

MONTEREY COUNTY PLANNING COMMISSION

AUGUST 30, 2017
AGENDA ITEM NO. 2



Additional Correspondence

August 22, 2017 8:00 a.m. through August 29, 2017 4:00 p.m.

R&Q Mall Properties LLC (Casa Boronda Agricultural
Employee Housing) – PLN170465

Contact Info:
Cheryl Ku, Associate Planner
Monterey County Resource Management Agency
Land Use Division, Planning
1441 Schilling Place - South, 2nd Floor, Salinas CA, 93901
831-796-6049 or kuc@co.monterey.ca.us

McDougal, Melissa x5146

From: Ku, Cheryl x6049
Sent: Monday, August 28, 2017 1:53 PM
To: McDougal, Melissa x5146
Subject: FW: Support Letter for Casa Boronda
Attachments: Casa Boronda Letter to Monterey PM.docx.pdf

HEARING SUBMITTAL	
PROJECT NO./AGENDA	PLN170465 #2
DATE RECEIVED	8/24/17
SUBMITTED BY VIA	Public / Email
DISTRIBUTION TO DATE	PC / 8/29/17
DATE OF HEARING	8/30/17

Here is another letter for PC for PLN170465.

Thank you.

*Cheryl Ku, Associate Planner
Monterey County RMA-Planning
1441 Schilling Place ~ Second Floor
Salinas, CA 93901
(831) 796-6049 work (831) 757-9516 fax
www.co.monterey.ca.us/pbi*

From: Swanson, Brandon xx5334
Sent: Thursday, August 24, 2017 7:43 AM
To: Ku, Cheryl x6049 <KuC@co.monterey.ca.us>
Cc: Nickerson, Jacquelyn x5240 <NickersonJ@co.monterey.ca.us>
Subject: FW: Support Letter for Casa Boronda

For the file.....

-Brandon

Brandon Swanson
Monterey County Resource Management Agency
1441 Schilling Place - Salinas, CA 93901
Phone: 831-755-5334 - www.co.monterey.ca.us/rma/

From: Matt Huerta [<mailto:mhuerta@mbep.biz>]
Sent: Wednesday, August 23, 2017 4:10 PM
To: Swanson, Brandon xx5334 <SwansonB@co.monterey.ca.us>
Cc: Kate Roberts <kroberts@mbep.biz>; Brett Harrell <bharrell@foxyproduce.com>
Subject: Support Letter for Casa Boronda

Hello Mr. Swanson, please see our letter of support for Casa Boronda. Thank you for your work in processing this important affordable housing development.

Regards,

Matt Huerta
Monterey Bay Economic Partnership
Housing Program Manager



Monterey Bay
ECONOMIC PARTNERSHIP

BOARD OF DIRECTORS

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Founder & CEO, South Swell Ventures

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Chairman & CEO, Ow Family Properties

Nina Simon

Executive Director, Santa Cruz Museum of Art & History

Shantanu Sarkar

Senior VP Product Development
Plantronics

Bruce Taylor

Chairman & CEO, Taylor Farms

Barbara Thompson

Sr. Vice President, Wells Fargo

Brad van Dam

President & CEO, Marich Confectionery

Kate Roberts

MBEP President

Planning Services Manager

Monterey County Resource Management Agency

Planning Department

1441 Schilling Place

Salinas, CA 93901

Subject: R & Q Mall Properties LLC Casa Boronda Agricultural Employee Housing project

Dear Brandon Swanson:

The Monterey Bay Economic Partnership (MBEP) recommends approval of the R & Q Mall Properties LLC Casa Boronda Agricultural Employee Housing project. This project satisfies the needs of farmworkers in the Greater Salinas area by providing clean, safe, convenient, and affordable housing.

MBEP was founded in 2015 with the mission to improve the economic health and quality of life in the region. MBEP consists of 78 public, private and civic entities located throughout the counties of Monterey, San Benito and Santa Cruz counties. MBEP's strategy is to create and implement initiatives aligned with this vision. Our current initiatives include: Housing, Workforce Development, and Building a Tech Ecosystem.

MBEP strongly advocates for more housing of all types and furthermore supports higher density housing both rental and for-sale at every income level, in appropriate locations near transit options, jobs and services which maximize public infrastructure investments and prevents sprawl. The Casa Boronda Agricultural Employee Housing project is a 75 unit, 600 bed project that houses farmworkers in a central location, near public transportation and thus reducing traffic. The new apartments will be water, and energy efficient, safer, and cleaner than the overcrowded homes and other places where workers currently live.

Avila Construction is a leading developer in our region responsible for designing and creating the highly successful Tanimura and Antle farmworker housing project. MBEP is proud to join other housing advocates and the agricultural community in supporting Casa Boronda. We commend Foxy Produce for its support and strong commitment to its workers and the community.



Monterey Bay
ECONOMIC PARTNERSHIP

Please join the large coalition of diverse stakeholders in supporting this development. Thank you for your leadership in promoting more opportunities for some of our most vulnerable residents.

If you have any questions regarding this letter please contact me or Matt Huerta, MBEP's Housing Program Manager at mhuerta@mbep.biz.

Thank you for your consideration.

Sincerely,

Kate Roberts
President
Monterey Bay Economic Partnership

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director

LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527

AUG 28 2017

(831)755-4800

www.co.monterey.ca.us/rma



LETTER OF TRANSMITTAL

TO: Carl Holm DATE: Aug 28, 2017

FROM: City of Salinas TELEPHONE: (831)758-7206

PROPERTY ADDRESS: 1144 Madison Lane, Salinas

A.P.N.: 261-041-024/025/026 PERMIT #: PLN 170465

NAME OF PROPERTY OWNER: R & Q Mall Properties

PURPOSE OF SUBMITTAL: Comments on Mitigated
Negative Declaration (MND)

PLEASE LIST ALL ITEMS ATTACHED:

- 1) MND Notice of Intent to Adopt/ Planning Commission
page 2 - City of Salinas comments attached
- 2) Letter of August 28, 2017 from City of Salinas,
Comments on MND - PLN 170465

COMMENTS / INSTRUCTIONS:

HEARING SUBMITTAL	
PROJECT NO./AGENDA NO.	<u>26170465 #2</u>
DATE RECEIVED:	<u>8/28/17</u>
SUBMITTED BY/VIA:	<u>Public / office</u>
DISTRIBUTION TO/DATE:	<u>PC / 8/28</u>
DATE OF HEARING:	<u>8/30/17</u>

RECEIVED BY:

AUG 28 2017

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING
1441 SCHILLING PLACE – SOUTH, 2ND FLOOR
SALINAS, CA 93901



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that Monterey County Resource Management Agency – Planning has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Lot Line Adjustment, Use Permit, and General Development Plan (R&Q Mall Properties LLC [Casa Boronda Agricultural Employee Housing], File # PLN170465) at 1144 Madison Lane, Salinas (APN 261-041-024-000, 261-041-025-000 and 261-041-026-000).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Resource Management Agency – Planning, 1441 Schilling Place South 2nd Floor, Salinas, California. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link:

<http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning/resources-documents/environmental-documents/pending>.

The Planning Commission will consider this proposal at a meeting on August 30, 2017 at 9 am in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 1st Floor, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from July 28, 2017 to August 28, 2017. Comments can also be made during the public hearing.

