as "any proposed residential development that would account for an increase of 10 percent or more in the number of the public water system's connections

(Government Code section 66473.7(a)(1)). The code defines "public water system" as a water supplier that is... a public water system, as defined in Water Code section 10912, "that may supply water for a subdivision." (Government Code Section 66473.7(a)(3).) In other words, the 10% or more increase criterion applies only to a water system servicing a subdivision. Also, the referenced definition of public water system in Water Code section 10912 is "a system for the provision of piped water to the public for human consumption that has 3,000 or more service connections." The Spreckels water system currently has 324 service connections; the proposed project will add 100 connections for a total of 424 connections (letter from State Water Resources Control Board dated May 28, 2015).

3. The applicant is required to obtain an amended permit from the State Water Resources Control Board whereby the water supplier will be required to demonstrate whether the new groundwater source supplies are acceptable as to quality, quantity and reliability.

Comment No. 11: The proposal exceeds the reasonable State and Federal occupancy guidelines. The U.S. Dept. of Agriculture (USDA) and California Department of Fair Employment and Housing (DFEH) occupancy guidelines provide for 2 occupants per bedroom plus an additional occupant per unit. Who will be responsible for oversight, compliance and monitoring to ensure the applicant comply with all applicable federal and state safety and health standards set forth under the Migrant and Seasonal Agricultural Worker Protection Act of 1983? Who's to prevent the applicant from moving in families? Who will address and how will fair housing requirements be met (including reasonable accommodations for applicants and tenants with disabilities)?

Response No. 11: USDA Guidelines and HUD policy of 2 people per bedroom are inapplicable. USDA Guidelines refer to rural development of multi-family rental housing units, as opposed to On-Farm Labor Housing and agricultural employee housing. If families occupy the units, the applicant would be required to apply for an amendment to the General Development Plan. The applicant will be required to comply with applicable federal, state and local regulations.

Comment No. 12: The Spreckels Union Elementary School is at capacity and has no room for expansion of existing facilities. The project will have a significant impact upon educational services.

Response No. 12: The General Development Plan (GDP) submitted by the applicant is specific that this project is for employees without dependents. For this reason there is no reasonably foreseeable impact on schools. If the project description ever changes, the applicant will be required to apply for an amendment to the GDP which would trigger additional environmental review and consideration of the

impact on schools.

Comment No. 13: The project will have a significant impact upon postal services. The Initial Study should address whether the post office will need to be expanded.

Response No. 13: Employee mail will be delivered to the applicant's post office box or on-site mail room. The mail room will then sort the mail and deliver to the individual tenant mailboxes at the manager's office. It is unlikely that the seasonal workers would get their own post office box.

Comment No. 14: Mitigation Measure 14.1 which requires a contract for fire services is vague and represents deferred mitigation. Several questions are raised regarding the adequacy of the Laureles and Toro stations to provide adequate emergency response.

Response No. 14: The agreement to provide fire services as required by Mitigation Measure 14.1 was approved at the Spreckels Community Services District meeting on July 22, 2015 and has been executed. See letter from Monterey County Regional Fire District dated July 27, 2015.

Comment No. 15: Not enough analysis has been put into the potential significant impact this project will have on law enforcement services. To provide adequate police services, the project should include a community field office, an extra deputy for Beat 4 and private security.

Response No. 15: The Sheriff's Department reviewed the project and determined that no additional deputies will be required to provide adequate service. The scope of the project does not warrant a new field office.

Comment No. 16: It is unknown what the full traffic impacts will be and how many residents will have vehicles and the trip generations associated therewith. There are a lot of unknown circumstances with significant traffic/parking impacts that should be addressed through an EIR.

Response No. 16: As summarized on pages 16 – 18 of the Planning Commission staff report, the traffic analysis evaluated the anticipated traffic associated with the project either at full occupancy 800 residents and no automobiles (all H2A workers), or with 200 of the residents having automobiles.

Several Letters:

Comment No. 17: The Initial Study is insufficient, the proposed project should be subject to an EIR.

Response No. 17: The IS/MND disclosed all of the potential impacts associated with the proposed project and did not identify any potentially significant impacts of the project that, as designed,

conditioned, and mitigated, would require the preparation of an EIR. No substantial evidence has been presented for the record that contradicts the findings in the IS/MND or that supports a fair argument that the project may have a significant effect on the environment. Also, see Responses to the Appellant's Contentions No. 1 and 5 in Finding 11.a below.

- o) Comments in the letter from Wittwer/Parkin dated August 27, 2015 contend that there is a fair argument of a significant environmental impact relative to population, transportation, public services and water. The contention of a fair argument is not supportable for the following reasons:

1. Population Growth: No impacts have been identified as a result of the number of residents living in the facility, only that the number is 800. The employees living in this complex would fill existing jobs. Last year T & A had a shortage of 200 employees and crops were not harvested. The employees who would live here may all be migrants from either out of the area or out of the country and live here on a temporary basis. This housing provides a place for people who are needed to fill existing jobs to live. Housing in this county has become too expensive for people to come and work, or to stay. It will replace abandoned hotels where, as was testified at the Planning Commission, 10 people would occupy a hotel room, or where people are living in garages and other out buildings, in an attempt to find affordable housing.

The project does not extend utilities or roads to a new location creating the potential for additional development. This development is contained within an existing development site where access and utilities already exist so there will not be the temptation to want to convert additional land away from an agricultural use as a result of this project.

Substantial Population increase is interpreted to be in relation to the overall county not just the town of Spreckels. The jobs which these people will fill are directly related to the fields around Spreckels. They currently need to live someplace else which means they commute to this location. Spreckels is not a detached community separate from the rest of the County, it is part of the overall county and providing this housing in proximity to the jobs is actually more transit oriented than providing the housing in other locations away from the place of employment.

2. Transportation: The traffic study showed that under the low trip generation scenario, there would be a net traffic reduction, while under the high trip scenario there would be a minor increase in trips. This shows that the trip generated by the project would not be a significant change over baseline. The 2010 General Plan EIR

finds that all area roadways that this project impacts are operated at an appropriate level of service both in the existing and build out conditions.

3. Public Services. The Initial Study evaluated that no students would be generated by the project because the project is defined as employee housing with no dependents. The applicant has alternative housing available for employees with families (See Finding 2, Evidence c)). The project is not conditioned to preclude residents with children as this is what was requested in the application and evaluated in the Initial Study. Any change to this would require an amendment to this Combined Development Permit.
4. Water. See Finding 10.

- p) 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.

8. FINDING:

Pursuant to Section 15074.1 of the CEQA Guidelines, the Board finds, following public hearing on the matter, that the revised Mitigation Measure 17.1 (Condition 18): 1) is equivalent or more effective in mitigating or avoiding potential significant effects than Mitigation Measure 17.1 as previously worded; and 2) the revised mitigation measure in itself will not cause any potentially significant effect on the environment.

EVIDENCE: a)

In response to a contention raised by the Appellant (see Finding 10, Appellant's Contention No. 3), Mitigation Measure 17.1 (Condition 18) has been revised as follows:

Mitigation Measure: "The employee housing facility is proposed to receive sewer service from Spreckels Wastewater Treatment Plant (WWTP) which is operated by California American Water. The Central Coast Regional Water Quality Control Board (RWQCB) regulates the WWTP under the Waste Discharge Requirements contained in RWQCB Order No. 99-086. The WWTP shall receive improvements to the existing wastewater processing system including additional aeration in the existing treatment pond and discing/ripping of the existing reclamation ponds at the expense of Tanimura and Antle. Wastewater improvements specific to this project shall be approved by the Regional Water Quality Control Board (RWQCB) and installed to their satisfaction.

Monitoring Action: Prior to occupancy of the farmworker housing project, the improvements to the existing WWTP shall be completed to the satisfaction of the RWQCB. A letter shall be provided to the Environmental Health Bureau confirming that the specified

improvements have been completed to the satisfaction of the RWQCB. 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."

- b) Revised Mitigation Measure 17.1 (Condition 18) is equivalent or more effective in mitigating or avoiding potential significant effects and it in itself will not cause any potentially significant effect on the environment. It is equally or more effective because it specifies the improvements that must be made to the existing wastewater treatment facility that are required under the current wastewater discharge permit in order to accommodate the additional flows from the project. The revised mitigation measure requires that said improvements shall be paid for by Tanimura and Antle and installed prior to occupancy of the project. The Spreckels WWTP is currently receiving approximately 70,000 gallons per day (GPD). Under RWQCB Order No. 99-086, the WWTP can process 180,000 GPD. Since the basic infrastructure is in place to process current flows plus flows from the proposed project, the project will not induce growth. Operation of the WWTP under the existing permit will not result in any potentially significant environmental impacts. The improvements to the existing wastewater processing system including new aeration of the existing treatment pond and discing/ripping of the existing reclamation ponds will not have significant environmental impacts including , but not limited to noise, air quality and greenhouse gas emissions.
- c) The Board of Supervisors considered the Revised Mitigation Measure 17.1 (Condition 18) at its public hearing on the project on September 1, 2015.

9. FINDING: Pursuant to Section 15073.5 of the CEQA Guidelines, the Board finds, following public hearing on the matter, that the revised Mitigation Measure 17.1 (Condition 18); the addition of a store to the project; and revisions to the air quality section of the Initial Study/Mitigated Negative Declaration (IS/MND) do not require recirculation of the Mitigated Negative Declaration.

- EVIDENCE:**
- a) Revised Mitigation Measure 17.1 (Condition 18) does not require recirculation of the IS/MND because the mitigation measure was not substantially revised (see Finding 8). The revised mitigation measure clarifies the improvements to the existing WWTP that must be implemented prior to occupancy of the project but does not change the significance conclusion in the IS/MND. Modification of a mitigation measure to make it equally or more effective does not trigger recirculation. (CEQA Guideline section 15073.5(c)(1).)
 - b) Since the IS/MND was circulated, the applicant revised the project to

include a store for employees of Tanimura and Antle. Condition 8 requires that all sales at the retail store be limited to only to employees of Tanimura and Antle. Inclusion of a store will not result in any new avoidable significant effects for the following reasons: 1) since the store will be located in an existing building, there will be no construction impacts; and 2) since the sales at the store will be limited to employees of Tanimura and Antle, there will not be any significant changes to the traffic impacts of the project.

- c) In response to comments on the IS/MND, the air quality and greenhouse gas emissions sections were revised (see Finding 7.n, Comments No. 1 and 2). The revisions clarify and amplify the impacts on air quality and greenhouse gas emissions and do not change the conclusions in the IS/MND that these impacts are less than significant.

10. 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 Policies PS-3.1 and PS-3.2.

EVIDENCE:

- a) The proposed project is a 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.
- c) A letter from Wittwer/Parkin dated August 27, 2015 contends that there is evidence to rebut the presumption of a long-term sustainable water supply for the proposed project. The letter states that the main challenge to the Initial Study's description of the Proposed Project's impact on water resources is that it refuses to discuss potential impacts to long-term sustainable water supply. The project description notes that "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." The increase in water connections is substantial enough to require Spreckels Water Company to obtain a revised water permit from the State Water Resources Control Board. The Central Coast Regional Water Quality control Board has documented widespread nitrate contamination in the Salinas Valley Groundwater Basin for many years...." It is a well-known fact that the Salinas Valley Groundwater Basin suffers from critical overpumping of groundwater. Widespread contamination overpumping outpacing groundwater recharge, and resulting seawater intrusion leading to well abandonment and relocation in the very area

where the Proposed Project is located supports a fair argument that the Proposed Project will have a significant environmental effect on the already heavily impacted hydrological condition of the Salinas Valley Groundwater Basin.

- d) The argument that there is evidence to rebut the presumption of a long-term sustainable water supply is unfounded because it fails to take into consideration the following factors:

Water Quality – The water quality for the water source complies with all requirements of Chapter 15.04 of the Monterey County Code and Chapter 15 of Title 22 of the California Code of Regulations. Water will be provided by the Spreckels Water Company which is required to provide potable water which meets or exceeds all applicable water quality standards. The Environmental Health Bureau found that the Spreckels Water Company is in compliance with drinking water standards. The most recent Consumer Confidence Report for Spreckels Water Company obtained from the CA Public Utilities Commission website, indicates that the nitrate levels are reported as 2-4 mg/L (the MCL is 45mg/L). This was confirmed by contacting SWRCB-Division of Drinking Water and it was confirmed that the nitrate levels remain within the reported range as of their most recent testing in 2015. It is not expected that the nitrate levels for the forthcoming well will be problematic based on the low levels detected for the two existing wells. Although there are wells in the County which experience high nitrate levels, they are not located in the vicinity of the project site (Source:

http://www.waterboards.ca.gov/water_issues/programs/nitrate_project/nitrate_tool/)

Water Quantity –

1. As indicated on page 50 of the Initial Study/Mitigated Negative Declaration (IS/MND), the Spreckels Water Company existing MDD is 1.57 million gallons per day. The system has two wells with a total source capacity of 3.1 million gallons per day with no storage capacity. It is expected that the proposed project will have a water demand of approximately 45.1 acre-feet/year, or approximately 48,000 gallons per day (Source: email from Environmental Health Bureau dated September 1, 2015), well within the unused capacity of the existing water system. The existing water use on the project site is 7.78 acre/feet/year (Source: Usage History Report 01/01/2011 to 05/29/2015 from the Spreckels Water Company). The projected water demand from the proposed project based on year round occupancy of the project is 52.9 acre-feet/year (Source: “Existing Water Supply and Projected Water Demands” by Luhdorff & Scalmanini Consulting Engineers dated June 8, 2015). This is a worse case estimate of projected demand because most of the occupants are expected for only eight months out of the year (April –

- November).
2. The Salinas Valley Groundwater Basin is in overdraft and has experienced seawater intrusion. However, the Monterey County Water Resources Agency (MCWRA) and the Monterey Regional Water Pollution Control Agency (MRWPCA) operate two major capital projects, Salinas Valley Water Project (SVWP) and the Salinas Valley Reclamation Project (SVRP), to provide better management of groundwater quality and halt the long-term trend of seawater intrusion and groundwater overdraft.
 3. The subject property is included within Zone 2c. Zone 2 was the benefit zone originally defined for the Nacimiento Reservoir, which was built in 1957. Zone 2A was the benefit zone defined for the San Antonio Reservoir, which was built in 1967. Zone 2/2A was expanded to include Fort Ord and Marina in the 1990s (including the subject site.) Zone 2B is the benefit area for the Castroville Seawater Intrusion Project (CSIP) project near Castroville. Zone 2C is the benefit zone defined for the Salinas Valley Water Project and new reservoir operations. These regional improvements were developed to better manage groundwater resources within the Salinas Valley Groundwater Basin. The project site is within Zone 2C, and the property owner pays Zone 2C assessments. Accordingly the owner is making a fair share contribution toward these groundwater management projects, which include the two reservoirs, and the SVWP.
 4. The Monterey County Water Resources Agency and as its predecessor, the Monterey County Flood Control and Water Conservation District, implemented a long-term strategy to combat Seawater Intrusion. The strategy was (and is): 1) develop a new water source, 2) move that new water to the coast to replace the water being pumped, and 3) stop pumping along the coast. The strategy has been implemented by the following projects: 1) new water source: Nacimiento and San Antonio reservoirs, 2) move that new water to the coast to replace pumping: the Salinas Valley Water Project (SVWP), and 3) stop pumping along the coast: Monterey County Water Recycling Projects. This "Project Suite" is the foundation of the projects to stop seawater intrusion; though more are necessary and are currently being worked on. Additional projects include: A) the Salinas River Stream Maintenance (which helps with flood control, though it also removes vegetation from the channel that uses water, thus not allowing the water to be delivered to the coast), B) the Monterey County RCD Arrundo removal project (same premise as previous project, Arrundo is presumed to transpire somewhere between 40,000 and 60,000 acre-feet of water per year), C) the Interlake Tunnel Project, and D) the SVWP Phase II, which is currently

- scheduled to be on line in 2026.
5. The MCWRA continues to monitor groundwater levels within the basin in order to assess the long term effect of current management efforts and water supply projects over wet and dry years, including the SVWP. The most recent MCWRA groundwater data (2013) demonstrates near-term benefits of these management efforts, with an understanding that monitoring will be ongoing.
 6. Although the proposed project will cause an increase in demand on the Salinas Valley Groundwater Basin, it would not be to a level that wasn't already analyzed and disclosed through preparation of the UWMP or the SVWP.
 7. The SVWP provides additional releases of water to the Salinas River upstream, which provides recharge to the groundwater aquifers, increasing the amount of subsurface water. The CSIP/SVRP supplies irrigation water to farmlands in the northern Salinas Valley, allowing the farmers to reduce pumping a like amount, which counteracts the seawater attempting to intrude the aquifers thus reducing the advance of seawater intrusion.
 8. The project site would be served by wells that are located within the Salinas Valley Groundwater Basin and the project site is located within Zone 2C, which means the wells and water source that would serve the proposed project are served by the projects managed by MCWRA to address seawater intrusion, and the property owner is assessed fees to fund these projects. Through payment of the Zone 2C fees, the property owner funds its proportionate fair share towards regional improvements to help better manage the basin as a whole. This is similar to paying toward Regional Development Impact Fees for roadway network improvements mitigating for cumulative traffic impacts.
 9. The State of the Basin report prepared by Brown and Caldwell dated December 10, 2014 is not intended to be a predictive model showing future trends, but rather is a statement of what has happened within the basin. The ongoing projects cited above have demonstrated that there is a reduction in seawater intrusion, and that the efforts made to manage the basin have had a positive impact. The Brown and Caldwell study is not adequate evidence to refute the presumption of a Long Term Sustainable Water Supply because it ignores projects which have come on line to address the overdraft and seawater intrusion issues associated with the Salinas Valley Groundwater Basin and it does not capture positive trends which are being measured.

e) *See Finding 5.b.*

11. FINDING: APPEAL – Upon consideration of the documentary evidence, staff

- report, oral and written testimony, and all other evidence in the record as a whole, the Board of Supervisors responds as follows to the Appellant's contentions.
- EVIDENCE:** a) **Appellant's Contention No. 1** – The findings or decision or conditions are not supported by the evidence. The Appellant states: *“Given the project’s wide range of potential tenants, from 800-200, how can a Negative Declaration be determined to be the appropriate environmental study level.”*

Response No. 1 – The analysis in the Initial Study/Mitigated Negative Declaration (IS/MND) is valid because it evaluated the environmental impacts of both project scenarios (i.e., 200 residents and 800 residents). For example, the traffic analysis evaluated the anticipated traffic associated with the project either at full occupancy with 800 residents and no automobiles (all H2A workers), as well as with 200 residents with automobiles. The IS/MND disclosed all of the potential impacts of the project associated with both scenarios and did not identify any potentially significant impacts that would require the preparation of an EIR.

