

Exhibit G

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Jennifer Coile

From: Jennifer Coile
Sent: Thursday, July 06, 2017 3:53 PM
To: 'Friedrich, Michele x5189'
Cc: 'kuc@co.monterey.ca.us'; Thomas Wiles; Tara Hullinger; Adriana Robles; Courtney Grossman
Subject: PLN 170465 (R & Q Mall Properties/Casa Boronda Farmworker Housing)

Dear Ms. Friedrich,

Thank you for the opportunity to review the Development Project Application for the Casa Boronda Farmworker Housing. The project lies within the City's Sphere of Influence, and the northern portion of the Boronda Redevelopment Project Area, confirmed in the Greater Salinas Area Memorandum of Understanding (GSA-MOU) of August 29, 2006. Given the short time frame for response, the following are our preliminary comments.

Project Support and further review of impacts: As you discussed with Tara Hullinger on June 7, 2017, I am writing to confirm that the City of Salinas supports the development of new farmworker housing resources to address the regional shortage of farmworker housing. However, we look forward to further review of the traffic study and the CEQA Project review (Mitigated Negative Declaration or MND) when they are available for review and comment.

Traffic Impacts: Bus circulation, employee vehicle parking, and truck traffic of adjacent uses: We note that the project states it will accommodate H-2A seasonal agricultural employees and "domestic employees who cannot reasonably return to their homes on a daily basis." H-2A workers are typically provided bus transportation to their worksites, which is noted on the Cover Sheet of the General Development Plan. There is no specific bus loading/unloading area; it is unclear whether there is sufficient turning radius area for the buses to enter the western driveway and exit the eastern driveway. If all of the workers are domestic, 151 parking spaces may not be sufficient for 600 independent individuals. To the east on Madison Lane is a United Parcel Service customer Center and Waste Management Transfer Station; immediately adjacent to the south is OnTrac trucking. The analysis of truck volumes and their impacts on a residential project are of interest.

Land Use Compatibility: There may be issues in the proposed residential use interface with the industrial uses surrounding the property, e.g. fumes and noise from the auto repair businesses to the north and the numerous trucks circulating on Madison Lane to OnTrac and the seed company to the south, and the UPS Customer Center and Waste Management Transfer Station to the east. The City of Salinas General Plan designation of the area is General Commercial/Light Industrial. Residential uses are typically not consistent in such areas.

Landscaping: Sheet L-1.0 lacks the detail of the trellis, the plants to be included in the bioretention area, and appropriate parking lot screening on the Madison Lane frontage. Sheet L-1.1 does not describe a planting area along the Madison Lane frontage.

Further review by the City of Salinas: As discussed last week, please forward future documents about farmworker housing projects directly to Tara Hullinger, Planning Manager, Advanced Planning Division, City of Salinas Community Development Department, 65 W. Alisal Street, Salinas, CA 93901, email: tarah@ci.salinas.ca.us, telephone (831) 758-7407.

Thank you for your assistance.

Regards,

Jennifer Coile

Project Manager, General Plan Update and Farmworker Housing Study and Action Plan for Salinas Valley and Pajaro Valley

City of Salinas, Advanced Planning Division, Department of Community Development

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