Exhibit C

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DRAFT RESOLUTION

Before the Planning Commission
in and for the County of Monterey, State of California

In the matter of the application of:
YUKI THOMAS M TR ET AL
(EL RANCHO TORO FARMWORKER HOUSING)
(PLN190026)
RESOLUTION NO. ---
Resolution by the Monterey County Planning Commission:

1. Adopting a Mitigated Negative Declaration;
2. Approving a General Development Plan, including a Use Permit, to add 112 beds to an existing 200-bed agricultural employee housing facility (312 beds total) including construction of seven (7) 2,000 square foot agricultural employee housing units (14,000 square feet total) and a 2,000 square foot activity and laundry unit on a 39.47 acre property within the Farmland [F] Zoning District; and
3. Adopting a Mitigation Monitoring Reporting Program.

[PLN190026 – Thomas Yuki Trust Et Al (El Rancho Toro Farmworker Housing), 252 Hitchcock Road, Salinas (Assessor's Parcel Number 207-031-002-000), Greater Salinas Area Plan]

The EL RANCHO TORO application (PLN190026) came on for a public hearing before the Monterey County Planning Commission on January 8, 2020. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

a) The project has been reviewed for consistency with the text, policies, and regulations in:
- 2010 Monterey County General Plan (General Plan);
- Greater Salinas Area Plan (Area Plan); and
- Monterey County Zoning Inland Ordinance (Title 21).

No conflicts were found to exist.

b) Allowed Use. The subject property is located at 252 Hitchcock Road, Salinas [Assessor's Parcel Number (APN) 207-031-002-000], Greater Salinas Area Plan. The subject parcel is zoned Farmlands with a minimum building site of 40 acres or "F/40." The project is to add 112 beds to an existing 200 bed agricultural employee housing facility (up to 312 total beds), including constructing seven (7) 2,000

square foot agricultural employee housing units (14,000 square feet total) and a 2,000 square foot activity and laundry building on a property with an existing labor camp, residences and agricultural support facilities within a farmlands zoning district. Title 21, Section 21.30.050.AA allows for agricultural employee housing consisting of 37 or more beds in a group quarters subject to a Use Permit in each case. Therefore, the project is an allowed use.

c) Lot Legality. The subject property (39.47 acres), 252 Hitchcock Road, Salinas (APN: 207-031-002-000) was created by grant deed in 1965, located in Reel 418, Page 376 and recognized through a Certificate of Compliance (Monterey County File No. CC070027) on December 20, 2010.Therefore, the County recognizes the subject properties as legal lots of record.

d) Design Review. General Plan Goal OS-1 is to retain the character and natural beauty of Monterey County by preserving, conserving and maintaining unique physical features, natural resources and agricultural operations. As such, there are scenic highways and corridors identified within each area plan with implementing policies to supports this goal. The subject property is located within Salinas, subject to the Greater Salinas Area Plan (Area Plan) which identifies Highway 101(3 miles away) and Old Stage Road (7 miles away) as scenic corridors. The subject property is not located near or visible from these roads. Additionally, the Monterey County Geographic Informational System (GIS) states that the subject property has no visual sensitivity but in order to protect and not degrade the existing visual character and quality of the surrounding agricultural lands, the applicant has colors and materials that are subordinate and blend with the surrounding environment. Further, the project includes exterior changes and updates to the existing residences and 200-bed labor camp to match the project. Therefore, the project does not degrade the existing visual character and blends with the surrounding environment.

e) Review of Development Standards. Title 21, Section 21.30.060 identifies site development standards for this zoning district. Required setbacks are 30 feet (front), 20 feet (rear), and 2 feet (sides) for main structures and 50 feet (front), and 6 fee (rear and sides) for accessory non-habitable structures.

The attached sketch illustrates the location of the structures. The subject property fronts along Hitchcock and Blanco Road, resulting in two (2) front setbacks. At the closest point, the main structures are approximately 100 feet away from Hitchcock Road for the front setback and 74 feet for side and rear. The accessory structure has a front setback of approximately 160 feet and 150 feet for side and rear. The minimum required distance between main structures is 10 feet and between main and accessory is 6 feet. The project complies with these setbacks with its closest point between main structures of 12 feet and between accessory and main structures of 23 feet.