- b) **Appellant's Contention No. 2** – The decision was contrary to law. The Appellant states: *“Again, given no definitive level of resident occupation, how can one make the correct determination about which body of environmental law needs to be adhered to.”*

Response No. 2 – See Response No. 1 above.

- c) **Appellant's Contention No. 3** – The Appellant states: *“The MND PG 39 did not identify if “appropriate revisions” to the WWTF would have significant environmental effects and how the upgrades would be funded.”*

Response No. 3 – In response to a contention raised by the Appellant Mitigation Measure 17.1 (Condition 18) has been revised as follows:

Mitigation Measure: “The employee housing facility is proposed to receive sewer service from Spreckels Wastewater Treatment Plant (WWTP) which is operated by California American Water. The Central Coast Regional Water Quality Control Board (RWQCB) regulates the WWTP under the Waste Discharge Requirements contained in RWQCB Order No. 99-086. The WWTP shall receive improvements to the existing wastewater processing system including additional aeration in the existing treatment pond and discing/ripping of the existing reclamation ponds at the expense of Tanimura and Antle. Wastewater improvements specific to this project shall be approved by the Regional Water Quality Control Board (RWQCB) and installed to their satisfaction.”

Monitoring Action: Prior to occupancy of the farmworker housing project, the improvements to the existing WWTP shall be completed to the satisfaction of the RWQCB. A letter shall be provided to the Environmental Health Bureau confirming that the specified improvements have been completed to the satisfaction of the RWQCB. ~~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.~~

Revised Mitigation Measure 17.1 (Condition 18) is equivalent or more effective in mitigating or avoiding potential significant effects and it in itself will not cause any potentially significant effect on the environment. It is equally or more effective because it specifies the improvements that must be made to the existing wastewater treatment facility that are required under the current wastewater discharge permit in order to accommodate the additional flows from the project. The revised mitigation measure requires that said improvements shall be paid for by Tanimura and Antle and installed prior to occupancy of the project. The Spreckels WWTP is currently receiving approximately 70,000 gallons per day (GPD). Under RWQCB Order No. 99-086, the WWTP can process 180,000 GPD. Since the basic infrastructure is in place to process current flows plus flows from the proposed project, the project will not induce growth. Operation of the WWTP under the existing permit will not result in any potentially significant environmental impacts. The improvements to the existing wastewater processing system including new aeration of the existing treatment pond and discing/ripping of the existing reclamation ponds will not have significant environmental impacts including , but not limited to noise, air quality and greenhouse gas emissions.

- d) **Appellant's Contention No. 4** – The Appellant states: *“Policy GS-1.8 in the Greater Salinas Area Plan (GSAP) provides that the property may be developed as agriculturally related commercial uses provided the development meets certain conditions. The 2010 General Plan does not include a definition of ‘agriculturally related commercial uses.’ The MND does not explain how the provision of housing meets the requirements of the 2010 General Plan Agricultural Element and Policy GS-8 of the GSAP.”*

Response No. 4 – Project consistency with Policy GS-1.8 in the Greater Salinas Area Plan is addressed on page 15 of the IS/MND. Also see the discussion above under Finding 3(f). Project consistency with the Agricultural Element is addressed in Findings 3(d) and 3(e) above. There is no Policy GS-8 in the Greater Salinas Area Plan. Apparently, the Appellant is referring to Policy GS-1.8. Again, the proposed project is consistent with Policy GS-1.8.

- e) **Appellant's Contention No. 5** – The Appellant states: “*The project conflicts CEQA Appendix G, XIII: Population and Housing that would (a) induce substantial growth in an area, either directly or indirectly. The MND finds, ‘The project will accommodate agricultural employee housing at the project site, and it is not anticipated to induce population growth in an area, and not “in the surrounding area” referenced above. The current population of Spreckels is approximately 710 people (2015 data). The proposed project could almost double the population in the area. This finding requires an environmental impact report be prepared.*”

Response No. 5 – Page 40 of the IS/MND (Section VI.13.a) concludes that the project’s potential to “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)” is less than significant. The project will accommodate agricultural employee housing at the project site, and is not anticipated to induce population growth in the surrounding area, including the Town of Spreckels. The potential population and housing impacts are less than significant for the following reasons:

- 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 operates the Spreckels Wastewater Treatment Facility.
- The existing infrastructure for both water and wastewater has the capacity to accommodate the proposed project.
- The impacts to the town of Spreckels are expected to be less than significant since the project site is physically separated from the town and includes several on-site recreation facilities. In addition, since the preparation of the IS/MND, the project has been modified to include a store for employees of the applicant.

Appellant's Contention No. 6 – The Appellant states: “*The foregoing are some of the examples of non-compliance with CEQA and the failure to follow the 2010 General Plan and County Zoning Requirements.*”

Response No. 6 – See responses to the Applicant’s Contentions No. 1 – 5 above.

Appellant's Contention No. 7 – The Appellant states: “*The preceding bullets are some of our specific reasons we disagree with the findings made and are not all inclusive.*”

Response No. 7 – The responses above respond to the “*preceding bullets.*” To the extent that the appeal asserts it is not “*all inclusive*” but gives no further specifics, the generality of this assertion does not provide notice to the County of the issue nor provide the County an

opportunity to consider and respond to the issue.

12. 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.
 - b) The Director of RMA-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 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.
 - c) The Planning Commission denied the fee waiver request at a duly noticed public hearing on July 29, 2015.
 - d) The Planning Commission denial of the fee waiver request was not appealed; however, the appeal sets aside the decision of the Planning Commission “in its entirety,” and the Board’s hearing is de novo. (MCC, sections 21.080.030 and 21.080.090.) Therefore, the Board must make a determination regarding applicant’s request for a fee waiver.

13. FINDING: **CONSISTENCY WITH 2010 MONTEREY COUNTY GENERAL PLAN POLICY LU-1.19** – The Project, as conditioned, is consistent with the applicable 2010 General Plan policies. The proposed Combined Development Permit would be considered under Policy LU-1.19 and is being considered in advance of adoption of the Development Evaluation System (DES), but based on the specific facts associated with this application it is determined that the proposed project would pass the DES.

- EVIDENCE:**
- a) Policy LU-1.19 directs that “*Community Areas, Rural Centers and Affordable Housing Overlay districts are the top priority for development in the unincorporated areas of the County. Outside of those areas, a Development Evaluation System shall be established to provide a systematic, consistent, predictable, and quantitative method for decision-makers to evaluate developments of five or more lots or units and developments of equivalent or greater traffic, water, or wastewater intensity. The system shall be a pass-fail system and shall include a mechanism to quantitatively evaluate development in light of the policies of the General Plan and the implementing regulations, resources and infrastructure, and the overall quality of the development. Evaluation criteria shall include but are not limited to:*
 - a. *Site Suitability*
 - b. *Infrastructure*

c. Resource Management

d. Proximity to a City, Community Area, or Rural Center

e. Mix/Balance of uses including Affordable Housing consistent with the

County Affordable/Workforce Housing Incentive Program adopted pursuant to the Monterey County Housing Element

f. Environmental Impacts and Potential Mitigation

g. Proximity to multiple modes of transportation

h. Jobs-Housing balance within the community and between the community and surrounding areas

i. Minimum passing score

Residential development shall incorporate the following minimum requirements for developments in Rural Centers prior to the preparation of an Infrastructure and Financing Study, or outside of a Community Area or Rural Center:

1) 35% affordable/Workforce housing (25% inclusionary; 10% Workforce) for projects of five or more units to be considered.

2) If the project is designed with at least 15% farmworker inclusionary housing, the minimum requirement may be reduced to 30% total.

This Development Evaluation System shall be established within 12 months of adopting this General Plan.”

In this specific case, the proposed project is consistent with General Plan Policy LU-1.19. The site is suitable because it proposes to place an agricultural support use (Agricultural Employee Housing) in a location used to support agriculture in the area (T&A Industrial Park.) The project site is consistent with the policy based upon the following:

1. *Site Suitability* – The site is currently used for test crops, is within the Spreckels Industrial Park and is not in active agricultural production, it is surrounded by other development compromising it’s use for agriculture and it will not be growth inducing outside of the existing development footprint of the Spreckels Industrial Park. There are existing recreational amenities located within the Spreckels Industrial Park which will benefit the future residents.
2. *Infrastructure*. The subject site is served by existing water and sewer service that have sufficient capacity to serve the proposed project. The project will not result in an expansion of the existing utility networks. There are existing roads which serve the site which all operate at an acceptable level of service both in the existing and build out condition as identified in the 2010 Monterey County General Plan EIR.
3. *Resource Management*. There are no sensitive resources on the subject site.
4. *Proximity to a City, Community Area, or Rural Center*. The site is not in proximity to an incorporated City, Community Area or Rural Center; however it is within the Spreckels Industrial Park which is the location of the historic Spreckels Sugar Factory. The project is consistent with Policy LU1-19 objective of focusing

growth into areas which are designated for growth. This location while not a Community Area or Rural Center is an established development location and this project will not extend the foot print of the developed area.

5. *Mix/Balance of uses including Affordable Housing consistent with the County Affordable/Workforce Housing Incentive Program adopted pursuant to the Monterey County Housing Element.* The project will provide needed housing for farmworkers. This is currently a critical need in Monterey County and has resulted in crops not being harvested due to the inability of farmers not being able to attract a labor force. This housing will address that need.
6. *Environmental Impacts and Potential Mitigation.* As discussed in Finding 7 all environmental impacts have been mitigated to a less than significant level.
7. *Proximity to multiple modes of transportation.* The project site does not have access to multiple modes of transportation, but the location within the T&A holdings allow T&A to use their bus fleet to take workers directly from their home to the ranches where they work, and allows T&A to transport residents on the weekends and at other times for needed trips.
8. *Jobs-Housing balance within the community and between the community and surrounding areas.* The people living in this facility will be working in the fields surrounding the Spreckels area. In 2014 T&A experienced a shortage of approximately 200 workers in their workforce due to the unavailability of housing. This will address the need for employee housing and will not contribute to a jobs housing imbalance.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Board of Supervisors does hereby:

- 1) Deny the appeal by James Ross Riley from the Planning Commission's adoption of a Mitigated Negative Declaration and approval of 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;
- 2) Adopt the Mitigated Negative Declaration prepared for the Tanimura & Antle Employee Housing Project;
- 3) 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, subject to the conditions of approval set forth in Exhibit 1 and in general conformance with the project plans set forth in Exhibit 2, both exhibits being attached hereto and incorporated herein by reference;
- 4) Adopt a Mitigation Monitoring and Reporting Plan, attached hereto as Exhibit 1 and incorporated herein by reference; and
- 5) Deny the applicant's request for a waiver of application fees.

PASSED AND ADOPTED upon motion of Supervisor Potter, seconded by Supervisor Phillips carried this 1st day of September 2015, by the following vote, to wit:

AYES: Supervisors Armenta, Phillips, Salinas, Parker and Potter

NOES: None

ABSENT: None

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 78 for the meeting on September 1, 2015.

Dated: September 2, 2015

File Number: RES 15-089

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By Denise Hancock
Deputy

Exhibit 1
Mitigation Monitoring and Reporting Plan

Monterey County RMA Planning

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 15-240) was approved by Board of Supervisors for Assessor's Parcel Number 177-021-015-000 on September 1, 2015. The permit was granted subject to 39 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. 15-041) for the Combined Development Permit (Planning File No.: PLN150371) 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 Plant (WWTP) which is operated by California American Water. The Central Coast Regional Water Quality Control Board (RWQCB) regulates the WWTP under the Waste Discharge Requirements contained in RWQCB Order No. 99-086. The WWTP shall receive improvements to the existing wastewater processing system including additional aeration in the existing treatment pond and discing/ripping of the existing reclamation ponds at the expense of Tanimura and Antle.

Compliance or Monitoring Action to be Performed: Prior to occupancy of the farmworker housing project, the improvements to the existing WWTP shall be completed to the satisfaction of the RWQCB. A letter shall be provided to the Environmental Health Bureau confirming that the specified improvements have been completed to the satisfaction of the 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. M005 - 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.

37. PDSP07 - MAXIMUM NUMBER OF TENANTS WITH VEHICLES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure 16.1 - Tanimura and Antle and their assigns shall not allow more than 200 vehicles associated with residents who live in the facility. Tanimura and Antle shall be responsible for enforcing this limitation.

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permits, the General Development Plan shall be modified to reflect that there shall not be more than 200 vehicles associated with residents who live in the facility.

38. TRANSPORTATION TO AND FROM WORKSITES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tanimura and Antle and their assigns shall insure that all residents ride the company buses to and from worksites. Use of private vehicles for transportation of the residents to and from worksites shall not be allowed. Tanimura and Antle shall be responsible for monitoring and enforcing this limitation.

Compliance or Monitoring Action to be Performed: Prior to the issuance of construction permits, the General Development Plan shall be modified to reflect that all residents shall ride the company buses to and from work. Use of private vehicles for transportation of the residents to and from worksites is not allowed.

39. REPORT ONE YEAR AFTER OCCUPANCY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The project is approved as proposed with the requirement that a report be prepared by the RMA Planning Department with information from the Monterey Regional Fire Protection District, Spreckels CSD and the Monterey County Sherriff to identify any concerns raised during the initial year of occupancy. All of this material and an analysis of Condition Compliance shall be provided to the Board of Supervisors in a report within 13 months of occupancy of the project.

Compliance or Monitoring Action to be Performed: RMA-Planning to submit report to Board of Supervisors within 16 months of initial occupancy.

