

Exhibit E

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General Development Plan
for the
CASA BORONDA AGRICULTURAL EMPLOYEE HOUSING PROPERTY,
located at 1144 Madison Lane, Salinas, CA 93908.

County Planning File Number 170465.

Overview. The Casa Boronda Agricultural Employee Housing Project (proposed project) is located in the town of Salinas, California within Monterey County and encompasses approximately 3.96 acres at 1144 Madison Lane in the unincorporated Boronda Community adjacent to the City of Salinas. The property is currently a vacant lot.

The property is being acquired by Quail Creek Crossing, LLC. The Quail Creek Crossing ownership includes members of the Rodriguez and Nunes families. They also have ownership interest in Harvest Management, LLC which manages the harvest operations for major Salinas Valley based grower-shipper enterprises. Harvest Management, LLC will lease and operate the housing complex.

The property was subject to an approved General Development Plan, (GDP) which allowed a variety of uses permitted under the base Heavy Commercial (HC) zoning. This application is for a use permit to allow this farm worker housing project and to replace the existing GDP with this new GDP. In addition, the application includes a Lot Line Adjustment for merging parcels, 261-041-024-000, 261-041-025-000, and 261-041-026-000.

The housing project will be occupied primarily during the Salinas Valley harvest season from April through November. Harvest Management will make the housing available for agricultural employees, and the housing will be designed to accommodate up to 600 individuals without dependents. Each apartment unit will be suitable to house eight H2A Visa workers, i.e., seasonal employees who reside permanently outside the United States. The H2A Visa recruits do not come to the U.S. with automobiles, as Harvest Management facilitates the transportation to and from the country of origin and the facility. The housing will be also offered to domestic employees who cannot reasonably return to their homes on a daily basis. Harvest Management will facilitate bus transportation between the facility and the ranches where the employees work.

The project consists of the construction of six (6) two-story apartment style buildings on the 3.96 acre property, consisting of 75 apartment units, two (2) laundry facilities, a manager's unit, two (2) recreation rooms, a half-basketball court, and an informal recreation field.

Traffic. The residents of the facility will be transported to and from their work destinations by buses which will be dispatched from an offsite equipment storage yard. Most of the bus trips will be in the early morning and early afternoon, before peak hour traffic times.

Recreation. The project incorporates indoor and outdoor recreational facilities as depicted on the site plan. Facilities include two (2) recreation rooms, a half-basketball court, and an informal recreation field and walking path around the complex. Bus service to and from Salinas

will be provided on weekends and weekday evenings, as needed, to allow the occupants the opportunity for shopping, recreation and religious services.

Water. California Water Company ("CWC"), a public utility, serves the Boronda Community and has ample capacity to serve the project. A "can and will serve" letter has been issued by CWC.

Wastewater. The City of Salinas provides sewer service to the Boronda Community under agreement with the Boronda Sanitation District. The City has issued its letter that it has ample capacity to, and will serve, the project.

Drainage. The property was the subject of a report entitled Drainage Calculations and Recommendations for the Massolo Industrial Park with Respect to the Boronda Road Ditch was prepared by H. D. Peters Co., Inc and Associates (October 30, 2006). The analysis for the proposed site's Drainage Calculations considered the requirement that "the system of streets and pipelines would have the capacity to carry runoff from a 25 year storm with no inundation of private property or damage to public," pursuant to the Phase I Boronda Master Drainage Plan. The drainage analysis was updated by Whitson Engineers in light of the revised site development and current regulations. The updated report entitled Storm Water Control Plan dated June 6, 2017 summarizes the project's proposed stormwater management strategy pursuant to the Post Construction Stormwater Management Requirements for Development Projects in the Central Coast Region, Central Coast Regional Water Quality Control Board Resolution No. R3-2013-0032, and the guidance documents promulgated by the Monterey Regional Stormwater Management Program (MRSWMP), including the Stormwater Technical Guide for Low Impact Development, dated 18 February 2014. A drainage system will be designed and constructed to meet current regulations and requirements.

Grading. A Geotechnical Investigation Report was prepared by Soil Surveys, Inc. (June 30, 2005). The project site consists of several soil types, including moderately to highly expansive clayey soil near the surface and possibly loose soil conditions throughout the project site. According to Monterey County Geographic Information System, the project site is located in an area of "Low" earthquake, erosion hazard potential, liquefaction, and landslide potential. The soils report was updated on May 17, 2017 to consider the specific housing project and current regulations. Development of the site would be required to be built in conformance with the latest version of the Uniform Building Code thereby insuring that adequate provisions are in place to reduce geological impacts to a less-than-significant level.

Construction Activities. The duration of construction is expected to be approximately six months from issuance of permits. Construction hours are 7 a.m. to 5 p.m. The number of workers will vary throughout construction and will range from 10 to 100 workers at any given time.

Police and Fire Protection. The Boronda Community is served by the Salinas Police Department and the Salinas Rural Fire Department. The project units will include a fire sprinkler system.