Project Description: Lot Line Adjustment to merge three legal lots of record of approximately 1.21 acres (Assessor's Parcel Number 261-041-024-000), 1.39 acres (Assessor's Parcel Number 261-041-025-000) and 1.36 acres (Assessor's Parcel Number 261-041-026-000), resulting in one legal lot of 3.96 acres; and Combined Development Permit Consisting of: Use Permit for the construction of a 75 unit Agricultural Employee Housing Complex and General Development Plan. The properties are located at 1144 Madison Lane, Salinas (Assessor's Parcel Numbers 261-041-024-000, 261-041-025-000 and 261-041-026-000), Greater Salinas Area Plan.

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address above. The Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

CEQAcomments@co.monterey.ca.us

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of

comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at (831) 757-9516. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Agency to confirm that the entire document was received.

For reviewing agencies: Resource Management Agency – Planning requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Agency if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

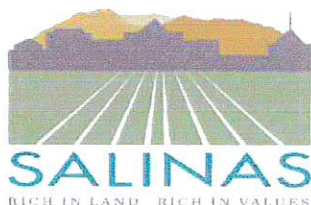
County of Monterey
Resource Management Agency – Planning
Attn: Carl Holm, Director of Planning
~~168 West Alisal, 2nd Floor~~ 1441 Schilling Place
Salinas, CA 93901

Re: R&Q Mall Properties LLC (Casa Boronda Agricultural Employee Housing); File Number
PLN170465

From: Agency Name: City of Salinas
Contact Person: Megan Hunter, Director of Community Devel
Phone Number: (831) 758-7206

- ☐ No Comments provided
☐ Comments noted below
☒ Comments provided in separate letter

COMMENTS: _____



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street, 2nd Floor • Salinas, California 93901
(831) 758-7387 • (831) 775-4258 (Fax) • www.ci.salinas.ca.us

AUG 28 2017

August 28, 2017

County of Monterey
Resource Management Agency - Planning
1441 Schilling Place
Salinas, CA 93901

Attn: Carl Holm, Director of Planning

Re: County Referral - **File No: PLN170465 - Mitigated Negative Declaration**
(Casa Boronda Agricultural Employee Housing, 1144 Madison Lane)

Dear Mr. Holm:

The Community Development Department would like to thank the Monterey County Planning Department for the opportunity to review the Mitigated Negative Declaration (MND) for the above referenced Lot Line Adjustment, Use Permit and General Development Permit, located outside of the City of Salinas limits in Monterey County consisting of a 75-unit Employee Housing project for 600 employees consisting of six (6) two-story residential structure.

The City of Salinas applauds the project. It will help fill the urgent need for safe and sanitary farmworker housing units in the Salinas Valley. We have been working with Monterey County Economic Development Department for more than a year to collaborate on the Farmworker Housing Study and Action Plan for Salinas Valley and Pajaro Valley.

We offer the following comments and questions:

Appendix F: Traffic Impact Analysis (TIA)

The following comments are primarily provided by the City's Traffic Engineer:

1. **Potential car ownership** (pages 1 and 11): The project acknowledges the possibility that the 600 agricultural employees may not be provided transportation in buses, or the project could be converted "in the future to traditional apartments with no restrictions on vehicle ownership" so to provide a "conservative (worst-case) analysis, the project has been analyzed as a traditional 75-unit apartment complex with no restrictions on vehicle ownership." Comment: Eight people per unit is assumed and the Institute of Traffic Engineers Trip Generation Manual does not account for the number of bedrooms. If analyzed per person, the impact would be more significant. The assumption in the TIA is roughly equal to a scenario of 25% of the residents own one vehicle. The Spreckels Crossing housing development was approved by Monterey County on the basis of

occupancy by H-2A workers with employer-provided by buses, but after it opened, it was rented to non-H-2A workers with their own vehicles. Staff has concerns about the potential conversion of the agricultural employee housing under the H-2A program to agricultural employees with their own vehicles. In the event of conversion, we suggest requiring conditions to address the expanded parking needs.

2. **On-site Circulation** (page 18, Section 9.3 and Figure 3/Site Plan in MND page 6): It appears that the buses will enter the property using one driveway, circle the site through the parking area, and exit out the other driveway. It not clear where the buses stage on site for safe loading/unloading of the employees. Assuming 600 employees total and 30 per bus, 20 buses are projected to arrive/depart twice a day, perhaps at similar times. Please confirm the bus circulation and staging area.
3. **Background Conditions Intersection Operations** (Davis Road/Laurel Drive intersection, page 13, Section 5.2): "Three left turn lanes on the westbound intersection approach and a third receiving lane on the south leg of the intersection would improve intersection operations to LOS D during the PM peak hour." Question: Will mitigation be required during the Intermediate condition before the Rossi Street extension?
4. **Cumulative Plus Project Traffic Conditions Intersection Operations** (page 17, Section 8.2): "The 2035 cumulative conditions volumes are generally lower than the background conditions volumes due to traffic diverting onto the Western bypass. As a result, the study intersection that operated deficiently under background traffic conditions (Davis Road/Laurel Drive) is projected to operate at an acceptable level of service under 2035 cumulative plus project conditions and no improvements are recommended at the study intersections." Question: is an intermediate improvement required?
5. **Access:** The TIA evaluated access to and from the project site from the proposed Western Bypass to the extensions of Rossi Street and Alvin Drive over State Highway 101 to the Western Bypass. However, these access routes have not yet been constructed and the primary access to the site is through West Laurel Drive/Calle Del Abode. There is also secondary access to the project site through Brooks Road/Westridge Parkway, which may be impacted until the Western Bypass and the street extensions are constructed.

Site Plan and Stormwater Control Plan

The County advised us to comment as if the project were annexed and these would be the standards of the City of Salinas:

1. **Stormwater Mitigation:** The design depends primarily on an end of pipe solution for stormwater mitigation. An effort should be made to provide surface treat the pavement runoff before discharging it into the underground storage system.
2. **Preservation of Existing Vegetation:** The project makes no effort to preserve existing trees or native vegetation. Revise the Stormwater Control Plan to remove references to preservation of native vegetation.
3. **Stormwater Control Plan:** Based on Attachment C of the Stormwater Control Plan, the likely depths of the proposed underground chambers may be placed in the layer with the

lowest infiltration rates. Efforts should be made to select the most appropriate LID system for the soil conditions.

4. **Parking:** There are approximately 152 off-street parking spaces on-site. Per Zoning Code Section 37-50.070(c)(3), on-site parking for dormitory-style facilities require one (1) off-street parking space for every three (3) authorized beds. In this case, a minimum of 200 off-street parking spaces (600/3) would be required for the project if it were located in Salinas.
5. **Landscaping:** Per Zoning Code Section 37-50.690(g)(2)(B), a five (5) foot landscape planter is required adjacent to all rear and side property lines and per Section 37-50.690(g)(4), a minimum of one (1) tree for every five parking spaces in landscape islands is required. The site as proposed does not look to provide either adequate off-street parking or parking lot landscaping per Salinas City Standards.
6. **Landscaping:** Sheet L-1.0, quercus agrifolia are shown along the perimeter of the sport field. Regular watering of the sod may conflict with the oak's watering needs.
7. **Utility Coordination:** Sheet C1.2 shows the installation of an 18-inch storm drain line below an existing fire hydrant along Madison Lane. Adjust pipe alignment to avoid conflict.
8. **Offsite Improvements:** Sheet A1.1, the eastern driveway should be revised to a commercial driveway apron to give preference to pedestrians.
9. **Offsite Improvements:** Sheet L-1.0, street trees should be placed along Madison Lane.