PLANS

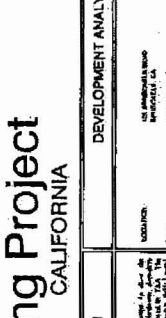
Tanimura & Antle Agricultural Employee Housing Project

SPRECKELS, CALIFORNIA

Page 1 of 2
Tanimura & Antle
Agricultural
Employee Housing
Project
GENERAL
DEVELOPMENT
PLAN
SPRECKELS, CA
A.P.N. - 777 461 963 000

**THE
PAUL DAVIS
PARTNERSHIP**
ARCHITECTS & PLANNERS
1901 S. Bascom Avenue, Suite 200
San Jose, CA 95128
415-921-1111
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Drawn By: [Signature]
Checked By: [Signature]
Project Number: 777

MATERIALS	PROJECT DIRECTORY	CODE ANALYSIS	GENERAL DEVELOPMENT PLAN	DEVELOPMENT ANALYSIS
	GENERAL CONTRACTOR: HARDING CONTRACTING COMPANY 1700 S. Bascom Avenue, Suite 200 San Jose, CA 95128 (415) 921-1111	MUNICIPAL CODES: SPP 22 Building Code, Title 22, Chapter 22.010 SPP 23 Planning Code, Title 23, Chapter 23.010 SPP 24 Zoning Code, Title 24, Chapter 24.010 SPP 25 Fire Code, Title 25, Chapter 25.010 SPP 26 Health Code, Title 26, Chapter 26.010 SPP 27 Electrical Code, Title 27, Chapter 27.010 SPP 28 Gas Code, Title 28, Chapter 28.010 SPP 29 Mechanical Code, Title 29, Chapter 29.010 SPP 30 Plumbing Code, Title 30, Chapter 30.010 SPP 31 Fire Alarm Code, Title 31, Chapter 31.010 SPP 32 Fire Trench Code, Title 32, Chapter 32.010 SPP 33 Fire Sprinkler Code, Title 33, Chapter 33.010 SPP 34 Fire Alarm Control Panel Code, Title 34, Chapter 34.010 SPP 35 Fire Alarm Control Panel Installation Code, Title 35, Chapter 35.010 SPP 36 Fire Alarm Control Panel Maintenance Code, Title 36, Chapter 36.010 SPP 37 Fire Alarm Control Panel Testing Code, Title 37, Chapter 37.010 SPP 38 Fire Alarm Control Panel Replacement Code, Title 38, Chapter 38.010 SPP 39 Fire Alarm Control Panel Repair Code, Title 39, Chapter 39.010 SPP 40 Fire Alarm Control Panel Removal Code, Title 40, Chapter 40.010 SPP 41 Fire Alarm Control Panel Installation Code, Title 41, Chapter 41.010 SPP 42 Fire Alarm Control Panel Maintenance Code, Title 42, Chapter 42.010 SPP 43 Fire Alarm Control Panel Testing Code, Title 43, Chapter 43.010 SPP 44 Fire Alarm Control Panel Replacement Code, Title 44, Chapter 44.010 SPP 45 Fire Alarm Control Panel Repair Code, Title 45, Chapter 45.010 SPP 46 Fire Alarm Control Panel Removal Code, Title 46, Chapter 46.010 SPP 47 Fire Alarm Control Panel Installation Code, Title 47, Chapter 47.010 SPP 48 Fire Alarm Control Panel Maintenance Code, Title 48, Chapter 48.010 SPP 49 Fire Alarm Control Panel Testing Code, Title 49, Chapter 49.010 SPP 50 Fire Alarm Control Panel Replacement Code, Title 50, Chapter 50.010 SPP 51 Fire Alarm Control Panel Repair Code, Title 51, Chapter 51.010 SPP 52 Fire Alarm Control Panel Removal Code, Title 52, Chapter 52.010 SPP 53 Fire Alarm Control Panel Installation Code, Title 53, Chapter 53.010 SPP 54 Fire Alarm Control Panel Maintenance Code, Title 54, Chapter 54.010 SPP 55 Fire Alarm Control Panel Testing Code, Title 55, Chapter 55.010 SPP 56 Fire Alarm Control Panel Replacement Code, Title 56, Chapter 56.010 SPP 57 Fire Alarm Control Panel Repair Code, Title 57, Chapter 57.010 SPP 58 Fire Alarm Control Panel Removal Code, Title 58, Chapter 58.010 SPP 59 Fire Alarm Control Panel Installation Code, Title 59, Chapter 59.010 SPP 60 Fire Alarm Control Panel Maintenance Code, Title 60, Chapter 60.010 SPP 61 Fire Alarm Control Panel Testing Code, Title 61, Chapter 61.010 SPP 62 Fire Alarm Control Panel Replacement Code, Title 62, Chapter 62.010 SPP 63 Fire Alarm Control Panel Repair Code, Title 63, Chapter 63.010 SPP 64 Fire Alarm Control Panel Removal Code, Title 64, Chapter 64.010 SPP 65 Fire Alarm Control Panel Installation Code, Title 65, Chapter 65.010 SPP 66 Fire Alarm Control Panel Maintenance Code, Title 66, Chapter 66.010 SPP 67 Fire Alarm Control Panel Testing Code, Title 67, Chapter 67.010 SPP 68 Fire Alarm Control Panel Replacement Code, Title 68, Chapter 68.010 SPP 69 Fire Alarm Control Panel Repair Code, Title 69, Chapter 69.010 SPP 70 Fire Alarm Control Panel Removal Code, Title 70, Chapter 70.010 SPP 71 Fire Alarm Control Panel Installation Code, Title 71, Chapter 71.010 SPP 72 Fire Alarm Control Panel Maintenance Code, Title 72, Chapter 72.010 SPP 73 Fire Alarm Control Panel Testing Code, Title 73, Chapter 73.010 SPP 74 Fire Alarm Control Panel Replacement Code, Title 74, Chapter 74.010 SPP 75 Fire Alarm Control Panel Repair Code, Title 75, Chapter 75.010 SPP 76 Fire Alarm Control Panel Removal Code, Title 76, Chapter 76.010 SPP 77 Fire Alarm Control Panel Installation Code, Title 77, Chapter 77.010 SPP 78 Fire Alarm Control Panel Maintenance Code, Title 78, Chapter 78.010 SPP 79 Fire Alarm Control Panel Testing Code, Title 79, Chapter 79.010 SPP 80 Fire Alarm Control Panel Replacement Code, Title 80, Chapter 80.010 SPP 81 Fire Alarm Control Panel Repair Code, Title 81, Chapter 81.010 SPP 82 Fire Alarm Control Panel Removal Code, Title 82, Chapter 82.010 SPP 83 Fire Alarm Control Panel Installation Code, Title 83, Chapter 83.010 SPP 84 Fire Alarm Control Panel Maintenance Code, Title 84, Chapter 84.010 SPP 85 Fire Alarm Control Panel Testing Code, Title 85, Chapter 85.010 SPP 86 Fire Alarm Control Panel Replacement Code, Title 86, Chapter 86.010 SPP 87 Fire Alarm Control Panel Repair Code, Title 87, Chapter 87.010 SPP 88 Fire Alarm Control Panel Removal Code, Title 88, Chapter 88.010 SPP 89 Fire Alarm Control Panel Installation Code, Title 89, Chapter 89.010 SPP 90 Fire Alarm Control Panel Maintenance Code, Title 90, Chapter 90.010 SPP 91 Fire Alarm Control Panel Testing Code, Title 91, Chapter 91.010 SPP 92 Fire Alarm Control Panel Replacement Code, Title 92, Chapter 92.010 SPP 93 Fire Alarm Control Panel Repair Code, Title 93, Chapter 93.010 SPP 94 Fire Alarm Control Panel Removal Code, Title 94, Chapter 94.010 SPP 95 Fire Alarm Control Panel Installation Code, Title 95, Chapter 95.010 SPP 96 Fire Alarm Control Panel Maintenance Code, Title 96, Chapter 96.010 SPP 97 Fire Alarm Control Panel Testing Code, Title 97, Chapter 97.010 SPP 98 Fire Alarm Control Panel Replacement Code, Title 98, Chapter 98.010 SPP 99 Fire Alarm Control Panel Repair Code, Title 99, Chapter 99.010 SPP 100 Fire Alarm Control Panel Removal Code, Title 100, Chapter 100.010	<p>The General Development Plan (GDP) is a plan that shows the overall layout of the project, including the location of buildings, parking areas, and other facilities. It also shows the proposed streets and other infrastructure. The GDP is used to guide the construction of the project and to ensure that all buildings and facilities are built in accordance with the plan.</p> <p>The GDP is divided into several sections, each of which shows a different part of the project. The sections are:</p> <ul style="list-style-type: none">Site Plan: Shows the overall layout of the project, including the location of buildings, parking areas, and other facilities.Site Section: Shows a cross-section of the project, showing the height of buildings and the depth of parking areas.Site Elevation: Shows the elevation of the project, showing the location of buildings and other facilities relative to the ground level.Site Plan: Shows the overall layout of the project, including the location of buildings, parking areas, and other facilities. <p>The GDP is used to guide the construction of the project and to ensure that all buildings and facilities are built in accordance with the plan.</p>	<p>DEVELOPMENT ANALYSIS</p> <p>US REGULATIONS: FEDERAL: 24 CFR 905.101-104 STATE: 15 USC 1601-1607 LOCAL: 15 USC 1601-1607 FEDERAL: 24 CFR 905.101-104 STATE: 15 USC 1601-1607 LOCAL: 15 USC 1601-1607</p> <p>ANALYSIS: TOTAL AREA: 100,000 SQ. FT. TOTAL BUILDING AREA: 50,000 SQ. FT. TOTAL PARKING: 100 CARS TOTAL GREEN SPACE: 50,000 SQ. FT.</p> <p>CONCLUSIONS: The project is feasible and meets all applicable regulations. It provides a high quality of housing and amenities for the community.</p>

ABBREVIATIONS

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VICINITY MAP



The vicinity map shows the project location relative to surrounding streets and landmarks. It includes a north arrow and a scale bar.

A0.1

COVER SHEET

Project / Sheet:

Tanimura & Antle
Agricultural
Employee Housing
Project
GENERAL
DEVELOPMENT
PLAN
131 PINOCCHIO BLVD
SPRINGFIELD, CA
APAL: 171-001910-009

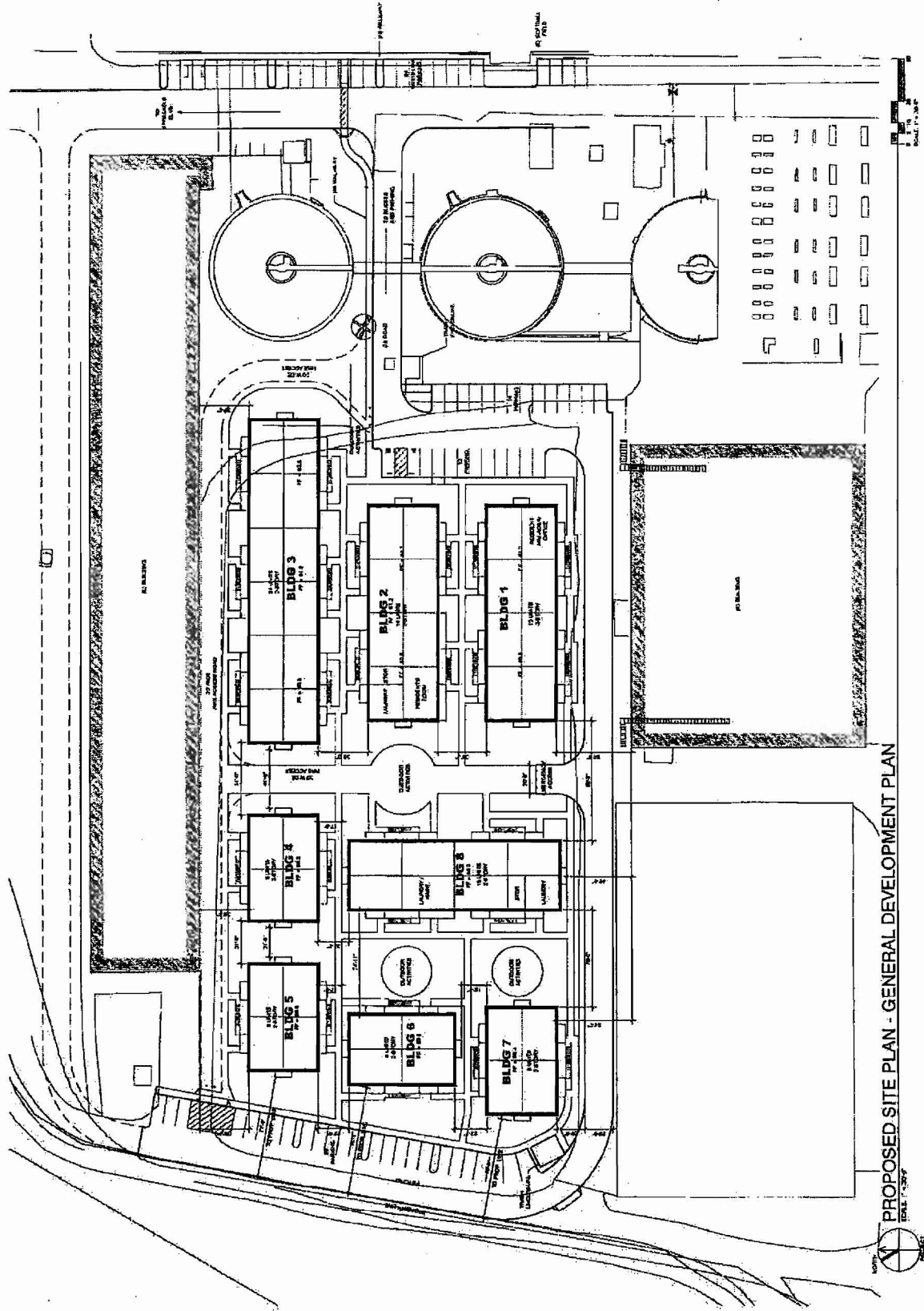
THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS
1000 S. Folsom Street, Suite 100
San Francisco, CA 94102
415.774.1100
www.pauldavispartnership.com

Drawn By: [Symbol]
Checked By: [Symbol]
Project Number: 1527

Scale: [Symbol]
Date: [Symbol]

Proposed
SITE PLAN - GEN.
DEVT. PLAN

A1.1



PROPOSED SITE PLAN - GENERAL DEVELOPMENT PLAN
SCALE: 1/8" = 1'-0"

LIGHT FIXTURE SCHEDULE			
XA	24" x 12" 1/2" HOLLOW BODY RECESSED BRASS ALUMINUM HOUSING, POLY-CUT OFF STAINLESS STEEL TYPE A OPTIC, ROTARY DIMMER LED ADJUST FOR SPREAD, DIMMER, DIM COLOR OR DIMINAL INSTALLED. ELECTRONIC BALLAST 4 1/2" DIA. 1/4" ALUMINUM POLL.	120W LED	PHILIPS DIMMABLE LIGHTING PBTRENE PBM 4.5" DIA. 1/4" POLL.
XA1	24" x 12" 1/2" HOLLOW BODY RECESSED BRASS ALUMINUM HOUSING, POLY-CUT OFF STAINLESS STEEL TYPE A OPTIC, ROTARY DIMMER LED ADJUST FOR SPREAD, DIMMER, DIM COLOR OR DIMINAL INSTALLED. ELECTRONIC BALLAST 4 1/2" DIA. 1/4" ALUMINUM POLL.	120W LED	PHILIPS DIMMABLE LIGHTING PBTRENE PBM 4.5" DIA. 1/4" POLL.
XB	2" x 2" x 2" 1/2" BRASS LUMINOUS TUBULAR ALUMINUM HOUSING, WHITE GLASS LENS, COI-OFF OPTIC, PHOS-PHOR-ARCH-1107 ELECTRONIC DIMMER 120W	28W LED 3000 K	BECA 2.5" x 2.5" x 1/2" BRASS
XD	6" DIA. HANG. 8" DIA. 8" x 2" BRASS & 3/4" HOLLOW LENS. FIXTURE ALUMINUM BODY 4 1/2" DIA. 1/4" POLL. ELECTRONIC DIMMER 120W	28W LED 3000 K	BECA 2.5" x 2.5" x 1/2" BRASS
XF	2" x 2" 1/2" SQUARE RECESSED LED FIXTURE, STAINLESS ALUMINUM HOUSING, 80-100% DIMMER, POLY-CUT OFF LENS, NET LOGIC ON FLUORESCENT BALLAST 120W	28W LED 110	PHILIPS DIMMABLE LPL LED BRASS

ELECTRICAL SYMBOL

- LIGHTING - HOLE OR POST MOUNTED
C/C, R/C, H/C, R/L
- LIGHTING - WALL MOUNTED 3/8" BOWTIE
- ⊕ HOLLOW BODY RECESSED LIGHTING - SEE SCHEDULE