The structures will be at a height of 16 feet, which is under the 35 foot height limitation for the zoning district. The allowed site

coverage maximum is 5%. The subject property is 39.47 acres, which results in a maximum coverage of 85,966 square feet. The project would be below this amount at 3.4% or 59,076 square feet. Therefore, the project complies with the required site development standards for the farmlands zoning district.

f) Agricultural Employee Housing. General Plan Policy AG-1.1 states that land uses that would interfere with routine and ongoing agricultural operations on viable farmlands shall be prohibited. Policy AG-1.6, AG-1.7 and AG-2.1 states that farmworker housing is considered an agricultural support use allowed in farmland zoning districts provided the impact to viable agricultural lands and production are minimal. Further, General Plan, Chapter 8.0 – Housing Element encourages the construction of agricultural employee housing and allows the use on properties zoned Farmlands. The project would provide accommodations for up to 112 agricultural employees adding to an existing 200 bed agricultural employee housing facility. The project includes construction of seven (7) housing units for agricultural workers. Units will be located on an undeveloped and unused 1.6-acre portion of a 39.47-acre parcel (see attached plans) within a F zoning district. The portion of the parcel does not contain any viable agricultural soils and does not impact any active agricultural lands. Therefore, the project involves an allowed use under the Farmland zoning district and is consistent with the Agricultural Element and Housing Element of the 2010 General Plan which both encourage farmworker housing on agricultural land where impact to viable agricultural lands and production are minimal.

Further, Title 21, Section 21.66.060 provides standards for agricultural employee housing. In the F zoning district, agricultural employee housing consisting of 37 beds or more require a Use Permit and are subject to the criteria identified in Section 21.66.060.C.3. Adequate water exists for the project through three on-site wells that are located in Zone 2C (area of benefit from the Salinas Valley Groundwater Project) and have adequate water quantity and quality to serve the development (see Finding 3, Evidence e). The project is not located on active agricultural lands as described above. The development incorporates proper erosion and drainage controls as described in Finding 3, Evidence c. There are enclosed storage facilities provided for each housing unit, as illustrated in the attached plans, consisting of closets, lockers and cabinet storage. The project includes a laundry and activity building with 14 washers and 7 dryers that will be provided for on-site use by residents. The project includes recreational facilities and open space as identified in the attached site plan. The landscaping as illustrated is required to use drought tolerant plant material and will be implemented as a part of this project. Pursuant to Policy LU-1.19 (Development Evaluation System), staff has reviewed the project for site suitability, infrastructure, resource constraints, environmental impacts, transportation options and jobs/housing needs. (see Evidence i below).

Therefore, as conditioned, the project is consistent with the the 2010 General Plan and regulations outlined in Title 21, Section 21.66.060 for agricultural employee housing.

g) Biological Resources. The subject property is surrounded by existing and active agricultural lands. The project site is sited between an existing labor camp and residential units. The Monterey County Geographic Informational System (GIS) did not indicate any environmentally sensitive habitat or special-status species within the subject property. The development area is unimproved; therefore, a Biological Resources Assessment was conducted by Janet Walther with EMC Planning on November 8, 2019 (see Finding 2, Evidence c). The report concluded that there were no special status species or environmentally sensitive habitat found on the parcel; however, various bird species were identified to potentially nest within or on the immediate vicinity of the project site, particularly violet-green swallows were observed within a carport/garage on the existing labor camp to the north of the project site. This particular type of bird species is not considered a special-status specie but is protected under the federal Migratory Bird Treaty Act and California Fish and Game Code. A standard Conditional of Approval (Condition No. 6) has been incorporated into the project which would require the applicant to obtain a raptor/migratory bird nesting survey to determine the presence of any nesting birds within 300 feet of construction and grading activities between the season of February 22 through April 1. Therefore, as conditioned, the project would not have any significant impacts to biological resources.