We applaud the applicant's leadership among agricultural businesses to expand the supply of housing for the agriculture workforce, so vital to the County's economy.

Please contact us at (831) 758-7206 to answer any questions or provide clarifications.

Sincerely,



Megan Hunter
Director of Community Development

Cc: Ray Corpuz, City Manager

Gary Petersen, Director of Public Works

James Sandoval, Asst. Director of Public works/City Engineer

Courtney Grossman, Planning Manager, Current Planning Division

Thomas Wiles, Senior Planner, Current Planning Division

Tara Hullinger, Planning Manager, Advanced Planning Division

Adriana Robles, PE, Senior Civil Engineer, Development Engineering Division

Andrew Easterling, PE, TE, Department of Public Works

Jennifer Coile, Project Manager – Farmworker Housing Study, Advanced Planning Division



August 25, 2017

Jacqueline Onciano
Planning Services Manager
Monterey County Resource Management Agency
Planning Department
1441 Schilling Place
Salinas, CA 93901

HEARING SUBMITTAL	
PROJECT NO. / AGEND	<u>PLN170465 #2</u>
DATE RECEIVED	<u>8/25/17</u>
SUBMITTED BY VIA	<u>Public Email</u>
DISTRIBUTION TO DATE	<u>PC 8/25/17</u>
DATE OF HEARING	<u>8/30/17</u>

SUBJECT: Notice of Intent for PLN170465 (R & Q Mall Properties LLC [Casa Boronda Agricultural Employee Housing project])

Dear Ms. Onciano:

LandWatch is pleased to offer its strong support for the Casa Boronda Agricultural Employee Housing project. This project serves a critical need for clean, safe, convenient, and affordable housing for farmworkers.

In addition to meeting this important human need, the project is consistent with "smart" planning principles that LandWatch advocates:

- The project is "infill" in an area designated for growth in the Monterey County General Plan. As such, it offers residents good public services within short walking and biking distances.
- Housing farmworkers in a central location will facilitate public transportation and reduce traffic. Buses will transport workers to and from their jobs in agricultural fields.
- The new apartments will be much more water efficient, energy efficient, safer, and cleaner than the overcrowded homes and other places where workers currently live.
- The project is being designed and built by the same teams that design and built the highly successfully Tanimura and Antle farmworker housing project that LandWatch supported.

LandWatch is proud to join other housing advocates and the agricultural community in supporting Casa Boronda. We commend Foxy Produce for its leadership and strong commitment to its workers and the community.

Sincerely,

Michael DeLapa
Executive Director

cc: Tom Nunes, Jr.
Michael Cling
Paul Davis

McDougal, Melissa x5146

From: Ku, Cheryl x6049
Sent: Tuesday, August 29, 2017 10:43 AM
To: McDougal, Melissa x5146
Subject: FW: MBARD Comment letter: R&O Mall Properties LLC (Casa Boronda Ag Employee Housing); File No. PLN170465
Attachments: MBARD_Comments_Casa Boronda Ag Employee Housing_HM.pdf

Please include in PC comments for PLN170465

Cheryl Ku, Associate Planner
Monterey County RMA-Planning
1441 Schilling Place ~ Second Floor
Salinas, CA 93901
(831) 796-6049 work (831) 757-9516 fax
www.co.monterey.ca.us/pbi

HEARING SUBMITTAL	
PROJECT NO./AGENDA NO.	PLN170465 #2
DATE RECEIVED:	8/29/17
SUBMITTED BY/VIA:	Public email
DISTRIBUTION TO/DATE:	PC / 8/29/17
DATE OF HEARING:	8/30/17

From: Hanna Muegge [mailto:HMuegge@mbard.org]
Sent: Tuesday, August 29, 2017 10:27 AM
To: Ku, Cheryl x6049 <KuC@co.monterey.ca.us>; ceqacomments <ceqacomments@co.monterey.ca.us>
Cc: Swanson, Brandon xx5334 <SwansonB@co.monterey.ca.us>; Alan Romero <ARomero@mbard.org>; David Frisbey <DFrisbey@mbard.org>; JoAnne Marcuzzo <JMarcuzzo@mbard.org>
Subject: MBARD Comment letter: R&O Mall Properties LLC (Casa Boronda Ag Employee Housing); File No. PLN170465

Cheryl and Carl,

Thank you for providing the Monterey Bay Air Resources District the opportunity to comment on the Casa Boronda Project. The Air District has reviewed the document and has the following comments (please see the attachment).

If you have any questions, please don't hesitate to email or call me at my office.

Thanks,

Hanna Muegge

Air Quality Planner
Monterey Bay Air Resources District
24580 Silver Cloud Court
Monterey, CA 93940
831-718-8021 x208
831-647-8501 (fax)
hmuegge@mbard.org

August 28, 2017

County of Monterey
Resource Management Agency—Planning
ATTN: Carl Holm, Director of Planning
168 West Alisal, 2nd Floor
Salinas, CA 93901

Email: CEQAcomments@co.monterey.ca.us

RE: R&O Mall Properties LLC (Casa Boronda Agricultural Employee Housing); File No. PLN170465

Dear Mr. Holm,

Thank you for providing the Monterey Bay Air Resources District (Air District) the opportunity to comment on the above-referenced document. The Air District has reviewed the document and has the following comments:

Environmental Checklist:

1. Table 1, North Central Coast Air Basin Attainment Status, Pg. 23—Please refer to the most recent version of this table as described in the 2012-2015 Air Quality Management Plan on Pg.7. The information in our AQMP was drawn from the California Air Resources Board *Final Regulation Order (2016) 2015 Area Designations for State Ambient Air Quality Standards* (<https://www.arb.ca.gov/desig/changes/2015sec100.pdf>) and the U.S. EPA *Nonattainment Areas for Criteria Pollutants (Green Book)* (<https://www.arb.ca.gov/desig/changes/2015sec100.pdf>).
2. Air Quality Discussion, Pg. 23—The Air District appreciates the inclusion of the CalEEMod model for estimating construction and operation emissions following our recommendation.
 - a. Construction Dust -- In order to minimize offsite drift of fugitive dust and maintain compliance with District Rule 402 (Nuisance), the District suggests that the following Best Management Practices for limiting construction dust be applied where appropriate:
 - Prohibit all grading activities during periods of high wind (over 15 mph)
 - Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.
 - Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days)
 - Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations, or hydro-seed area.
 - Maintain at least 2'0" of freeboard in haul trucks.
 - Cover all trucks hauling dirt, sand, or loose materials.
 - Plant vegetative ground cover in disturbed areas as soon as possible.
 - Cover inactive storage piles.
 - Install wheel washers at the entrance to construction sites for all exiting trucks.

- Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance).