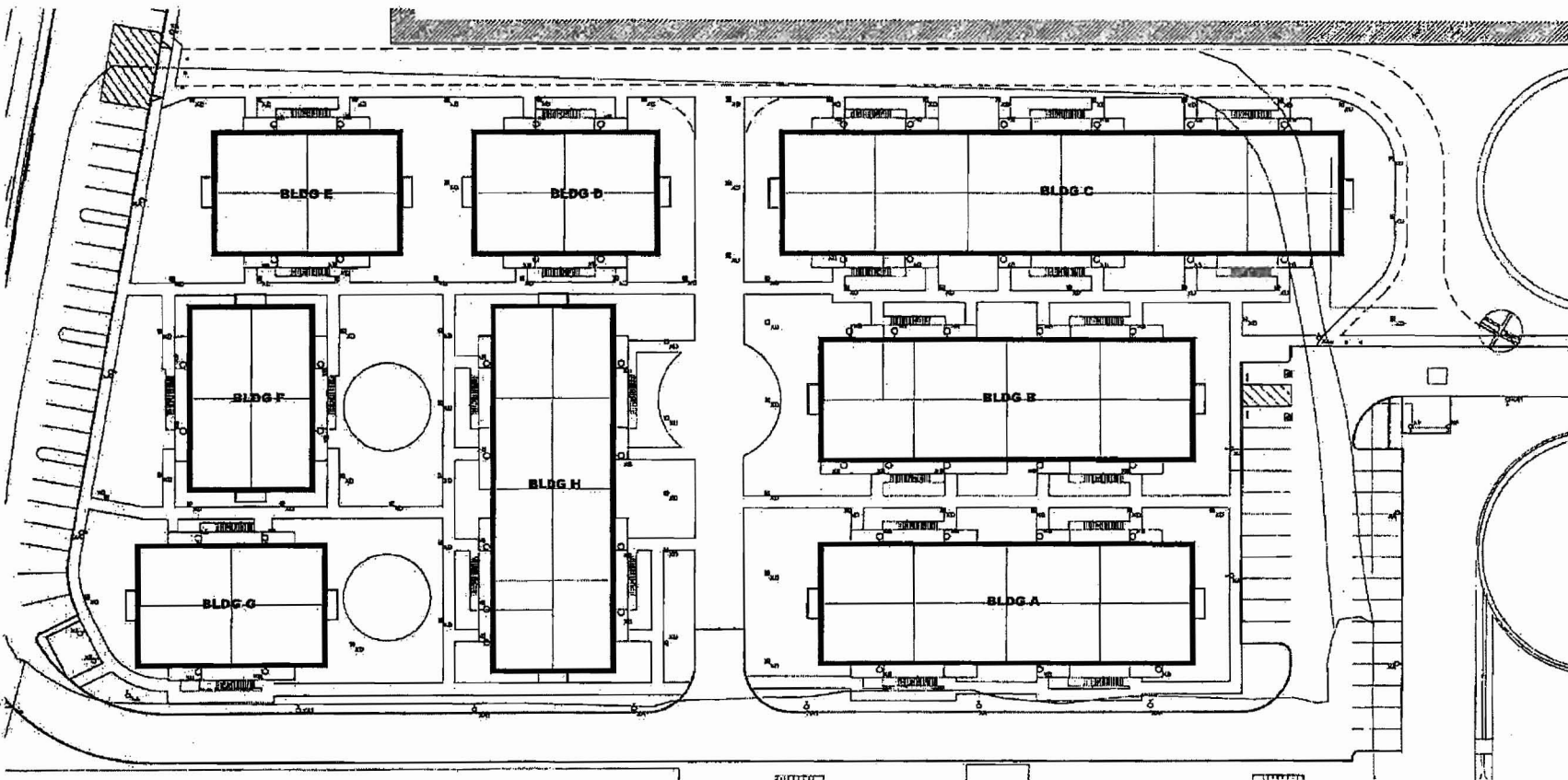
Sheet 7 of 10

Tanimura & Antle
Agricultural
Employee Housing
Project
GENERAL
DEVELOPMENT
PLAN

181 SPRINGDALE BLVD.
SUNNYVALE, CA
A.P.N. 177-021-018-000

**THE
PAUL DAVIS
PARTNERSHIP**
ARCHITECTS & PLANNERS

36 Paul Davis Partnership, 117
20111 Sandstone Court
San Jose, CA 95131
415.925.1227 FAX 415.925.1207
415.925.1227 www.pauldavispartnership.com



Drawn By: [Signature]
Checked By: [Signature]
Project Number: 1627

Notes:
1. See General Notes for details on lighting fixtures and controls.
2. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
3. All wiring shall be installed in accordance with the National Electrical Code (NEC) and local codes.
4. All lighting fixtures shall be installed in a location that provides uniform illumination and does not create glare or shadows.

Notes:
1. PROPOSED
EXTERIOR
LIGHTING -
GROUND LEVEL

PROPOSED EXTERIOR LIGHTING - GROUND LEVEL
SCALE: 1" = 32'-0"



A1.2

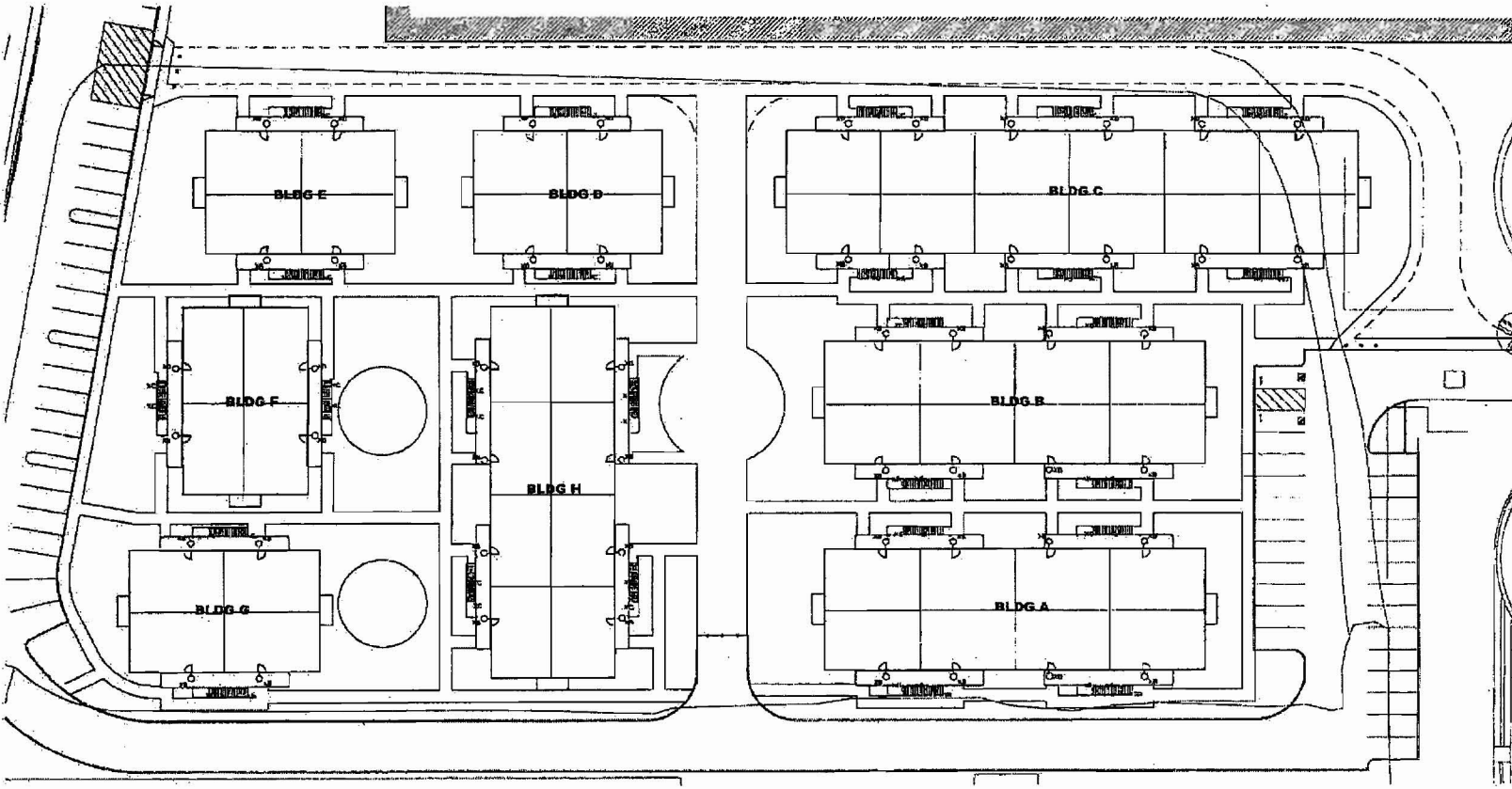
LIGHT FIXTURE SCHEDULE			
XB	7" X 4" X 2" DEEP LED DOWN LIGHT ALUMINUM HOUSING, ANTI-GLOARE CLIP-OFF OPTIC PRISM-FLARE ELECTRONIC BALLAST INPUT: 120V	30W LED 100' LUMENS	REC'D 250' CO. APPROX
XC	4" X 2" X 1" DEEP LED DOWN LIGHT FLUORESCENT HOUSING, ANTI-GLOARE CLIP-OFF ARCHITECT'S SPEC. EARTH ELECTRONIC BALLAST EPP	60W LED 110' LUMENS	PREPARED 104' APPROX

ELECTRICAL SYMBOL

- LUMINAIRE - GENERAL SYMBOL - SEE SCHEDULE
- ⊙ LUMINAIRE - WALL MOUNTED - SEE SCHEDULE

Project / Owner
**Tanimura & Antle
 Agricultural
 Employee Housing
 Project
 GENERAL
 DEVELOPMENT
 PLAN**
 121 APPEACHEE BLVD.
 SPRINGFIELD, GA
 A.P.N.: 177 021 810 000

**THE
 PAUL DAVIS
 PARTNERSHIP**
 ARCHITECTS & PLANNERS
 1101 Peachtree Dunwoody, N.E.
 Atlanta, GA 30328
 404.252.2776 FAX 404.252.2776
 19618249@gmail.com pauldavispartnership.com



Drawn by: [Symbol]
 Drawing Date: 7/21/2014
 Project Number: 1547
 Revision:
 [Symbol]
 Check by:
**PROPOSED
 EXTERIOR
 LIGHTING - SECOND
 FLOOR LEVEL**
 Sheet Number:

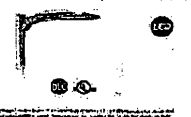

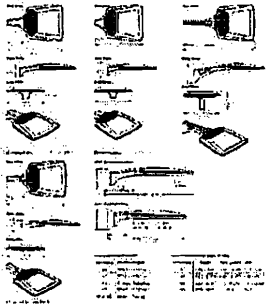
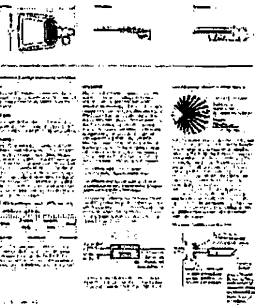
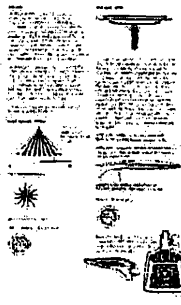
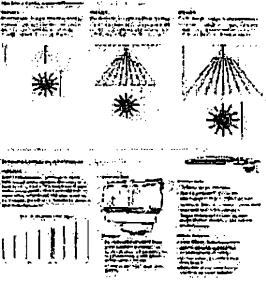
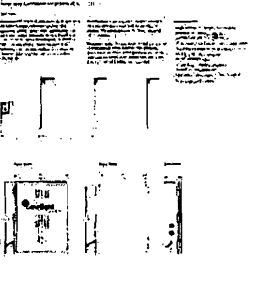
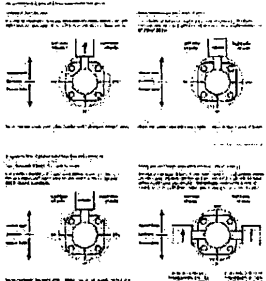
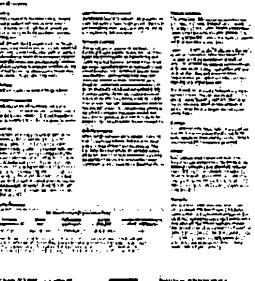
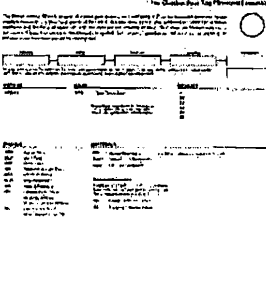
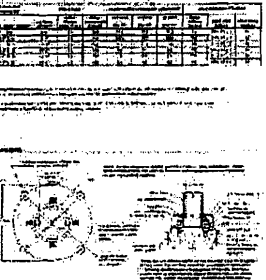
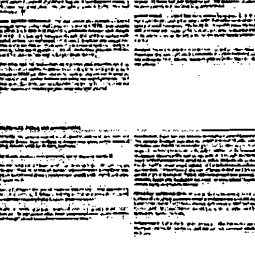
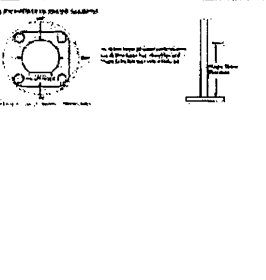



PROPOSED EXTERIOR LIGHTING - SECOND FLOOR LEVEL

SCALE: 1" = 30'-0"



A1.3

<p>PHILIPS GARDCO</p> <p>FIXTURE TYPE 'XA'</p>  <p>Technical specifications and notes for Fixture Type 'XA'.</p>	<p>P21 PureForm Std. 2 Pole</p>  <p>Technical specifications and notes for Pole P21 PureForm.</p>	<p>P21 PureForm Std. 2 Pole</p>  <p>Technical specifications and notes for Pole P21 PureForm.</p>	<p>P21 PureForm Std. 2 Pole</p>  <p>Technical specifications and notes for Pole P21 PureForm.</p>	<p>P21 PureForm Std. 2 Pole</p>  <p>Technical specifications and notes for Pole P21 PureForm.</p>
<p>P21 PureForm Std. 2 Pole</p>  <p>Technical specifications and notes for Pole P21 PureForm.</p>	<p>P21 PureForm Std. 2 Pole</p>  <p>Technical specifications and notes for Pole P21 PureForm.</p>	<p>P21 PureForm Std. 2 Pole</p>  <p>Technical specifications and notes for Pole P21 PureForm.</p>	<p>P21 PureForm Std. 2 Pole</p>  <p>Technical specifications and notes for Pole P21 PureForm.</p>	<p>Poles</p> <p>45° Straight Round Aluminum - Screen Base For Single Pole Top Mounted Fixtures</p>  <p>Technical specifications and notes for Pole Poles.</p>
<p>Poles</p> <p>45° Straight Round Aluminum - Screen Base For Single Pole Top Mounted Fixtures</p>  <p>Technical specifications and notes for Pole Poles.</p>	<p>Poles</p> <p>45° Straight Round Aluminum - Screen Base For Single Pole Top Mounted Fixtures</p>  <p>Technical specifications and notes for Pole Poles.</p>	<p>Poles</p> <p>45° Straight Round Aluminum - Screen Base For Single Pole Top Mounted Fixtures</p>  <p>Technical specifications and notes for Pole Poles.</p>	<p>Poles</p> <p>45° Straight Round Aluminum - Screen Base For Single Pole Top Mounted Fixtures</p>  <p>Technical specifications and notes for Pole Poles.</p>	

Page / Total

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**GENERAL
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181 SPECTRUM BLVD
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ARCHITECTS & PLANNERS

1st Floor Plan
1st Floor Plan
1st Floor Plan
1st Floor Plan


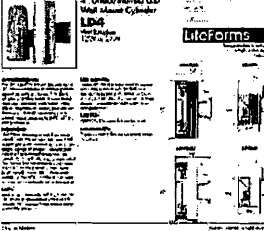

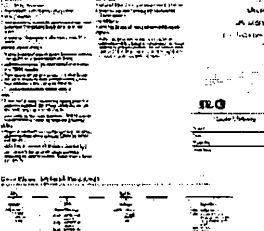
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Drawing Date: 7/20/08
Project Number: 1527

PHILIPS GARDCO

**PROPOSED
EXTERIOR LIGHT
FIXTURES**

Sheet Number

A1.4

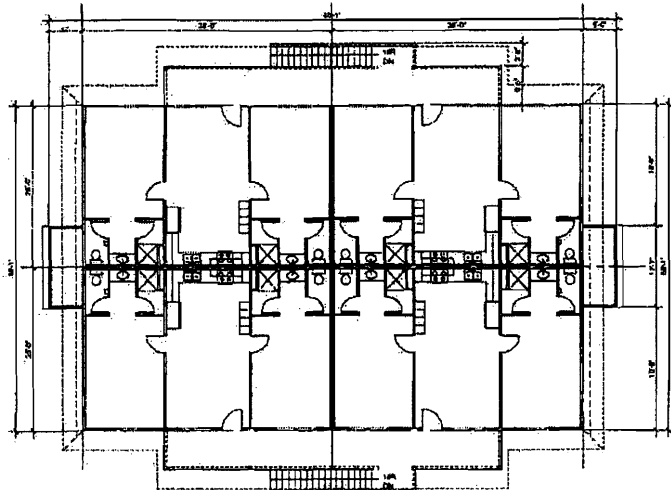
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Page 1 of 4
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 Agricultural
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 PLAN
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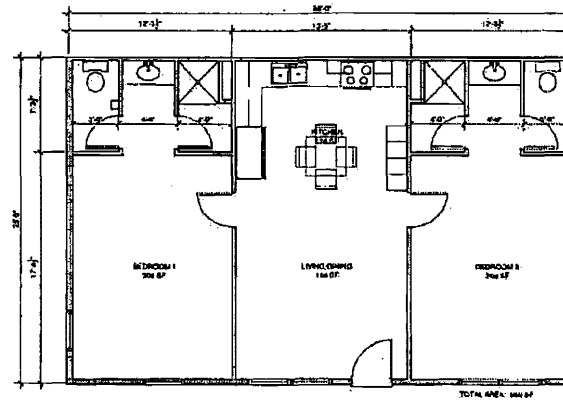
**THE
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 ARCHITECTS & PLANNERS
 11251 Highway 404, Suite 100
 Marietta, GA 30067
 Phone: 770-429-7111
 Fax: 770-429-7112
 www.pauldavispartnership.com

Sheet No. 104-0010
 Project No. 1507

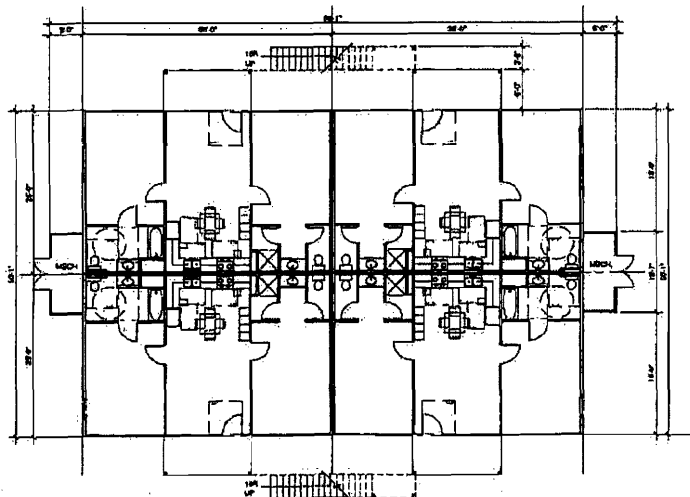
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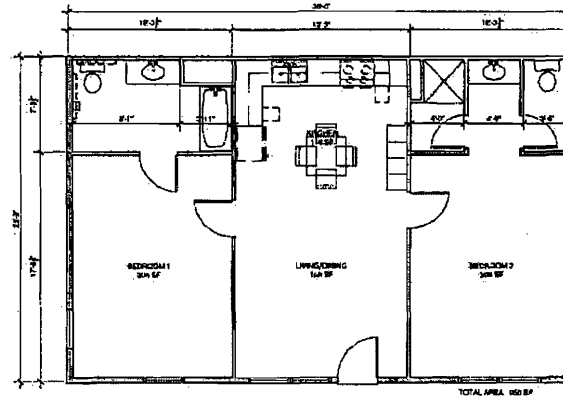
BUILDING 4, 5, 6, & 7
8 UNIT BLDG. - TYPICAL 2ND FLOOR PLAN
SCALE 1/8" = 1'-0"



TYPICAL FLOOR PLAN -
UNIT SECOND FLOOR
SCALE 1/8" = 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 1/8" = 1'-0"

Project / Section

Tanimura & Antle
Agricultural
Employee Housing
Project
GENERAL
DEVELOPMENT
PLAN

121 S PACHECO BLVD.
SPRINGFIELD, CA
A.P.N.: 177-021-018-000

**THE PAUL DAVIS
PARTNERSHIP**
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
700 California Street
Alhambra, CA 91801
ARCHITECTS & PLANNERS 714-921-1212
www.pauldavispartnership.com

Sheet No.