h) Cultural Resources. The subject property is located in an area of "low" archaeological sensitivity. In accordance with General Plan Policy OS-6.4 and Title 21, Section 21.66.050, submittal of an archaeological report was not required. Based on the site's low sensitivity, the potential for inadvertent impacts to cultural resources is limited and would be controlled by application of the County's standard project condition of approval (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction. Therefore, as conditioned, the project would not have any significant impacts to cultural resources.

i) Development Evaluation System. Policy LU-1.19 of the Land Use Element of the General Plan states that community areas, rural centers and Affordable Housing Overlay district are the top priority for development in the unincorporated areas of the County. Outside of these areas, a Development Evaluation System (DES) 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. More specifically, the policy states that residential development shall incorporate affordable/workforce housing for developments in rural centers prior to the preparation of an Infrastructure and Financing Study, or outside of a community area or rural center.

Site Suitability
The project is consistent with the Agricultural Element and Housing Element of the General Plan by providing agricultural housing for agricultural employees within the Monterey County in a farmland zoning district with minimal impact to viable agricultural fields. As illustrated in the attached plans, the project is situated between an existing 200-bed labor camp and residential units on undisturbed and undeveloped land. This land has not been used for agricultural purposes for the past 10 years.

Infrastructure
The project site is served by existing on-site wells and by Monterey 1 Water for wastewater services (Finding 3, Evidence e). There are existing roads that serve the project site (see Evidence l below), and fire safety improvements will be done to ensure compliance with applicable fire regulations (Finding 3, Evidence b).

Resource Management
A biological report was provided for the project (Evidence g above) that indicates there are no environmentally sensitive habitat on the property.

Proximity to a City, Community Area or Rural Center
The project site is approximately one mile southwest of the incorporated area of City of Salinas. This location, while not a community area, is an established rural area surrounded by agricultural land uses. Agricultural employee housing is appropriate in proximity to agricultural lands.

Environmental Impacts and Potential Mitigation.
As discussed in Finding 5 all environmental effects that have a potential impact have been mitigated to a less than significant level.

Proximity to multiple modes of transportation.
The project site does not have access to multiple modes of transportation, but the project will be managed by Fresh Harvest, Inc which would utilize bus transportation for agricultural employee workers directly from this site to the ranches where they work within the Monterey County, and will also transport residents on the weekends and at other times for needed trips (see Evidence l below)

Jobs-Housing balance within the community and between the community and surrounding areas.
The people living in this facility will be working in the agricultural fields within the Monterey County area. This project will address the need for agricultural employee housing and will not contribute to a jobs housing imbalance. The project is by design and by intent, affordable housing.

j) General Development Plan/Facility Plan. Pursuant to Title 20, Section 21.66.060.2, the applicant provided a facility plan including a General Development Plan that indicates the entity responsible for

housing maintenance, a description of when the housing would be utilized, the number of employees that the project will accommodate, location of where the employees will work, assessment of how much water will be utilized and where the source of water is from, and the project's sewage disposal method. As outlined in the attached Facility Plan, Evidence f above, Evidence l below and Finding 3, Evidence e, the project will be managed by Fresh Harvest, Inc., who will be responsible for the agricultural employee workers that will reside seasonally at the housing units. The Salinas Valley harvest season is from April through November, and Fresh Harvest will facilitate the transportation of these workers from the residing location to this project site. Additionally, the housing will be also offered to domestic employees who cannot reasonably return to their homes on a daily basis. Fresh Harvest will provide bus transportation between this site and ranches within the Monterey County where the employees will work. The project is not intended for families but for individuals with each housing unit accommodating 16 agricultural employees for a total of 112 agricultural employees. Domestic water for this project will be provided by an existing on-site well and sewage disposal will be provided by Monterey 1 Water (see Finding 3, Evidence e).

k) Reduction of Vehicle Trips. Pursuant to Title 21, Section 21.30.070.D.a, the applicant provided a Trip Reduction Checklist that illustrates requirements or project implementation that reduce the number of vehicle trips. As further discussed in Evidence l below, the applicant is providing an on-site bus stop and a shuttle bus for work or non-work related activities. The amount calculated from the measures implemented into the project results in a 32% reduction of vehicle trips. Therefore, the project is consistent to the regulations for reduction of vehicle trips.