- b. Construction Equipment 3 (c), Pg. 25: Given the nearby proximity of residential and commercial land uses, the Air District recommends using cleaner construction equipment that conforms to ARB's Tier 3 or Tier 4 emission standards. We further recommend that, whenever feasible, construction equipment use alternative fuels such as compressed natural gas (CNG), propane, electricity or biodiesel.

Please make sure to consult the Air District Compliance Division on the matter of portable engines. Per *Rule 201, Section 4.14.1 (10/15/2014)* any stationary IC engine greater than 50 HP must be registered. For Engine-Generator sets, the engine will have a different rating, normally higher than the rating of the generator output.

- c. Building Demolition/Renovation, Pg.34 - If any buildings are renovated or demolished as part of this project, Air District rules may apply. These include Rule 424, National Emissions Standards for Hazardous Air Pollutants and Rule 439, Building Removals. Rule 424 contains the investigation and reporting requirements for asbestos which includes surveys and advanced notification on structures being renovated or demolished. Notification to the Air District is required at least ten days prior to renovation or demolition activities. If old underground piping or other asbestos containing construction materials are encountered during trenching activities, Rule 424 could also apply. District Rule 439 prohibits the release of any visible emissions from building removals. Rules 424 and 439 can be found online at <https://www.arb.ca.gov/drdb/mbu/cur.htm>. Please contact Mike Sheehan, Compliance Program Coordinator, at (831) 718-8036 for more information regarding these rules.

3. Operational Emissions, Pg.24— It is stated that there are existing residences to the east, which are considered a sensitive receptor. Please provide evidence for the following:

- a. What requirements are in place to prevent the seasonal workers from bringing their dependents to live with them?

The operational emissions of the housing complex can be reduced significantly below district threshold by prohibiting wood-burning fireplaces and stoves in the new development.

Greenhouse Gas Emissions

1. Discussion/Conclusion/Mitigation, Pg. 33—Please make edits to this section since the discussion talks about carbon monoxide, which is not a greenhouse gas.

Transportation:

1. Discussion/Conclusion/Mitigation, Pg. 46— Since the LOS evaluation identified local intersections as potentially being most affected by the project, please consider these measures:

- a. We highly recommend incorporating roundabouts at intersections. Roundabouts are a congestion management strategy that results in significant motor vehicle emission reduction. Roundabouts would improve traffic circulation for both current and future conditions, benefitting air quality, greenhouse gases and noise. It would improve safety for drivers, bicyclists and pedestrians.

- b. If roundabout inclusion is not feasible, we recommend incorporating smart traffic lights, or Intelligent traffic lights, that combine traditional traffic lights with an array of sensors and artificial intelligence to intelligently route vehicle and pedestrian traffic. Studies show that smart traffic lights will reduce future VMT by over 28% and cut CO₂ emissions by as much as 6.5% (Gradinescu, V et. Al, "Adaptive Traffic Lights Using Car-to-Car Communication").

Potential funding for *a.* and *b.* above may be available through the Air District. Please contact Alan Romero, Air Quality Planner III at (831) 718-8030 ext. 241.

Please let me know if you have any questions. I can be reached at (831) 718-8021 or hmuegge@mbard.org.

Best Regards,

A handwritten signature in blue ink that reads "Hanna Muegge". The signature is fluid and cursive, with the first name "Hanna" being more prominent than the last name "Muegge".

Hanna Muegge
Air Quality Planner

cc: David Frisbey
Alan Romero

McDougal, Melissa x5146

From: Ku, Cheryl x6049
Sent: Tuesday, August 29, 2017 10:07 AM
To: McDougal, Melissa x5146
Subject: FW: Caltrans District 5 comment letter for Casa Boronda Agricultural Employee Housing
Attachments: Caltrans Comment Letter_Casa Boronda.pdf

Please include the attached letter for PC hearing tomorrow on Casa Boronda PLN170465.

Cheryl Ku, Associate Planner
Monterey County RMA-Planning
1441 Schilling Place ~ Second Floor
Salinas, CA 93901
(831) 796-6049 work (831) 757-9516 fax
www.co.monterey.ca.us/pbi

HEARING SUBMITTAL	
PROJECT NO./AGENDA	PLN170465 #2
DATE RECEIVED	8/29/17
SUBMITTED BY/VIA	Public email
DISTRIBUTION TO/DATE	PC / 8/29
DATE OF HEARING	8/30/17

From: Morales, Jill@DOT [mailto:Jill.Morales@dot.ca.gov]
Sent: Monday, August 28, 2017 4:22 PM
To: Ku, Cheryl x6049 <KuC@co.monterey.ca.us>
Cc: Monroy-Ochoa, Orchid N@DOT <orchid.monroy@dot.ca.gov>; grant@tamcmonterey.org; Heather Adamson <hadamson@ambag.org>
Subject: Caltrans District 5 comment letter for Casa Boronda Agricultural Employee Housing

Hi Cheryl,

Please see the attached Caltrans comment letter for the Casa Boronda Agricultural Employee Housing project. Please let me know if you have any questions. Thank you.

Best regards,

Jillian R. Leal-Morales
Associate Transportation Planner
(805) 549-3282

Caltrans, District 5
50 Higuera Street
San Luis Obispo, CA 93401

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3101
FAX (805) 549-3329
TTY 711
<http://www.dot.ca.gov/dist05/>



*Serious drought!
Help save water!*

August 28, 2017

MON-101-R89.3
SCH#2017071067

Ms. Cheryl Ku
County of Monterey Resource Management Agency – Planning
1441 Schilling Place – South, 2nd Floor
Salinas, CA 93901

Dear Ms. Ku:

**COMMENTS FOR THE MITIGATED NEGATIVE DECLARATION (MND) FOR THE CASA
BORONDA AGRICULTURAL EMPLOYEE HOUSING – SALINAS, CA**

The California Department of Transportation (Caltrans), District 5, Development Review, has reviewed the MND for the Casa Boronda Agricultural Employee Housing project consisting of the construction of a 75 unit employee housing complex and a lot line adjustment to merge three legal lots. Caltrans supports local development that is consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. We accomplish this by working with local jurisdictions to achieve a shared vision of how the transportation system should and can accommodate interregional and local travel and development. Projects that support smart growth principles which include improvements to pedestrian, bicycle, and transit infrastructure (or other key Transportation Demand Strategies) are supported by Caltrans and are consistent with our mission, vision, and goals.

Further, we seek to reduce vehicle trips and new vehicle miles traveled associated with the development by appropriate measures that avoid, minimize, or mitigate impacts through smart mobility community design and multimodal demand strategies. Caltrans offers the following comments in response to the Casa Boronda Agricultural Employee Housing project:


1. The Transportation Agency for Monterey County (TAMC) collects development impact fees to help fund transportation projects of regional significance to address project long-range traffic impacts. Caltrans supports payment of the adopted TAMC development impact fees as required to mitigate any cumulative impacts for future development projects.
2. At any time during the environmental review and approval process for development projects, Caltrans retains the statutory right to request a formal scoping meeting to resolve any issues of concern. Such formal scoping meeting requests are allowed per the provisions of the California Public Resources Code Section 21083.9 [a] [1].