Drawing Date 12/1/2014

Project Number 1507

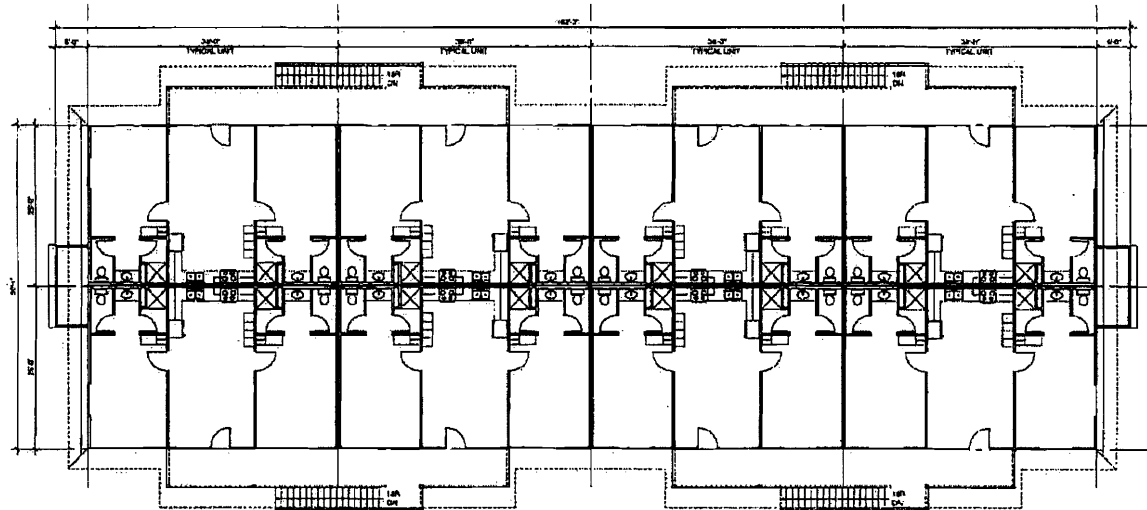
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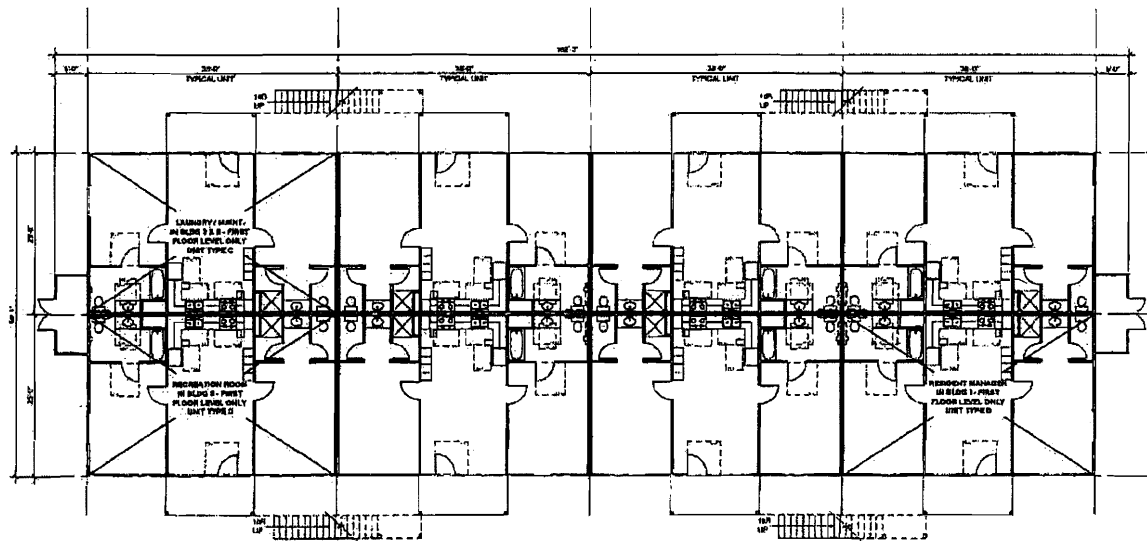
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PROPOSED
FLOOR PLAN -
8 UNIT BLDG

Sheet Number



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



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

Sheet: 2 of 2

Tanimura & Antle
Agricultural
Employee Housing
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GENERAL
DEVELOPMENT
PLAN

187 SPANCKLE BLVD.
SPRINGFIELD, CA
A.P.N.: 177-021-018-000

THE
PAUL DAVIS
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The Paul Davis Partnership, LLP
260 Edmonds Road
Menlo Park, CA 94025
650.325.2962 / paul@pdp.com
15400 Elgin Road, Suite 200, San Francisco, CA 94134

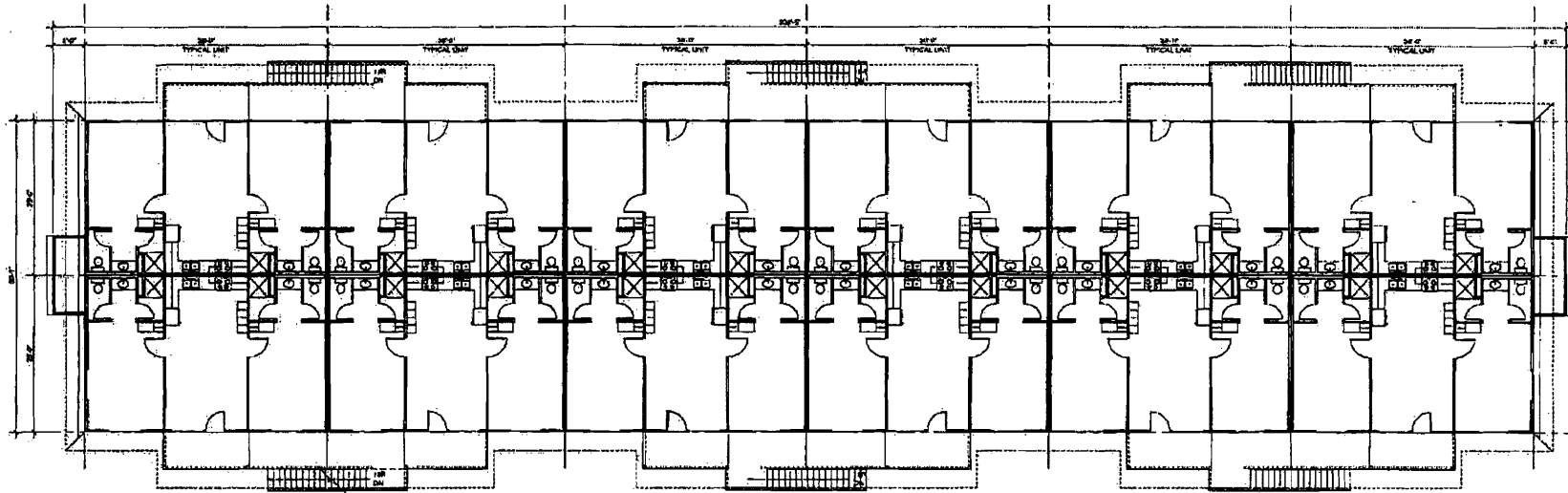
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Drawing Date: 7/26/2016
Project Number: 1587

REVISIONS
[Table with 2 columns: Description, Date]

PROPOSED
FLOOR PLAN
16 UNIT BLDG

Sheet Number

A2.2

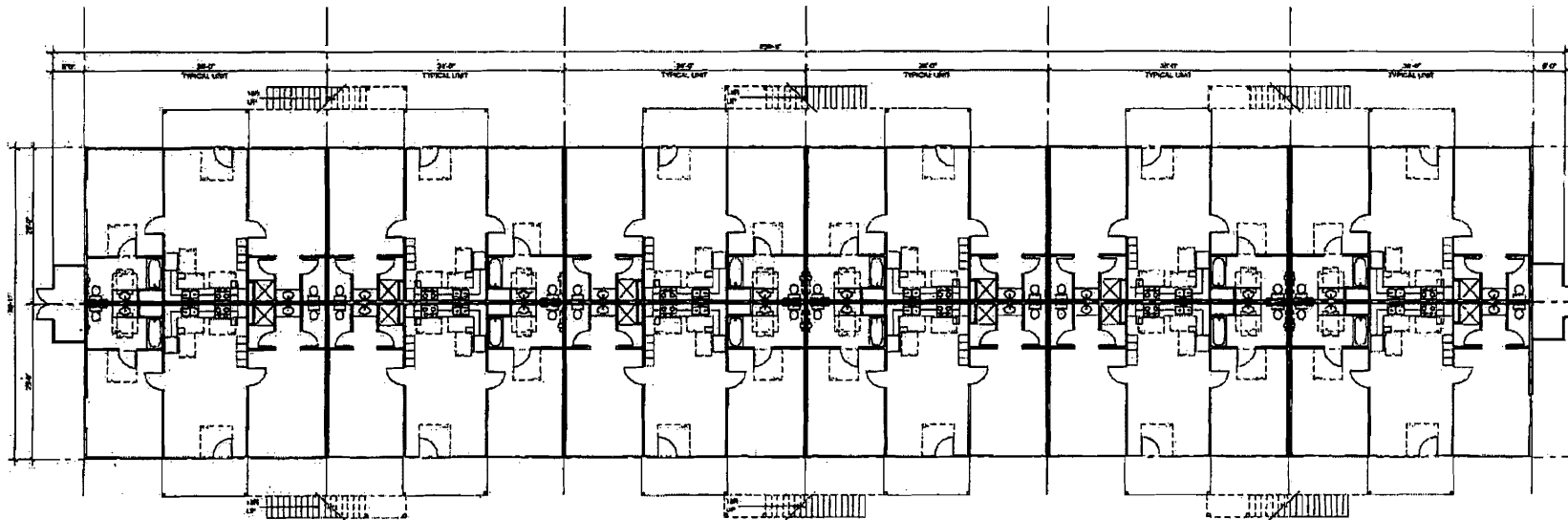


BUILDING 3
24 UNIT BLDG. - TYPICAL 2ND FLOOR PLAN
SCALE 1/8" = 1'-0"

Panel / Date:
Tanimura & Antle
Agricultural
Employee Housing
Project
GENERAL
DEVELOPMENT
PLAN
121 8TH AVENUE BLDG.
SPRINGFIELD, CA
A.P.N.: 177-041-018-000

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
200 Elmwood Street
Springfield, CA 95904
408.435.7100 FAX 408.435.7104
131501, Incorporated in the State of California



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

Sheet No.
Drawing Date: 7/21/2015
Project Number: 1527
Revised:

Notes:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. REFER TO GENERAL NOTES FOR MATERIALS AND FINISHES.
3. REFER TO SPECIFICATIONS FOR MATERIALS AND FINISHES.
4. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING SCHEDULES FOR EQUIPMENT AND FIXTURES.
5. REFER TO ARCHITECTURAL SCHEDULES FOR SYMBOLS AND NOTATIONS.
6. REFER TO GEOTECHNICAL REPORT FOR FOUNDATION REQUIREMENTS.
7. REFER TO CIVIL ENGINEER'S REPORT FOR UTILITY REQUIREMENTS.
8. REFER TO LANDSCAPE ARCHITECT'S REPORT FOR LANDSCAPE REQUIREMENTS.
9. REFER TO STRUCTURAL ENGINEER'S REPORT FOR STRUCTURAL REQUIREMENTS.
10. REFER TO ENVIRONMENTAL REPORT FOR ENVIRONMENTAL REQUIREMENTS.

Notes for:
PROPOSED
FLOOR PLAN
24 UNIT BLDG

Plot Number:



SHEET NOTE

1. SEE SHEET A1.3 SITE PLAN AND SHEET A2.1 FOR LOCATION OF PROPOSED UNITS.

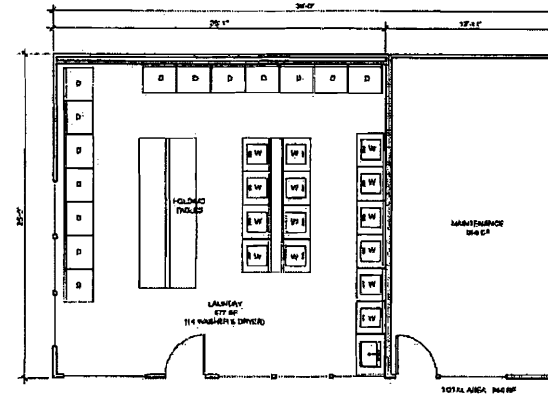
Project / Report

**Tanimura & Antle
Agricultural
Employee Housing
Project
GENERAL
DEVELOPMENT
PLAN**

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

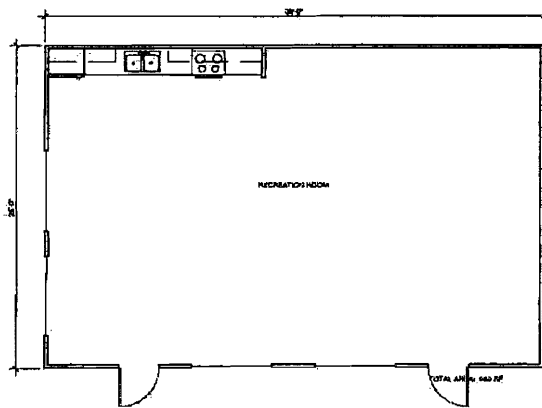
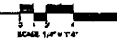
**THE
PAUL DAVIS
PARTNERSHIP
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The Paul Davis Partnership, LLP
200 Alameda Street
Livermore, CA 94550
PH: 925.376.1400 FAX: 925.376.7400
CAD: 1111@pauldavispartnership.com



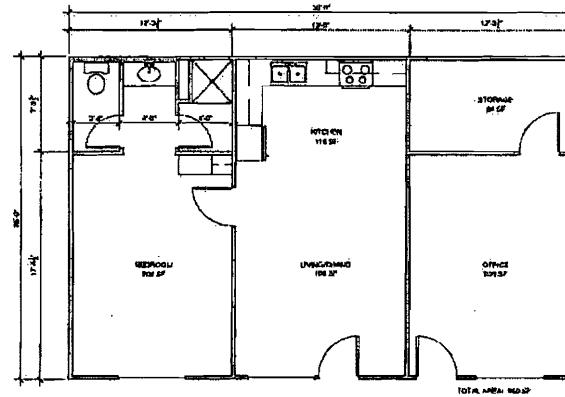
TYPICAL FLOOR PLAN - UNIT TYPE C
LAUNDRY AND MAINTENANCE

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: J.S.
Planning Date: 7/25/2015
Project Number: 1507

Revised:

This set of plans shall constitute a contract. It shall remain the property of the architect and shall not be used for any other project without the written consent of the architect. The architect shall not be responsible for any errors or omissions on the part of the contractor or any other party. The architect shall not be responsible for any delays or cost overruns caused by the contractor or any other party. The architect shall not be responsible for any accidents or injuries caused by the contractor or any other party. The architect shall not be responsible for any damages or losses caused by the contractor or any other party. The architect shall not be responsible for any claims or lawsuits filed against the contractor or any other party. The architect shall not be responsible for any claims or lawsuits filed against the architect or any other party.