l) Traffic/Transportation. General Plan, Chapter 2.0 – Circulation Element, Policy C-1.2 states that in order to achieve the Level of Service (LOS) D, which is the acceptable LOS per Policy C-1.1, the County shall pursue goals such as available funds from County Road Fund, circulation improvements, development of Traffic Impact Fees (TIF) and coordination with other departments such as Transportation Agency of Monterey County (TAMC). Additionally, Policy C-1.8 and C-1.11 state that any new development within the County and adjacent to cities shall be assessed and require the payment of County TIFs and Regional TIFs in collaboration with TAMC.

The project is adding 112 beds to an existing 200 bed agricultural employee housing, including construction of seven (7) agricultural employee housing units and a laundry and activity unit. Vehicular access to the project site is provided by Hitchcock Road off of Davis Road and Blanco Road, which are constrained roadways. The T-intersection of Hitchcock and Blanco has a stop at Hitchcock Road and operates at LOS C during AM peak hours and LOS D during PM peak hours. The Hitchcock and Davis Road T-intersection has a stop sign at Hitchcock Road and operates at a LOS C/D for both AM and PM peak hours. The residents of the facility would be transported to and from their work destinations by buses dispatched from an offsite equipment storage yard. Most of the bus trips would be in the early

morning and early afternoon, before peak hour traffic periods. The Project includes a Facilities Trip Reduction Plan (see Evidence j below and attached plan), which is intended to reduce the overall vehicle trips by providing shuttle buses for work to and from work locations, shopping and other related trips and providing an onsite bus stops.

To determine if the project would impact the performance effectiveness of the circulation system *or* conflict with the goals, objectives, and policies of the 2018 Regional Transportation Plan for Monterey County, a Traffic Assessment prepared by Keith Higgins (Finding 2, Evidence c) first identified existing traffic conditions of the roadways and the subject property's existing baseline traffic generation. Second, the assessment identified anticipated traffic volumes associated with the project's operational components, utilizing the traffic routes identified in the Construction Management Plan (CMP) (see Finding 3, Evidence c).

The intersection conditions and improvements with the implementation of this project would not change the existing intersection conditions and needed improvements. The LOS with the project would not decrease below the existing level. However, in accordance with the TAMC's Regional Development Impact Fee Program Nexus Study Update 2018 and Monterey County Code Chapter 12.90 – Regional Development Impact Fee (see Section 12.90.030.D), payment of regional impact traffic fees shall be incorporated as a project Condition of Approval (Condition No. 18). Additionally, consistent with the requirement of General Plan Policy C-1.1, a Condition of Approval for a County-wide traffic fee has also been incorporated into the project (Condition No. 17). Therefore, as conditioned, the project is consistent with the Circulation policies of the General Plan.

m) Long-term Sustainability. Policy PS-3.1.of the 2010 General Plan requires a Long Term Sustainable Water Supply for the proposed development. The same policy provides a rebuttable presumption that a Long Term Sustainable Water Supply exists within Zone 2C (the area of benefit of the Salinas Valley Water Project). This project is located within Zone 2C. The project is to add 112 beds to an existing 200 bed agricultural housing facility, including construction of seven (7) agricultural employee housing units and one laundry and activity unit within a farmland zoning district. The project site is located within zone 2C (area of benefit from the Salinas Valley Groundwater Project) and has adequate water quantity and quality to serve the development (see Finding 3, Evidence e). No evidence has been provided or discovered to rebut the presumption of long-term sustainable water supply for this project because there have been reports provided that indicate the ability to supply the proposed water demand (Finding 2, Evidence c).