Ms. Ku
August 28, 2017
Page 2

3. The MND indicates that even though the project would be utilizing bus transportation, there is a possibility that the units could be converted in the future to traditional apartments with no restrictions on vehicle ownership. Caltrans concurs that the agricultural employee housing may not always operate as this use. Therefore, the traffic analysis assumed worst case scenario of a standard apartment complex with use of private vehicles is accepted. Caltrans recognizes the Institute of Transportation Engineers (ITE) Trip Generation Manual's assumptions for a traditional 75-unit apartment complex.

Thank you for the opportunity to review and comment on the proposed project. If you have any questions, or need further clarification on items discussed above, please contact me at (805) 549-3282 or email jill.morales@dot.ca.gov.

Sincerely,



JILLIAN R. LEAL-MORALES
Associate Transportation Planner, District 5
jill.morales@dot.ca.gov

cc: Orchid Monroy-Ochoa (D5)
Grant Leonard (TAMC)
Heather Adamson (AMBAG)



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August 28, 2017

Mr. Brandon Swanson
Monterey County Resource Management Agency
168 W. Alisal St., Second Floor
Salinas, CA 93901

HEARING SUBMITTAL	
PROJECT NO./AGENDA NO.	PLN170465 #2
DATE RECEIVED	8/29/17
SUBMITTED BY/VIA	Public email
DISTRIBUTION TO/DATE	PC 8/29
DATE OF HEARING	8/30/17

**RE: Notice of Intent for PLN170465
Casa Boronda Agricultural Employee Housing Project**

Dear Mr. Swanson:

Monterey County Farm Bureau represents family farmers and ranchers in the interest of protecting and promoting agriculture throughout our County. We strive to improve the ability of those engaged in production agriculture to provide a reliable supply of food and fiber through responsible stewardship of our local resources.

Our Board of Directors remains very supportive of housing for agricultural employees, including the Spreckels Crossing project built in 2016. We are acutely aware of the shortage of reasonably priced, decent housing in our area for agricultural workers.

We offer our support for the Casa Boronda Agricultural Employee Housing Project that is under review by the RMA staff. This project would offer needed housing for agricultural employees that is clean, safe, and most of all affordable.

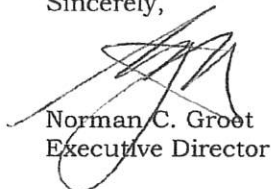
The proposed construction of this project would be close to public transportation, retail services and restaurants, incorporating many of the attributes of energy efficient living.

As this project is considered infill on existing disturbed lands, there will be no removal of productive agricultural acres.

This project represents the same type of first-class housing for agricultural employees that we, as a community, desire for our residents. The foresight of the Nunes, Hibino, and Rodriguez families is to be commended with their commitment to house their employees in better conditions that the community can currently offer.

We urge your support of this project as it moves through the RMA review process.

Sincerely,


Norman C. Groot
Executive Director



PLN170465 (R & Q Mall Properties LLC [Casa Boronda Agricultural Employee Housing])
CEQA Comments regarding Initial Study

Review period of July 28, 2017 through August 28, 2017

1. August 28, 2017 – Celeste Herrera
 2. August 28, 2017 – Jennifer Coile on behalf of Megan Hunter, Director of Community Development, City of Salinas
-
3. August 29, 2017 (10:27 am) – Hanna Muegge, Monterey Bay Air Resources District (**Outside of review period**)

Friedrich, Michele x5189

From: Celeste Herrera <soolest@gmail.com>
Sent: Monday, August 28, 2017 4:42 PM
To: ceqacommments
Subject: PLN# 170465

To:
County of Monterey
Resource Management Agency-Planning
Attn: Carl Holm, Director of Planning
168 West Alisal St 2nd Floor
Salinas, Ca 93901



Rd; R&Q Mall Properties LLC
Casa Boronda Agricultural Employee Housing
File Number PLN170465

I would like to make a comment on the Casa Boronda Agricultural Employee Housing PLN# 170465. Since the building went in at 216 & 218 Boronda Road, there has been numerous problems in the area. The street parking has become a dumping site for abandoned and partially dismantled vehicles. These vehicles are a hazard for children playing on and in them and not being able to see around them when pulling out onto Boronda Road. I can only imagine with 75 units going in that there will probably be an additional 200 plus vehicles that will need parking. I believe there should be "no parking" signs posted along Boronda Road and that there should be at least 3 parking spaces for each unit. The traffic has gotten faster with the industrial trucks that have business along Madison Lane. Some times I will sit there and watch trucks going 70 mph down Boronda Road. I think there should be speed bumps on Boronda Road to try to slow down the traffic flow. With families and children living in the area, there should be sidewalks at least down Boronda Road if not Madison Lane also, so people can walk safely to town without the risk of the big trucks running them over. There has also been a big increase in crime but I know that is up to the Sheriff Department to take care of.

You can contact me at:

Celeste Herrera
215 Boronda Rd
Salinas, Ca 93907
831-970-1366
soolest@gmail.com

Friedrich, Michele x5189

From: Hanna Muegge <HMuegge@mbard.org>
Sent: Tuesday, August 29, 2017 10:27 AM
To: Ku, Cheryl x6049; ceqacomments
Cc: Swanson, Brandon xx5334; Alan Romero; David Frisbey; JoAnne Marcuzzo
Subject: MBARD Comment letter: R&O Mall Properties LLC (Casa Boronda Ag Employee Housing); File No. PLN170465
Attachments: MBARD_Comments_Casa Boronda Ag Employee Housing_HM.pdf

Cheryl and Carl,

Thank you for providing the Monterey Bay Air Resources District the opportunity to comment on the Casa Boronda Project. The Air District has reviewed the document and has the following comments (please see the attachment).

If you have any questions, please don't hesitate to email or call me at my office.

Thanks,

Hanna Muegge

Air Quality Planner
Monterey Bay Air Resources District
24580 Silver Cloud Court
Monterey, CA 93940
831-718-8021 x208
831-647-8501 (fax)
hmuegge@mbard.org



August 28, 2017



County of Monterey
Resource Management Agency—Planning
ATTN: Carl Holm, Director of Planning
168 West Alisal, 2nd Floor
Salinas, CA 93901

Email: CEQAcomments@co.monterey.ca.us

RE: R&O Mall Properties LLC (Casa Boronda Agricultural Employee Housing); File No. PLN170465

Dear Mr. Holm,

Thank you for providing the Monterey Bay Air Resources District (Air District) the opportunity to comment on the above-referenced document. The Air District has reviewed the document and has the following comments:

Environmental Checklist:

1. Table 1, North Central Coast Air Basin Attainment Status, Pg. 23—Please refer to the most recent version of this table as described in the 2012-2015 Air Quality Management Plan on Pg.7. The information in our AQMP was drawn from the California Air Resources Board *Final Regulation Order (2016) 2015 Area Designations for State Ambient Air Quality Standards* (<https://www.arb.ca.gov/design/changes/2015sec100.pdf>) and the U.S. EPA *Nonattainment Areas for Criteria Pollutants (Green Book)* (<https://www.arb.ca.gov/design/changes/2015sec100.pdf>).
2. Air Quality Discussion, Pg. 23—The Air District appreciates the inclusion of the CalEEMod model for estimating construction and operation emissions following our recommendation.
 - a. Construction Dust -- In order to minimize offsite drift of fugitive dust and maintain compliance with District Rule 402 (Nuisance), the District suggests that the following Best Management Practices for limiting construction dust be applied where appropriate:
 - Prohibit all grading activities during periods of high wind (over 15 mph)
 - Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.
 - Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days)
 - Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations, or hydro-seed area.
 - Maintain at least 2'0" of freeboard in haul trucks.
 - Cover all trucks hauling dirt, sand, or loose materials.
 - Plant vegetative ground cover in disturbed areas as soon as possible.
 - Cover inactive storage piles.
 - Install wheel washers at the entrance to construction sites for all exiting trucks.

- Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance).

- Construction Equipment 3 (c), Pg. 25: Given the nearby proximity of residential and commercial land uses, the Air District recommends using cleaner construction equipment that conforms to ARB's Tier 3 or Tier 4 emission standards. We further recommend that, whenever feasible, construction equipment use alternative fuels such as compressed natural gas (CNG), propane, electricity or biodiesel.

Please make sure to consult the Air District Compliance Division on the matter of portable engines. Per *Rule 201, Section 4.14.1 (10/15/2014)* any stationary IC engine greater than 50 HP must be registered. For Engine-Generator sets, the engine will have a different rating, normally higher than the rating of the generator output.

- Building Demolition/Renovation, Pg.34 - If any buildings are renovated or demolished as part of this project, Air District rules may apply. These include Rule 424, National Emissions Standards for Hazardous Air Pollutants and Rule 439, Building Removals. Rule 424 contains the investigation and reporting requirements for asbestos which includes surveys and advanced notification on structures being renovated or demolished. Notification to the Air District is required at least ten days prior to renovation or demolition activities. If old underground piping or other asbestos containing construction materials are encountered during trenching activities, Rule 424 could also apply. District Rule 439 prohibits the release of any visible emissions from building removals. Rules 424 and 439 can be found online at <https://www.arb.ca.gov/drdb/mbu/cur.htm>. Please contact Mike Sheehan, Compliance Program Coordinator, at (831) 718-8036 for more information regarding these rules.

- Operational Emissions, Pg.24– It is stated that there are existing residences to the east, which are considered a sensitive receptor. Please provide evidence for the following:

- What requirements are in place to prevent the seasonal workers from bringing their dependents to live with them?

The operational emissions of the housing complex can be reduced significantly below district threshold by prohibiting wood-burning fireplaces and stoves in the new development.

Greenhouse Gas Emissions

- Discussion/Conclusion/Mitigation, Pg. 33—Please make edits to this section since the discussion talks about carbon monoxide, which is not a greenhouse gas.

Transportation:

- Discussion/Conclusion/Mitigation, Pg. 46— Since the LOS evaluation identified local intersections as potentially being most affected by the project, please consider these measures:

- We highly recommend incorporating roundabouts at intersections. Roundabouts are a congestion management strategy that results in significant motor vehicle emission reduction. Roundabouts would improve traffic circulation for both current and future conditions, benefitting air quality, greenhouse gases and noise. It would improve safety for drivers, bicyclists and pedestrians.

- b. If roundabout inclusion is not feasible, we recommend incorporating smart traffic lights, or Intelligent traffic lights, that combine traditional traffic lights with an array of sensors and artificial intelligence to intelligently route vehicle and pedestrian traffic. Studies show that smart traffic lights will reduce future VMT by over 28% and cut CO₂ emissions by as much as 6.5% (Gradinescu, V et. Al, "Adaptive Traffic Lights Using Car-to-Car Communication").

Potential funding for *a.* and *b.* above may be available through the Air District. Please contact Alan Romero, Air Quality Planner III at (831) 718-8030 ext. 241.

Please let me know if you have any questions. I can be reached at (831) 718-8021 or hmuegge@mbard.org.

Best Regards,



Hanna Muegge
Air Quality Planner

cc: David Frisbey
Alan Romero





United Way
Monterey County

August 22, 2017

Brandon Swanson
Monterey County Resource Management Agency
168 West Alisal, 2nd Floor
Salinas, CA 93901

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Jonathan Price
Debbie Sober

STAFF

Katy Castagna
President and CEO

Re: Notice of Intent for PLN170465 (Casa Boronda Agricultural
Employee Housing Project)

Dear Mr. Swanson,

United Way of Monterey County is dedicated to supporting the financial stability of all the residents of our community. To help achieve this, we have, among other initiatives, recently made a substantial investment in the Monterey Bay Housing Trust and are active members in the City of Salinas Farmworker Housing Study and Action Plan.

It is with this background that we are pleased to offer our support for the Casa Boronda Agricultural Employee Housing Project currently under review by your office. It provides quality housing for farm workers in the County of Monterey. We hear from our community that far too often, our agricultural workers live in appalling conditions in overcrowded homes or other places not intended for habitation.

Casa Boronda will, in contrast, provide these workers with clean, safe, convenient and affordable housing.

Casa Boronda not only supports our interest in accessible housing, but also our interest in accessible communities. Its central location, recreation facilities (walking trails, recreation room, open space, and outdoor cooking and gathering places), and access to public transportation are examples of best planning practices. Finally, we understand that the design allows for bus transportation of workers to the fields to reduce traffic and congestion.

We are pleased to support this project, and we commend the Nunes, Hibino and Rodriguez families for their commitment to their employees and community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Katy Castagna", written over a horizontal line.

Katy Castagna
President and Chief Executive Officer

Cc: Thomas P. Nunes, Jr.
Kent Hibino
Joseph "Sonny" Rodriguez



Grower-Shipper Association of Central California
"OUR MEMBERS: PARTNERS PRODUCING PROSPERITY"

August 17, 2017

Brandon Swanson
Monterey County Resource Management Agency
168 W. Alisal, 2nd Floor
Salinas, CA 93901

Re: Notice of Intent for PLN170465
(Casa Boronda Agricultural Employee Housing Project)

On behalf of the Grower-Shipper Association (GSA), I am pleased to send you this letter of support for the Casa Boronda Agricultural Employee Housing Project currently under review by your office. This project provides critical housing for farmworkers in Monterey County, allowing these workers to live in clean, safe, convenient and affordable housing.

As you probably know, GSA represents approximately 400 growers, shippers, packers, processors and other businesses affiliated with or connected to the agriculture industry in the Central Coast counties of Monterey, Santa Cruz, San Benito and Santa Clara. For the last several years, the number one issue identified by our members is access to a legal and stable workforce. An absolutely essential and critical component of effectively addressing that need is farmworker housing. We can't have one without the other.

GSA has consistently supported and publicly advocated for an increase in farmworker housing. I have personally worked with Salinas City and Monterey County officials to make projects such as this one come to fruition. The Casa Boronda project is a shining example of what we need in this county and is most deserving of strong community support.

Moreover, in addition to providing much needed safe and affordable housing, the project design is consistent with the best planning principles, including,

1. Construction close to services and public transportation, and within easy walking or biking distances;
2. "Infill" on existing land zoned heavy commercial/urban reserve without removing valuable farmland from production;
3. Incorporation of water and energy efficient appliances; and
4. Convenient bus access for transporting workers to the field, resulting in reduced traffic and congestion.