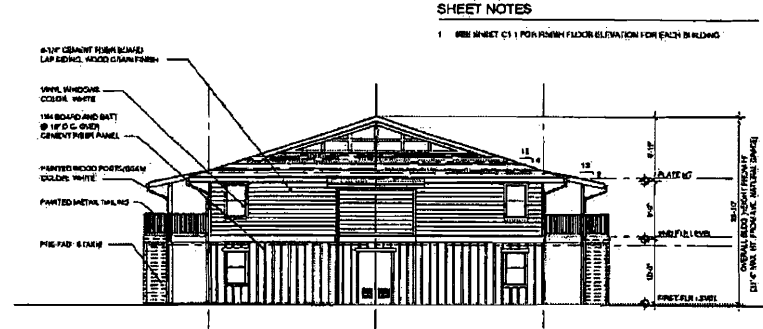
Scale for:
**PROPOSED
FLOOR PLAN -
UNIT TYPE B, C, & D**

Sheet Number



8 UNIT BUILDING - TYPICAL FRONT & REAR ELEVATIONS

SCALE 1/8" = 1'-0"



16, 24 UNIT BUILDING - TYPICAL SIDE ELEVATIONS

SCALE 1/8" = 1'-0"



SHEET NOTES

1 SEE SHEET C-1 FOR FINISH FLOOR ELEVATION FOR EACH BUILDING

Project / Owner

Tanimura & Antle
Agricultural
Employee Housing
Project
GENERAL
DEVELOPMENT
PLAN

181 SPRUCEBUSH BLVD
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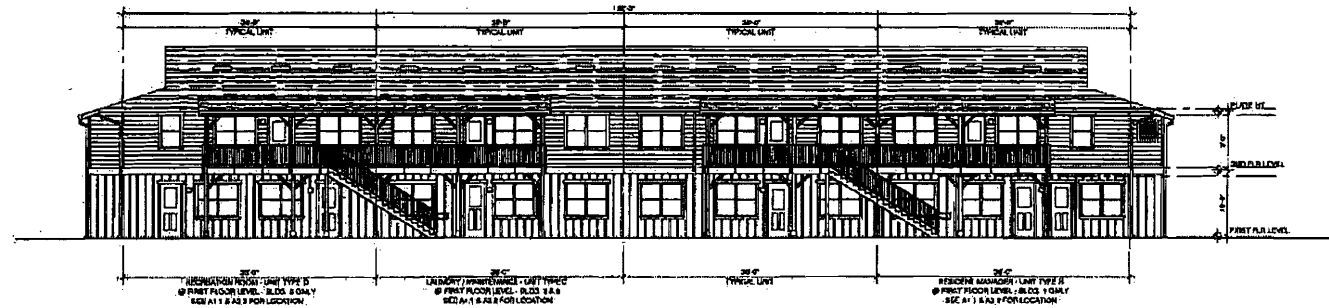
Drawn By: [Signature]
Drawing Date: 08/12/2018
Project Number: 1187

Revisions:

These drawings are prepared for the project described herein and are not to be used for any other project without the written consent of the architect. The architect is not responsible for any errors or omissions in these drawings or for any consequences arising from their use.

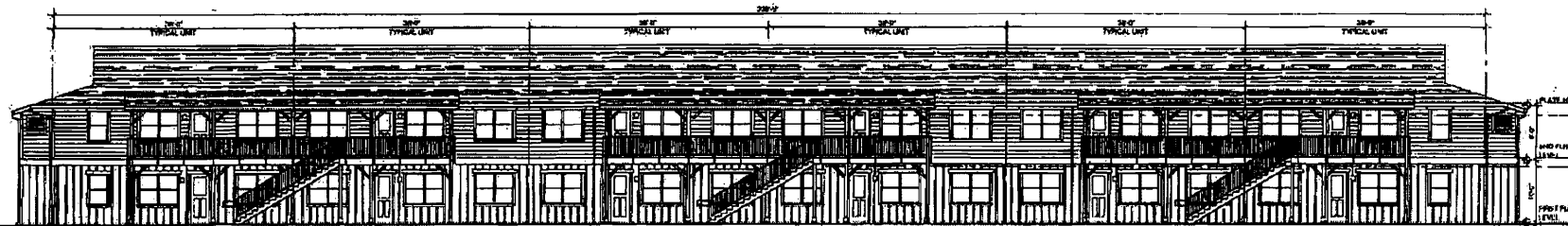
Scale: 1/8" = 1'-0"
PROPOSED
EXTERIOR
ELEVATIONS

Sheet Number:



16 UNIT BUILDING - TYPICAL FRONT & REAR ELEVATIONS

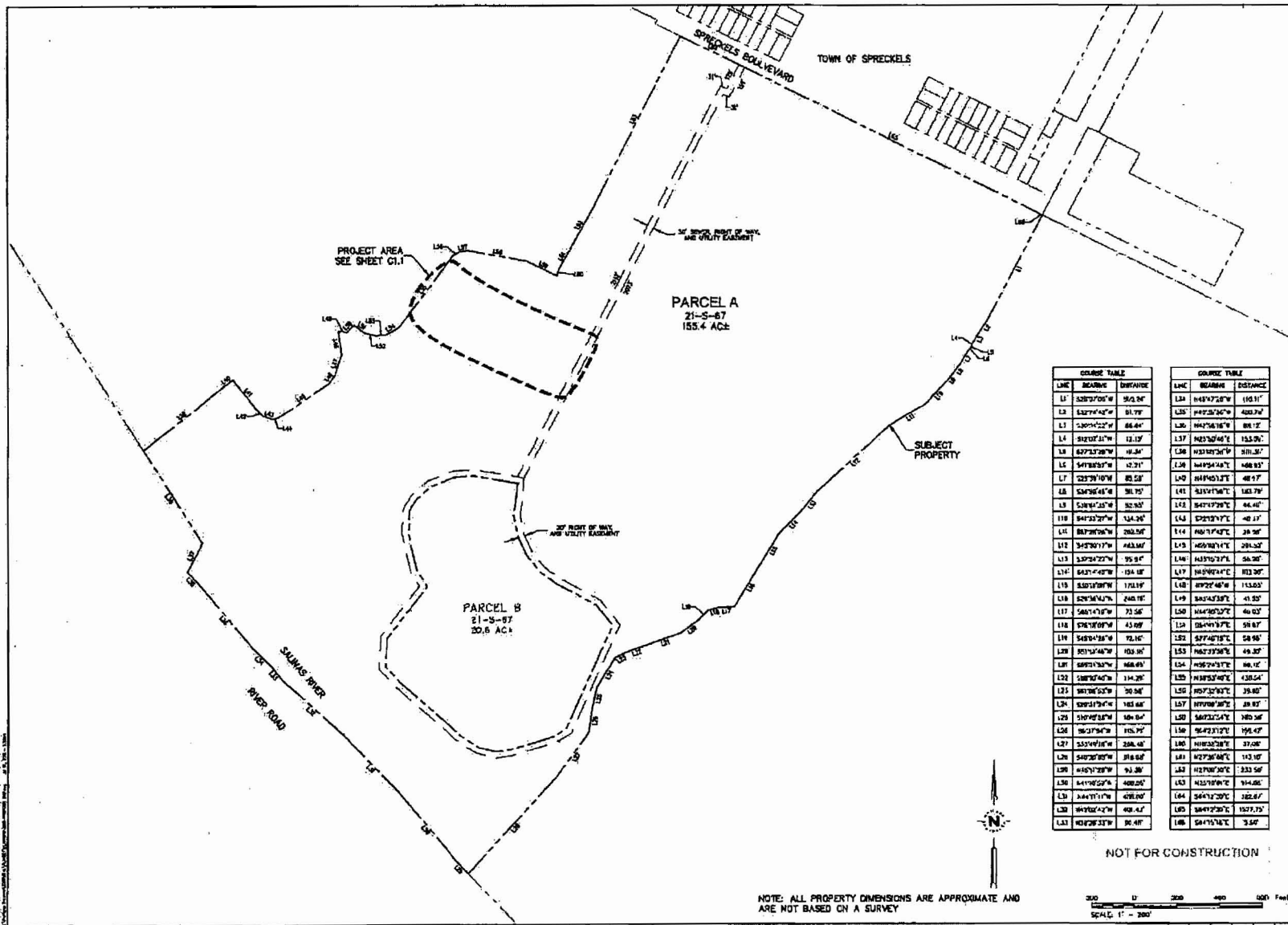
SCALE 1/8" = 1'-0"



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

SCALE 1/8" = 1'-0"





LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S29°37'00"W	502.94'	L34	N49°47'50"W	116.51'
L2	S27°44'42"W	61.79'	L35	N47°25'30"W	423.74'
L3	S30°44'22"W	66.44'	L36	N45°56'16"W	88.12'
L4	S12°02'41"W	12.12'	L37	N43°50'46"W	155.91'
L5	S27°12'38"W	69.34'	L38	N43°03'30"W	201.32'
L6	S47°32'57"W	42.71'	L39	N44°54'44"W	408.93'
L7	S25°39'10"W	82.52'	L40	N44°40'12"E	48.17'
L8	S28°56'44"W	81.72'	L41	S13°41'42"E	163.79'
L9	S38°44'24"W	82.53'	L42	S47°37'42"E	44.46'
L10	S47°32'57"W	114.24'	L43	S28°31'17"E	48.17'
L11	S47°32'57"W	263.26'	L44	N48°17'42"E	28.58'
L12	S47°32'57"W	443.84'	L45	N66°38'14"E	264.52'
L13	S37°54'22"W	95.84'	L46	N43°50'46"W	56.28'
L14	S43°14'42"W	124.12'	L47	N43°50'46"W	82.38'
L15	S30°44'22"W	173.12'	L48	N72°24'48"W	115.03'
L16	S28°56'44"W	248.12'	L49	S47°37'42"E	41.52'
L17	S47°32'57"W	72.56'	L50	N47°30'12"E	46.62'
L18	S78°10'00"W	43.88'	L51	S44°49'12"E	58.87'
L19	S48°04'38"W	74.16'	L52	S77°48'18"E	58.95'
L20	N51°14'48"W	103.36'	L53	N67°33'36"E	48.27'
L21	N69°14'30"W	168.63'	L54	N48°29'12"E	86.12'
L22	S18°57'42"W	114.28'	L55	N18°53'48"E	438.54'
L23	N87°08'30"W	50.58'	L56	N57°32'30"E	35.82'
L24	N39°14'18"W	183.68'	L57	N77°08'30"E	28.87'
L25	S17°42'18"W	58.64'	L58	S47°32'42"E	282.28'
L26	N63°39'30"W	116.42'	L59	N47°32'12"E	195.47'
L27	S55°49'18"W	238.44'	L60	N18°53'48"E	37.08'
L28	S47°32'57"W	218.62'	L61	N27°38'48"E	113.87'
L29	N45°17'30"W	61.28'	L62	N27°38'48"E	233.56'
L30	N41°02'54"W	488.24'	L63	N12°39'30"E	314.88'
L31	N44°17'18"W	628.18'	L64	S47°32'30"E	182.67'
L32	N47°02'42"W	48.44'	L65	S47°32'30"E	182.72'
L33	N43°28'22"W	36.48'	L66	S47°32'30"E	3.58'

Project # 0000
Tanimura & Antle
 Agricultural
 Employee Housing
 Project
**GENERAL
 DEVELOPMENT
 PLAN**
 121 SPRECKELS BLVD.
 SPRECKELS, CA.
 A.P. #: 177-081-015-000



THE PAUL DAVIS PARTNERSHIP
 ARCHITECTS & PLANNERS

18411 Linderoth Avenue, Suite 100
 San Diego, CA 92128
 (619) 591-1111

Drawn by: APJ
 Drawing Date: 11/18/00
 Project Number: 2332-00

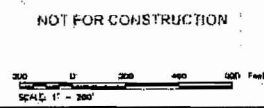
Reviewer:

This map and any information contained hereon are for informational purposes only and are not intended to be used for any other purpose. The user assumes all responsibility for the use of this information.

Sheet Name: **PROPERTY MAP**

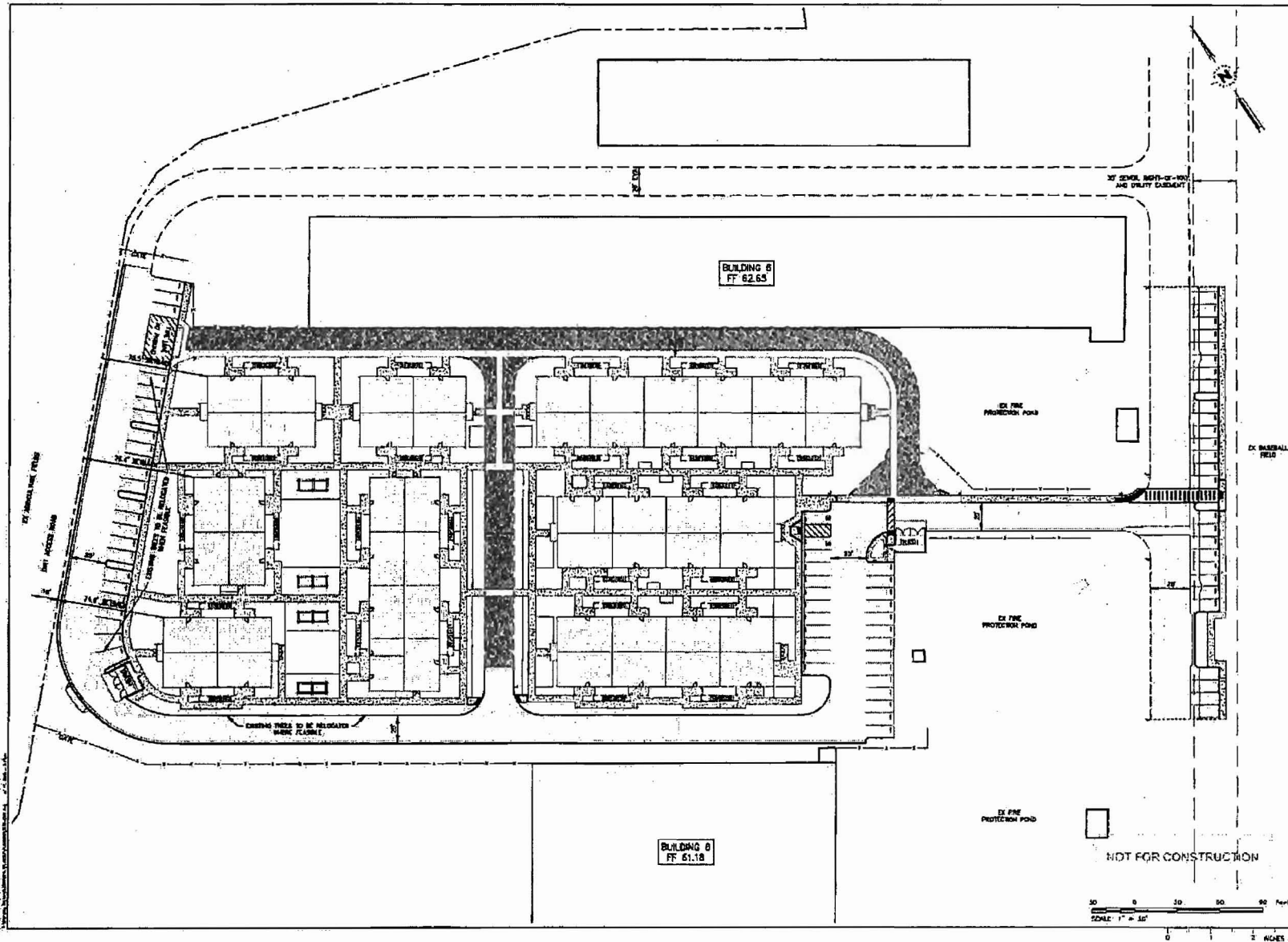
Sheet Number:

C1.0



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

NOT FOR CONSTRUCTION



Tanimura & Antle
 Agricultural
 Employee Housing
 Project
**GENERAL
 DEVELOPMENT
 PLAN**

121 SPRINGFIELD BLVD.
 SPRINGFIELD, CA
 A.P.N.: 177-021-013-020



WE
WHITSON ENGINEERS
 ARCHITECTS & PLANNERS

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 144 15th St, San Francisco, CA 94103