2017-2018 Board of Directors

Patrick Collins, Chairman • Jason Smith, Vice Chairman • Allan Clark, Treasurer

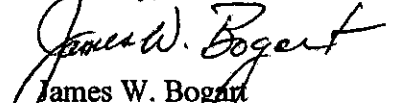
Tony Alameda • Rich Amirsehhi • Rodney Braga • Dan Canales • Butch Corda • Melissa Duflock • Jeff Jackson • Cindy Jewell • Tom Nunes V • Colby Pereira

512 Pajaro St. • P.O. Box 828 • Salinas, CA 93902 • Tel: 831.422.8844 • Fax: 831.422.0868 • www.growershipper.com

In short, this is the type of project that should be supported and approved by the County of Monterey and I commend the Nunes, Hibino and Rodriguez families for their commitment to this project, and their employees and community.

I proudly and enthusiastically offer my organization's support for the Casa Boronda Agricultural Employee Housing Project.

Sincerely,


James W. Bogart
President & General Counsel

cc: Thomas P. Nunes, Jr.
Tom Nunes V
Kent Hibino
Joseph "Sonny" Rodriguez



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street, 2nd Floor • Salinas, California 93901
(831) 758-7387 • (831) 775-4258 (Fax) • www.ci.salinas.ca.us

AUG 28 2017

August 28, 2017

County of Monterey
Resource Management Agency - Planning
1441 Schilling Place
Salinas, CA 93901

Attn: Carl Holm, Director of Planning

Re: County Referral - **File No: PLN170465 - Mitigated Negative Declaration**
(Casa Boronda Agricultural Employee Housing, 1144 Madison Lane)

Dear Mr. Holm:

The Community Development Department would like to thank the Monterey County Planning Department for the opportunity to review the Mitigated Negative Declaration (MND) for the above referenced Lot Line Adjustment, Use Permit and General Development Permit, located outside of the City of Salinas limits in Monterey County consisting of a 75-unit Employee Housing project for 600 employees consisting of six (6) two-story residential structure.

The City of Salinas applauds the project. It will help fill the urgent need for safe and sanitary farmworker housing units in the Salinas Valley. We have been working with Monterey County Economic Development Department for more than a year to collaborate on the Farmworker Housing Study and Action Plan for Salinas Valley and Pajaro Valley.

We offer the following comments and questions:

Appendix F: Traffic Impact Analysis (TIA)

The following comments are primarily provided by the City's Traffic Engineer:

- 1. Potential car ownership** (pages 1 and 11): The project acknowledges the possibility that the 600 agricultural employees may not be provided transportation in buses, or the project could be converted "in the future to traditional apartments with no restrictions on vehicle ownership" so to provide a "conservative (worst-case) analysis, the project has been analyzed as a traditional 75-unit apartment complex with no restrictions on vehicle ownership." Comment: Eight people per unit is assumed and the Institute of Traffic Engineers Trip Generation Manual does not account for the number of bedrooms. If analyzed per person, the impact would be more significant. The assumption in the TIA is roughly equal to a scenario of 25% of the residents own one vehicle. The Spreckels Crossing housing development was approved by Monterey County on the basis of

occupancy by H-2A workers with employer-provided by buses, but after it opened, it was rented to non-H-2A workers with their own vehicles. Staff has concerns about the potential conversion of the agricultural employee housing under the H-2A program to agricultural employees with their own vehicles. In the event of conversion, we suggest requiring conditions to address the expanded parking needs.

2. **On-site Circulation** (page 18, Section 9.3 and Figure 3/Site Plan in MND page 6): It appears that the buses will enter the property using one driveway, circle the site through the parking area, and exit out the other driveway. It not clear where the buses stage on site for safe loading/unloading of the employees. Assuming 600 employees total and 30 per bus, 20 buses are projected to arrive/depart twice a day, perhaps at similar times. Please confirm the bus circulation and staging area.
3. **Background Conditions Intersection Operations** (Davis Road/Laurel Drive intersection, page 13, Section 5.2): "Three left turn lanes on the westbound intersection approach and a third receiving lane on the south leg of the intersection would improve intersection operations to LOS D during the PM peak hour." Question: Will mitigation be required during the intermediate condition before the Rossi Street extension?
4. **Cumulative Plus Project Traffic Conditions Intersection Operations** (page 17, Section 8.2): "The 2035 cumulative conditions volumes are generally lower than the background conditions volumes due to traffic diverting onto the Western bypass. As a result, the study intersection that operated deficiently under background traffic conditions (Davis Road/Laurel Drive) is projected to operate at an acceptable level of service under 2035 cumulative plus project conditions and no improvements are recommended at the study intersections." Question: Is an intermediate improvement required?
5. **Access:** The TIA evaluated access to and from the project site from the proposed Western Bypass to the extensions of Rossi Street and Alvin Drive over State Highway 101 to the Western Bypass. However, these access routes have not yet been constructed and the primary access to the site is through West Laurel Drive/Calle Del Abode. There is also secondary access to the project site through Brooks Road/Westridge Parkway, which may be impacted until the Western Bypass and the street extensions are constructed.

Site Plan and Stormwater Control Plan

The County advised us to comment as if the project were annexed and these would be the standards of the City of Salinas:

1. **Stormwater Mitigation:** The design depends primarily on an end of pipe solution for stormwater mitigation. An effort should be made to provide surface treat the pavement runoff before discharging it into the underground storage system.
2. **Preservation of Existing Vegetation:** The project makes no effort to preserve existing trees or native vegetation. Revise the Stormwater Control Plan to remove references to preservation of native vegetation.
3. **Stormwater Control Plan:** Based on Attachment C of the Stormwater Control Plan, the likely depths of the proposed underground chambers may be placed in the layer with the

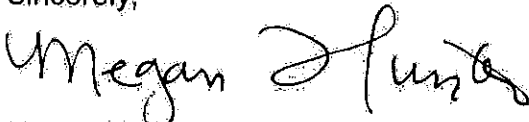
lowest infiltration rates. Efforts should be made to select the most appropriate LID system for the soil conditions.

4. **Parking:** There are approximately 152 off-street parking spaces on-site. Per Zoning Code Section 37-50.070(c)(3), on-site parking for dormitory-style facilities require one (1) off-street parking space for every three (3) authorized beds. In this case, a minimum of 200 off-street parking spaces (600/3) would be required for the project if it were located in Salinas.
5. **Landscaping:** Per Zoning Code Section 37-50.690(g)(2)(B), a five (5) foot landscape planter is required adjacent to all rear and side property lines and per Section 37-50.690(g)(4), a minimum of one (1) tree for every five parking spaces in landscape islands is required. The site as proposed does not look to provide either adequate off-street parking or parking lot landscaping per Salinas City Standards.
6. **Landscaping:** Sheet L-1.0, quercus agrifolia are shown along the perimeter of the sport field. Regular watering of the sod may conflict with the oak's watering needs.
7. **Utility Coordination:** Sheet C1.2 shows the installation of an 18-inch storm drain line below an existing fire hydrant along Madison Lane. Adjust pipe alignment to avoid conflict.
8. **Offsite Improvements:** Sheet A1.1, the eastern driveway should be revised to a commercial driveway apron to give preference to pedestrians.
9. **Offsite Improvements:** Sheet L-1.0, street trees should be placed along Madison Lane.

We applaud the applicant's leadership among agricultural businesses to expand the supply of housing for the agriculture workforce, so vital to the County's economy.

Please contact us at (831) 758-7206 to answer any questions or provide clarifications.

Sincerely,



Megan Hunter
Director of Community Development

Cc: Ray Corpuz, City Manager
Gary Petersen, Director of Public Works
James Sandoval, Asst. Director of Public Works/City Engineer
Courtney Grossman, Planning Manager, Current Planning Division
Thomas Wiles, Senior Planner, Current Planning Division
Tara Hullinger, Planning Manager, Advanced Planning Division
Adriana Robles, PE, Senior Civil Engineer, Development Engineering Division
Andrew Easterling, PE, TE, Department of Public Works
Jennifer Coile, Project Manager – Farmworker Housing Study, Advanced Planning Division



August 25, 2017

Mr. Don Rochester, Chair
Monterey County Planning Commission
168 W. Alisal St.
Salinas, CA 93901

Re: **PLN170465 - R&Q Mall Properties LLC (Casa Boronda Agricultural Employee Housing)**

Chair Rochester:

Community Housing Improvement Systems & Planning Association, Inc. (CHISPA) respectfully requests the approval of the proposed Casa Boronda Agricultural Employee Housing. It is common knowledge that there is a housing crisis in our region. Many working families and farmworkers cannot afford current rents and homes prices. Unfortunately, our region continues to rank as one of the least affordable places to live in the country.

We are pleased to see that the plans for Casa Boronda are very similar to Tanimura & Antle's (T&A) employee housing in Spreckels. CHISPA supported T&A's employee housing because we believed that additional farmworker housing would help alleviate some of the overcrowding conditions that exist in some of the neighborhoods of Salinas. We had the opportunity to tour T&A's employee housing during the grand opening for this development. We were very impressed by the quality and design of T&A's housing, which we believe should be the standard for new employee housing. As a result, CHISPA continues to promote and advocate for employer sponsored housing that is similar in design and quality to T&A's housing.

We applaud the Nunes Company and its partners for investing in its employees by providing safe and affordable quality housing. We appreciate the thoughtful design of this housing development, which includes outdoor recreational facilities, indoor recreational rooms, and laundry facilities.

Since 1980, CHISPA has built over 2,300 affordable housing units. The fact is that our organization will never be able to build enough housing to meet the needs of our community. Therefore, we strongly encourage the construction of additional affordable housing, including employer sponsored housing.

Sincerely,

Alfred Diaz-Infante, Pres./CEO

Community Housing Improvement Systems and Planning Association, Inc.

295 Main Street, Suite 100 • Salinas, CA 93901 • (831) 757-6251 • TDD: (831) 758-9481 • Fax (831) 757-7537 or (831) 757-6268

www.chispahousing.org

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director

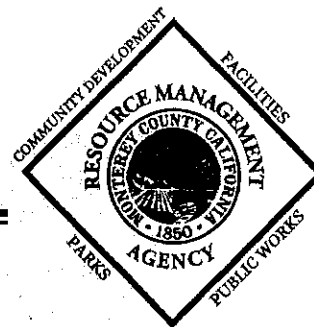
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1441 Schilling Place, South 2nd Floor

(831)755-4800

Salinas, California 93901-4527

www.co.monterey.ca.us/rma



MEMORANDUM

Date: August 30, 2017

To: Monterey County Planning Commission

From: Cheryl Ku, Planning

Subject: PLN170465 Casa Boronda Agenda Item No. 2

cc: File

Planning Commissioners,

Please accept this errata memo outlining proposed changes to the August 30, 2017 Planning Commission staff report.

1. Revisions to Initial Study Mitigated Negative Declaration Document Text:

The table on page 23 of the Initial Study is being replaced with Table 3-2 (shown on the following page) from 2012-2015 Air Quality Management Plan as suggested by the Monterey Bay Air Resources District in their comment letter dated August 28, 2017. This change does not affect the analysis of the Initial Study, but provides the most updated information.

Table 3-2
Attainment Status for the North Central Coast Air Basin

Pollutant	State Designation	Federal Designation
Ozone (O ₃)	Nonattainment-Transitional	Attainment
Inhalable Particulates (PM ₁₀)	Nonattainment	Attainment
Fine Particulates (PM _{2.5})	Attainment	Attainment
Carbon Monoxide (CO)	Monterey Co.-Attainment	Attainment
	San Benito Co.-Unclassified	Attainment
	Santa Cruz Co.-Unclassified	Attainment
Nitrogen Dioxide (NO ₂)	Attainment	Attainment
Sulfur Dioxide (SO ₂)	Attainment	Attainment
Lead	Attainment	Attainment

Sources: California Air Resources Board 2016
U.S. Environmental Protection Agency 2017

- Discussion item 7(a, b) on page 33 of the Initial Study is being edited as shown below to remove reference to Carbon Monoxide. This correction is to provide clarity as recommended by the Monterey Bay Air Resources District. Since Carbon Monoxide is not a primary Greenhouse Gas, it may be confusing to have it listed in the Greenhouse Gas Emissions section. This correction does not alter the analysis or potential impacts.

Discussion/Conclusion/Mitigation:

7(a, b): Less than Significant Impact. As discussed in Section VI.3 Air Quality, above, implementation, construction and operation of the proposed project will not exceed established thresholds for air quality emissions. ~~The project is anticipated to generate CO (carbon monoxide) emissions at a level of the about 7% (37 lbs/day) of the construction threshold and 31% (176 lbs/day) of the operational threshold.~~ The proposed project will not conflict with any of the applicable plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions. Based on the project emissions generated during construction and operations, the project is anticipated to generate minor emissions of greenhouse gases and will have a less than significant impact related to such emissions.

- Revision to Attachment 2 of Exhibit C (Conditions of Approval)

The Monterey County Resource Management Agency (RMA)-Planning Department shall require that the project and all construction activities comply with Monterey Bay Unified Air Pollution Control District (MBUAPCD) Rule 402 (Nuisance). Through the creation, and implementation of best management practices, the applicant shall reduce construction-generated fugitive dust and emissions. The MBUAPCD shall be consulted to identify the specific measures to be implemented to minimize impacts to nearby sensitive receptors.

Prior to issuance of any permits for on-site or off-site improvements, the Monterey County Resource Management Agency (RMA)-Planning Department shall require that the project applicant prepare, submit and implement a construction best management practices plan to verify compliance with MBUAPCD Rule 402.

4. Additional evidence (o) has been added to Finding 6 (CEQA) to address the additional Condition of Approval (Condition 43). The new evidence reads as follows:

A Condition of Approval has been added to the project as Condition 43 in response to comment by the Monterey Bay Air Pollution Control District. Condition 43 requires a Construction Emissions Reduction Plan to minimize offsite drift of fugitive dust. Pursuant to CEQA section 15073.5, the added condition is not required by CEQA, does not create new significant environmental effects, and is not necessary to mitigate an avoidable significant effect.

5. Condition 1 has been updated to correctly state the project description:

This Lot Line Adjustment and General Development Plan including a Use Permit (PLN170513) allows for the merger of 3 existing legal lots of record and a 75 unit Agricultural Employee Housing Facility and a Lot Line Adjustment to merge 3 legal lots of record. The property is located at 1144 Madison Lane (Assessor's Parcel Number 261-041-024-000, 261-041-025-000, and 261-410-026-000, 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)