Drawn By: APH
 Drawing Date: 7/16/16
 Project Number: 2016-00

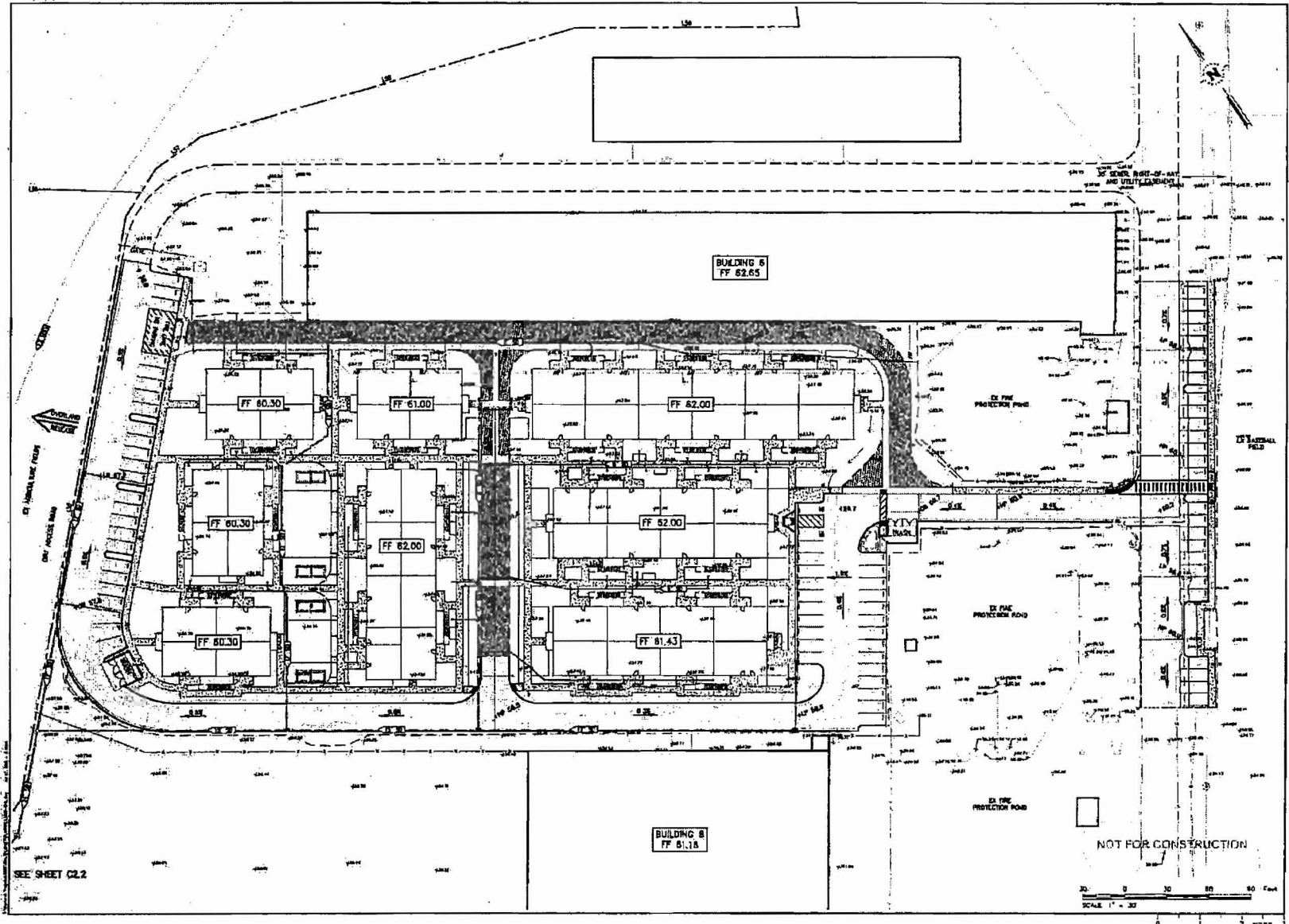
Revised:

This plan was prepared by the undersigned in accordance with the provisions of the California Professional Engineers Act, Chapter 10, Section 4900, and the California Professional Planners Act, Chapter 10, Section 4900, and the undersigned hereby certifies that he/she is a duly licensed professional engineer/planner in the State of California.

Project Name:
**PROPOSED
 SITE PLAN**

Sheet Number:

C1.1



Tanimura & Antle
 Agricultural Housing
 Project
**GENERAL
 DEVELOPMENT
 PLAN**
 181 STRECKELS BLVD.
 SHERFIELD, CA
 A.P.N.: 177-021-015-000



**THE
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 204 Palmdale Road
 Palmdale, CA 93550
 (805) 251-8991 FAX (805) 251-1200
 L.A.M.P. Lic. # 33234-001-0000-0001

Drawn By: APY
 Drawing No.: 1114-15
 Project Number: 3333-01

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**PRELIMINARY GRADING
 AND DRAINAGE PLAN**

Sheet Number

C1.2

SEE SHEET C2.2

SCALE: 1" = 30'
 0 30 60 90 Feet

NOT FOR CONSTRUCTION

Project / Date

Tanimura & Antle
Agricultural
Employee Housing
Project
GENERAL
DEVELOPMENT
PLAN

131 SPRINGFIELD BLVD.
SPRINGFIELD, CA
AP #1: 777421-011-000



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10000 Wilshire Blvd., Suite 1000
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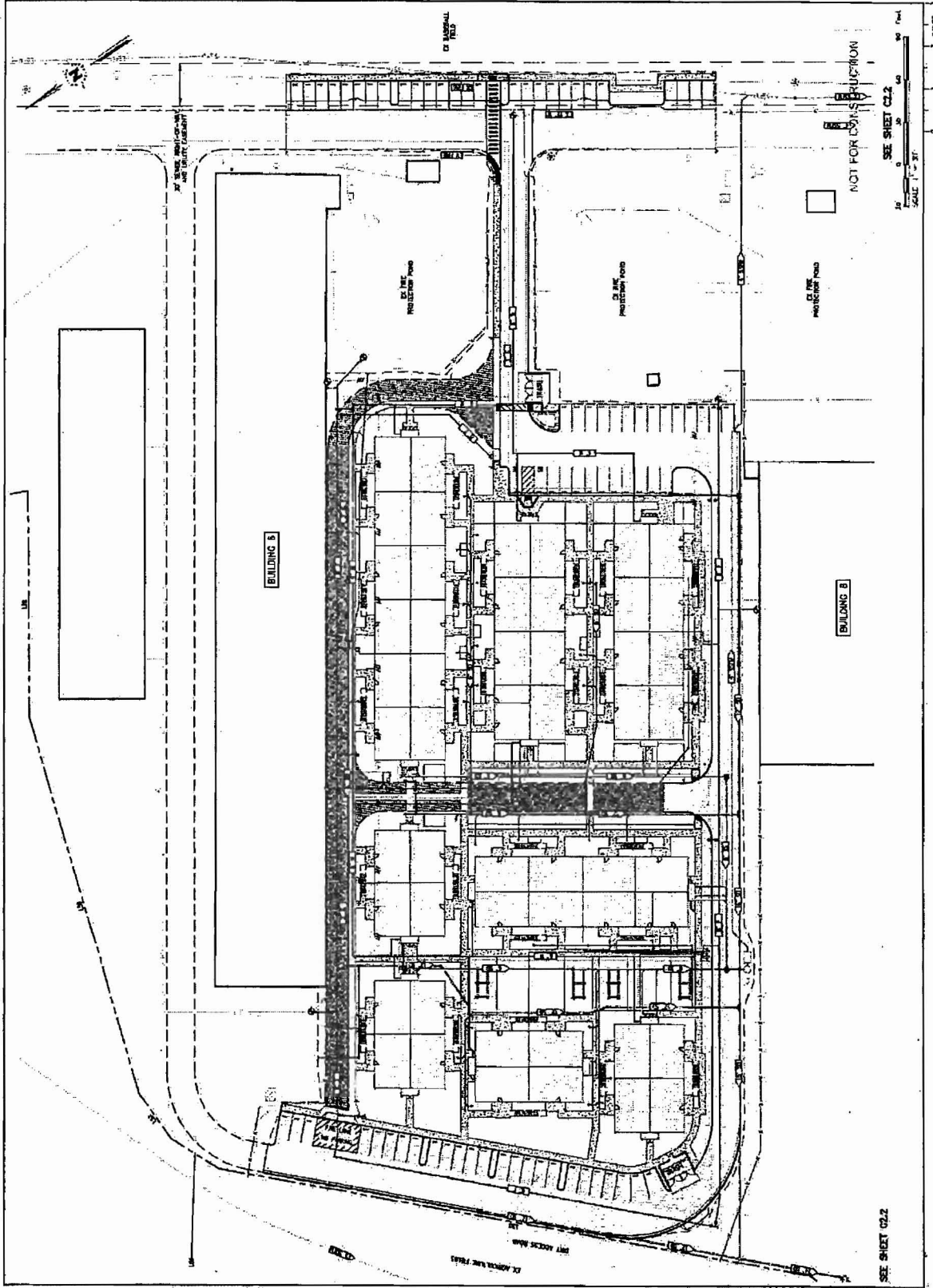
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Project Number: 2001.00

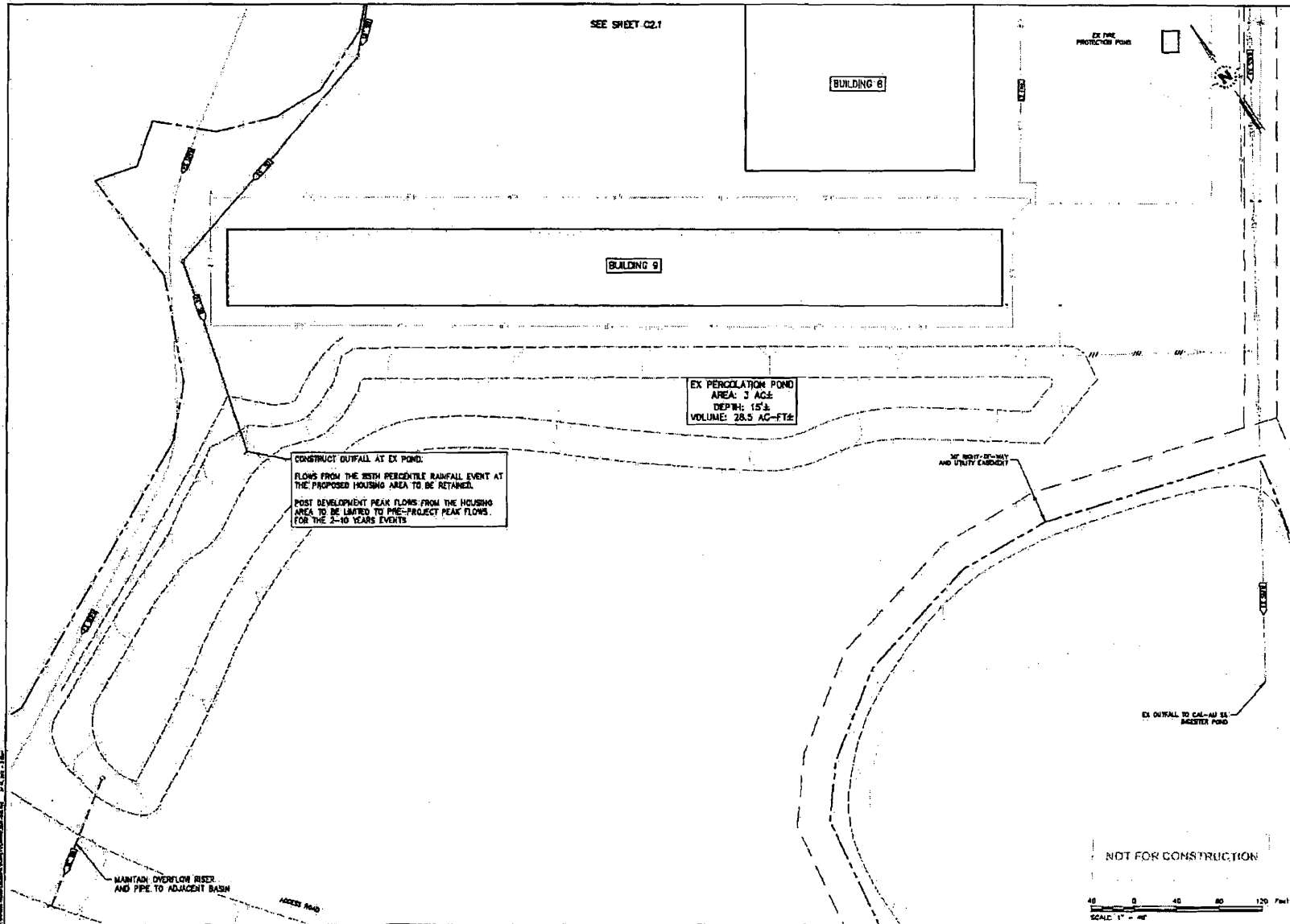
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PRELIMINARY
UTILITY PLAN

Sheet Number

C2.1





Page 1 of 2

**Tanimura & Antle
Agricultural
Employee Housing
Project
GENERAL
DEVELOPMENT
PLAN**

181 SPRINGFIELD BLVD.
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Laguna Hills, CA 92653
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www.pauldavispartnership.com

DATE: 1/16/14
DRAWN BY: APJ
CHECKED BY: TJA
PROJECT NUMBER: 2008102

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THIS IS A
**PRELIMINARY
UTILITY PLAN**

Sheet Name:

C2.2

Sheet No. 100

Tanimura & Antle
Agricultural
Employee Housing
Project
GENERAL
DEVELOPMENT
PLAN

131 SPENCER BLVD.
SAN FRANCISCO, CA
APN: 1718103000



WATSON ENGINEERS
1000 MARKET STREET
SAN FRANCISCO, CA 94102

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1000 MARKET STREET, 11/F
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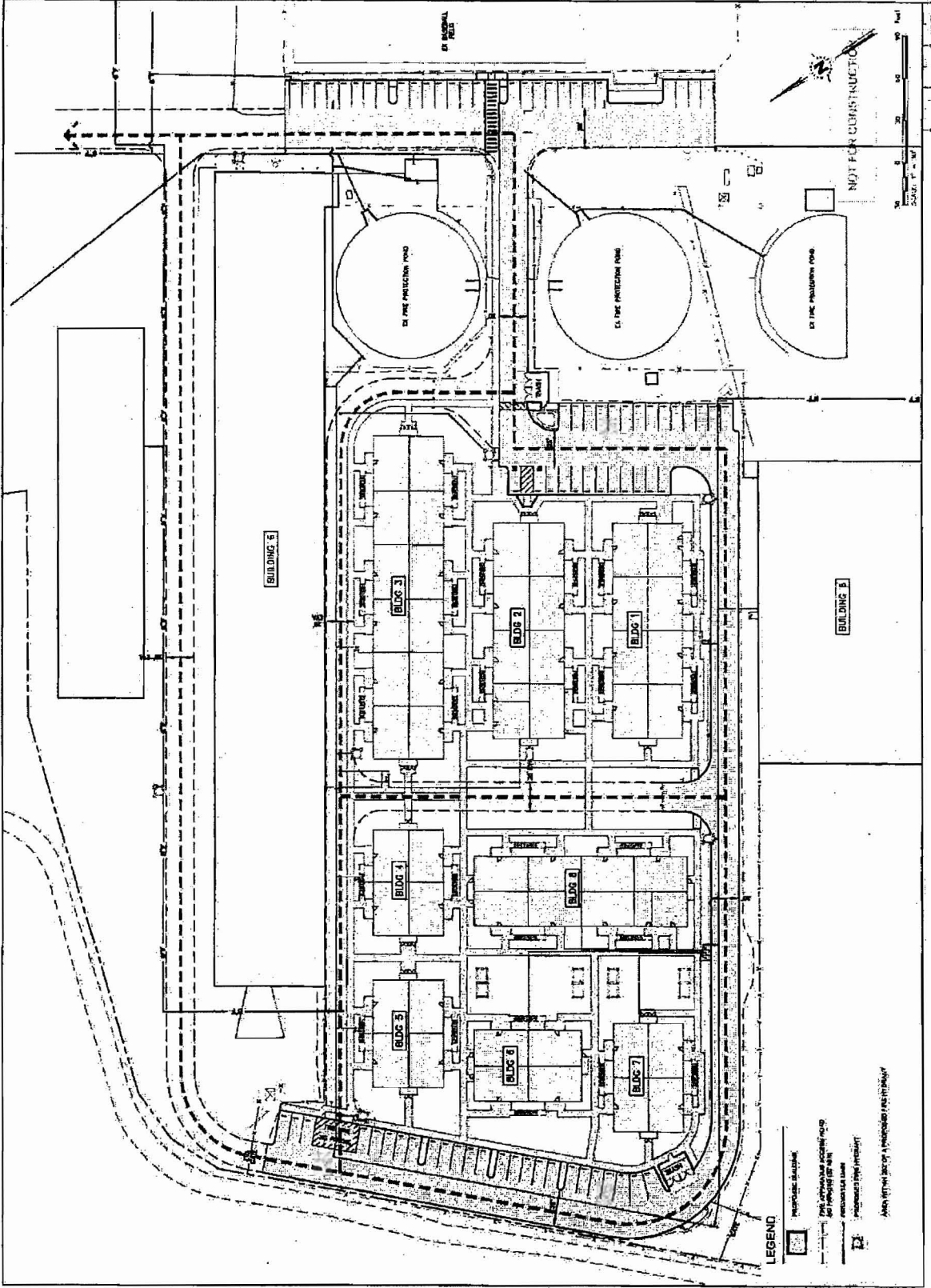
Date: 04/11/16
Drawing No: PTP16
Project Number: 033100

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FIRE ACCESS AND
PROTECTION PLAN

Sheet No. 100

C3.0



Tanimura & Antle
Agricultural
Employee Housing
Project
17000 S. 15th Ave.
SPRINGFIELD, CA
APN: 177-091-916-00



WATSON ENGINEERS
17000 S. 15th Ave.
Springfield, CA 95630
Tel: 916/438-1100

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS
17000 S. 15th Ave.
Springfield, CA 95630
Tel: 916/438-1100

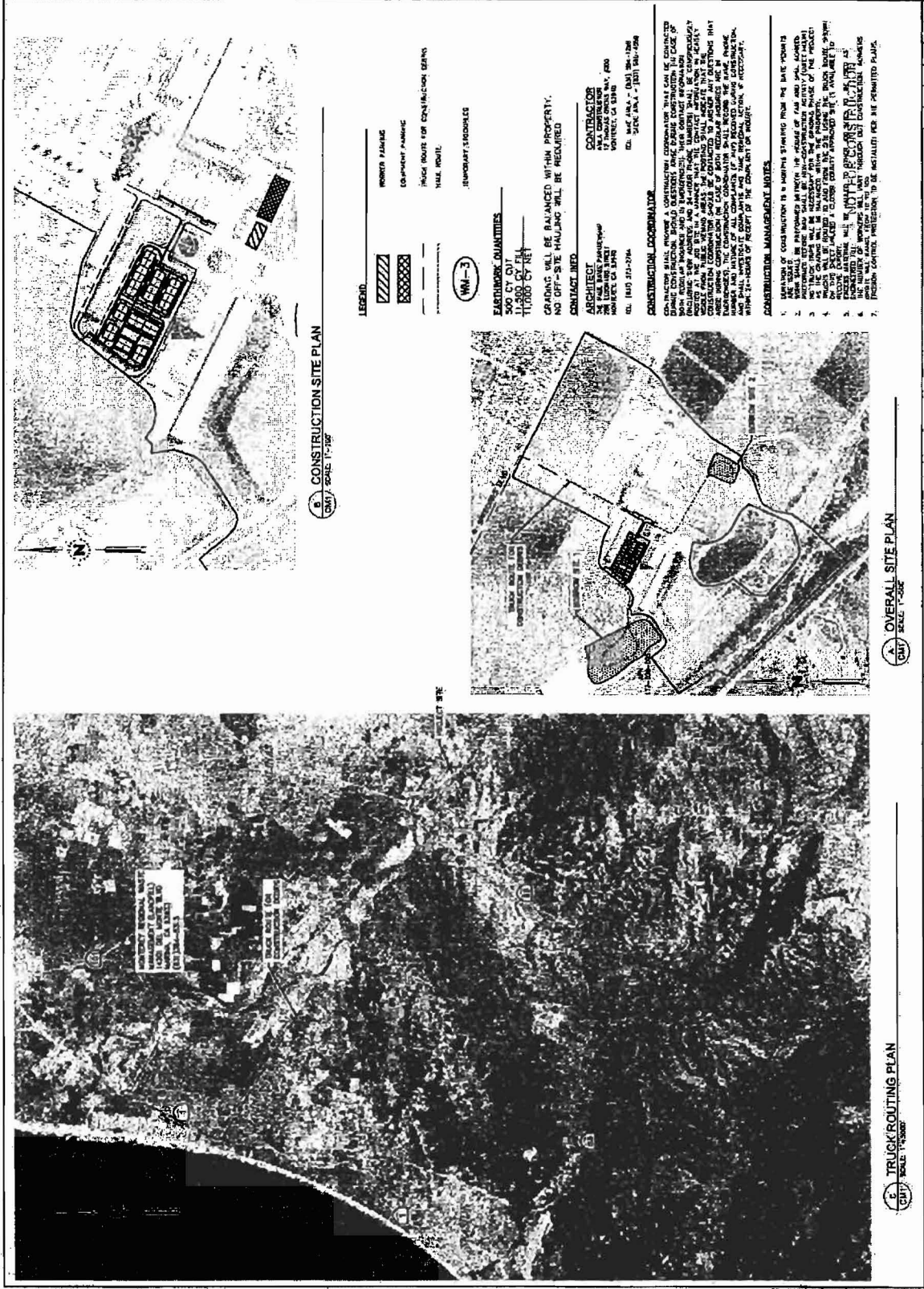
17000 S. 15th Ave.
Springfield, CA 95630
Tel: 916/438-1100

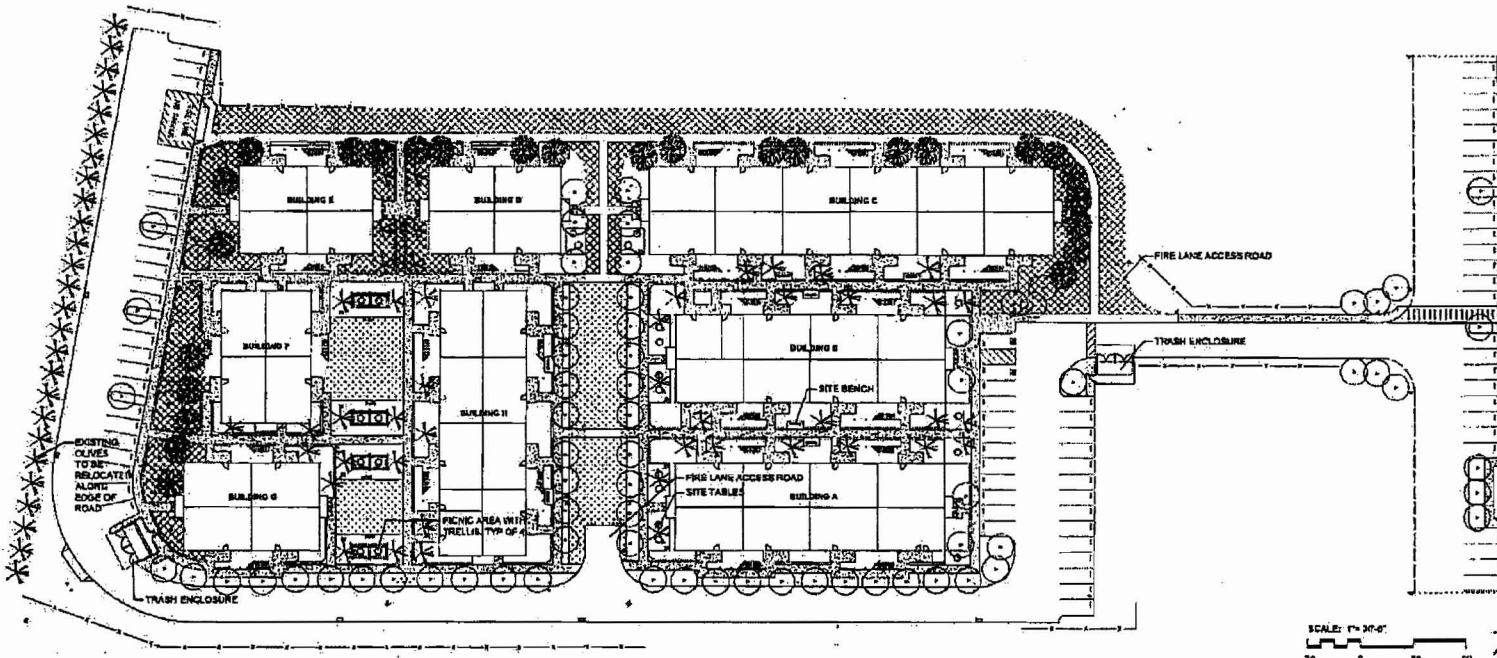
Project No.: 44
Project Name: CM1
Project Location: 17000 S. 15th Ave., Springfield, CA

17000 S. 15th Ave.
Springfield, CA 95630
Tel: 916/438-1100

CONSTRUCTION
MANAGEMENT PLAN

CM1





Sheet Number Worksheet
 Project: T&A Housing
 Date: 04/20/2011
 Date: 04/20/2011

Project: T&A Housing
 Date: 04/20/2011
 Date: 04/20/2011

IRRIGATION NOTES:

- PER AS 1001, THE IRRIGATION DESIGN WILL INCLUDE:
1. IRRIGATION SYSTEM WILL CONNECT TO EXISTING POINT OF CONNECTION.
 2. A SOIL MANAGEMENT REPORT/ANALYSIS OF THE EXISTING SITE SOIL WITH SITE SPECIFIC RECOMMENDATIONS.
 3. A SYSTEM DESIGNED TO THE RECORDED STATIC PRESSURE (30 LBS. & 0.875 CHGTS).
 4. AUTOMATIC IRRIGATION CONTROLLER WITH EVAPOTRANSPIRATION DATA AND RAIN SENSORS.
 5. THE SYSTEM WILL BE DESIGNED TO PREVENT RUNOFF AND OVER-SPRAY.
 6. THE SYSTEM WILL BE DESIGNED PER HYDROZONES AS SET FORTH FROM THE PLANTING PLAN.
 7. ALL SPRINKLER HEADS WILL BE MATCHED PRECIPITATION.
 8. NO OVERHEAD SPRAY WILL BE USED IN AREAS LESS THAN 48 IN WIDTH.
 9. OVER-HEAD IRRIGATION WILL BE SETBACK 24" FROM NON-PERMEABLE SURFACES.
 10. IRRIGATION DISTRIBUTION WILL BE THROUGH A MAX. CPV.
 - 10.1. LOW FLOW, HIGH EFFICIENCY SPRAY NOZZLES-FLYER MP ROTATORS OR RAINBIRD ROSEARY SPRAYS.
 - 10.2. POINT SOURCE DRIP-RAINBIRD OR BALCO DMP EMITTERS.
 - 10.3. SUBSURFACE DRIP-METAFIN.
 - 10.4. SUBSURFACE DRIP-METAFIN.

LEGEND

- Cross**
 M Enlarge Soil

*** WATER USE CATEGORY (WUC) KEY**

- WUC0's Region Applicable to this Project: REGION 1
- H High
 M Moderate
 L Low
 VL Very Low
 NL Species Not Listed
- * Home Water Use Classification of Landscape Species, A Guide by the Water Needs of Landscape Plants (WUCOLS) Revised 2010, University of California Cooperative Extension, L.R. Caldwell, K.S. Jones

LANDSCAPE AREA SUMMARY:

1. IRRIGATED TURF:	8,800 SF
2. NON-IRRIGATED TURF:	22,075 SF
3. IRRIGATED GROUND COVER:	15,145 SF
4. NON-IRRIGATED GROUND COVER:	3,890 SF
TOTAL:	47,910 SF

LEGEND

WUC:	BOTANICAL NAME	COMMON NAME	SIZE
Trees			
Shade Trees			
L	<i>Oliva europaea 'Jadeleaf Beauty'</i>	Frilltree Olive	15 gal
M	<i>Platanus racemosa</i>	California Sycamore	18 gal
L	<i>Quercus agrifolia</i>	Coast Live Oak	9 gal
L	<i>Schinus molle/leucobatus</i>	Woolly Pepper	15 gal
Evergreen Trees			
L	<i>Pinus sabinae</i>	Algham Pine	6 gal
M	<i>Pinus radiata</i>	Monterey Pine	6 gal
Shrubs & Groundcovers			
L	<i>Arctostaphylos 'Pacific Mist'</i>	Pacific Mist Arctostaphylos	1 Gal. at 36" d.c.
L	<i>Garrya elliptica</i>	Coastal Tea Olive	5 Gal. @ 36" d.c.
L	<i>Lonicera sargentiana</i>	Tree Madia	3 Gal. at 48" d.c.
L	<i>Lathyrus holosericeus</i>	Madras Lathyrus	1 Gal. at 36" d.c.
L	<i>Ribes aselliforme</i>	Colehoary	6 Gal. at 48" d.c.
L	<i>Rosa multiflora</i>	Rosemary	1 Gal. at 24" d.c.
Hydroseed/Seeds (Grasses-Non Irrigated)			
L	<i>Hesperis matronalis</i>	Blue Matronella	
L	<i>Styrax galeatus</i>	Blue Matronella	
L	<i>Veronica woodii/veronica</i>	Blue Matronella	
L	<i>Veronica woodii/veronica</i>	Blue Matronella	
L	<i>Veronica woodii/veronica</i>	Blue Matronella	
L	<i>Veronica woodii/veronica</i>	Blue Matronella	

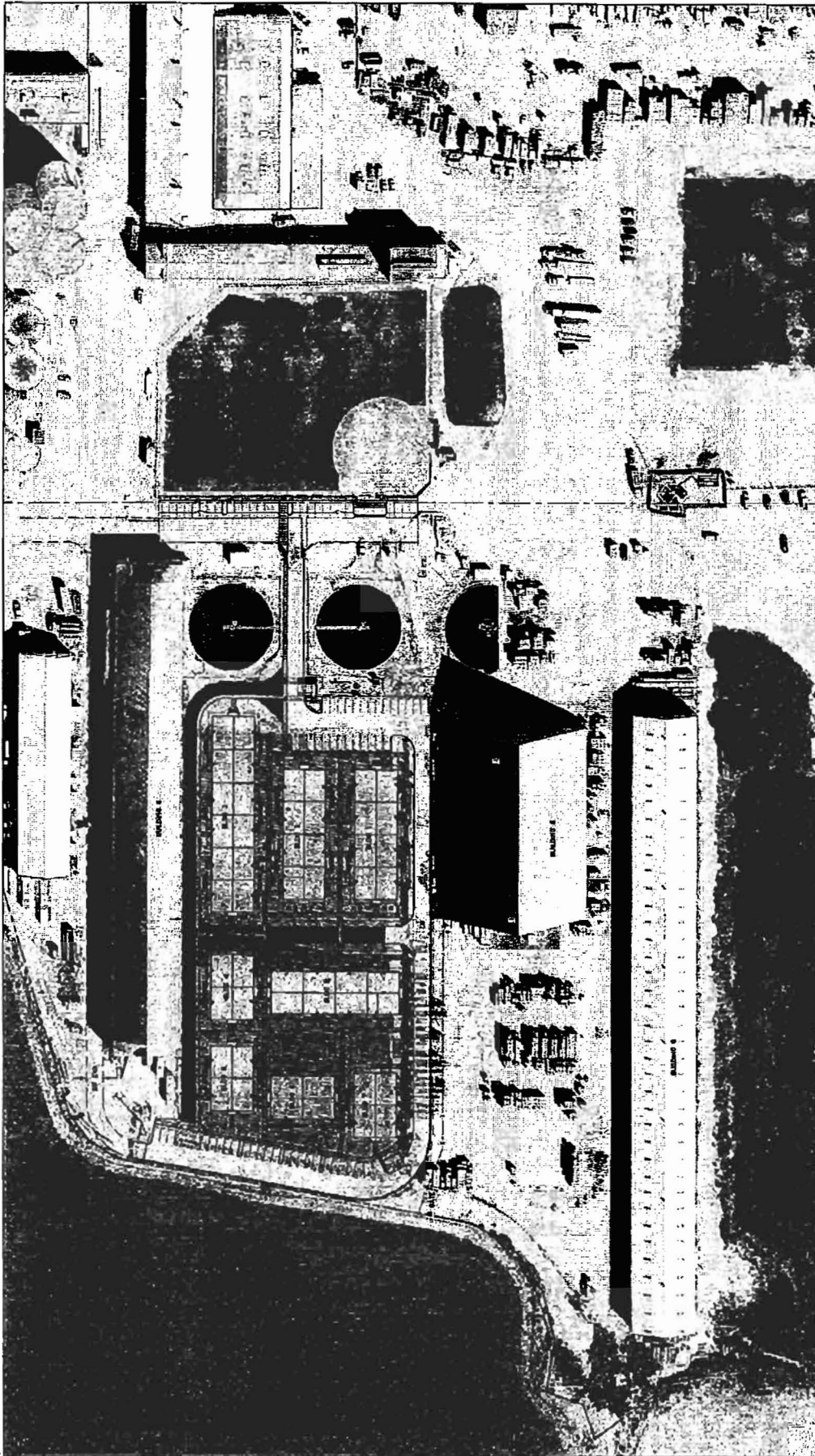
Project: T&A
 Tanimura & Antle
 Agricultural
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 Project
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 SPRECKELS, CA
 A.P.N.: 177-021-019-000

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Scale: 1" = 30'-0"
 30 0 30 60

CONCEPTUAL LANDSCAPE PLAN



AERIAL SITE PLAN EXHIBIT

TANIMURA & ANTLE AGRICULTURAL EMPLOYEE HOUSING PROJECT

SPRECKELS, CALIFORNIA



JULY 15, 2015
Steel 1 of 1



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1"=50'