n) Agricultural Advisory Committee (AAC). Pursuant to General Plan, Chapter 6.0 – Agricultural Element, Policy AG 1.8, the project was referred to the AAC on December 5, 2019. At the meeting there was

discussion regarding a buffer between the proposed development and active agricultural fields. The Agricultural Commissioner expressed concern regarding pesticide drift impacting the agricultural employees within the housing project. The AAC considered these concerns and unanimously recommended approval with the direction to consult with the Agricultural Commissioner's Office regarding the existing agricultural buffer, potential vegetation screening, the adjacent organic fields. It was noted that General Plan Policy AG 1.2 gives authority to the AAC to review and make recommendations on establishment of, and changes to, buffer zones. As illustrated in the attached plans, the subject property, near Hitchcock Road, has an existing 200-bed labor camp and residences 116 feet away from the west active agricultural lands and 57 feet away from the east active agricultural lands. General Plan Policy AG 1.2, states that the County shall require a well-defined buffer for new non-agricultural development adjacent to agricultural land uses on farmlands. The proposed project is considered an agricultural use within the farmland zoning district. Staff and the applicant consulted with the Agricultural Commissioner's Office (Ag's Office) and adequate buffers addressing concerns of pesticide drift have been agreed upon. The active agricultural fields to the west are organic fields, which is majority of where the prevailing winds are from. These organic fields have existed for over 20 years and due to this, a minimum agricultural buffer of 100 feet was agreed upon. Additionally, the active agricultural fields to the east are conventional, and although, the winds are not as prevailing to travel west, recommendations were made that have been incorporated into the project. A minimum agricultural buffer of 150 feet in addition to installation of a six (6) foot fence with vine screening would alleviate any concerns regarding pesticide drift from this direction.

o) Land Use Advisory Committee. Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors, the project was not referred to a LUAC. The subject property is within the Greater Salinas Area Plan and currently, there is not a LUAC for this area of the County.

p) Staff conducted a site inspection on November 19, 2019.

q) The application, plans, and supporting materials submitted by the project applicant to Monterey County Resource Management Agency (RMA)-Planning for the proposed development found in RMA-Planning File No. PLN190026.

2. **FINDING:** **SITE SUITABILITY -** The site is physically suitable for the proposed use.

EVIDENCE:

a) The project includes the addition of 112 beds to an existing 200 agricultural housing facility, including the construction of seven (7) agricultural employee housing units and one (1) activity and laundry unit in a farmland zoning district. Therefore, the use is suitable for the site.

b) The project was reviewed by RMA-Planning, Monterey County Regional Fire Protection District (FPD), RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau and the

Agricultural Commissioner's Office. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

c) The following reports have been prepared and submitted with the application:
   - Biological Resources Assessment, dated November 8, 2019 (Monterey County Document No. LIB190298), prepared by Janet Walther, EMC Planning, Monterey, CA
   - Geotechnical and Infiltration Investigation, dated June 5, 2019 (Monterey County Document No. LIB190171), prepared by Belinda Taluban, Soil Surveys Group, Inc. Salinas, CA
   - Traffic Impact Analysis Report, dated June 6, 2019 (Monterey County Document No. LIB190172), prepared by Keith Higgins, Traffic Engineer, Gilroy, CA
   - Water Demand Analysis, dated September 23, 2019 (Monterey County Document No. LIB190263), prepared by Andrew Sterbenz, Schaaf & Wheeler, Salinas, CA
   - Preliminary Stormwater Control Plan, dated September 11, 2019, prepared by Whitson Engineers, Monterey, CA

   County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. All development shall be in accordance with these reports.

d) Staff conducted a site inspection on November 19, 2019 to verify that the project on the subject property conforms to the plans listed above.

e) 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 PLN190026.

3. **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 was reviewed by RMA-Planning, Monterey County Regional FPD, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau and Agricultural Commissioner's Office. Conditions have been recommended, 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) <u>Fire Safety.</u> The project includes installation of fire sprinkler systems in the new housing units in accordance with the applicable fire standards for Group R-3 occupancies. Additionally, road access is required for every building when any portion of the exterior wall of the first story is located more than 150 feet from the fire department access. Therefore, the project includes construction of a fire lane from Hitchcock Road to the project site to comply with this standard, as

illustrated in the attached plans. RMA-Public Works has been incorporated a standard Condition of Approval (Condition No. 19) to ensure the design and construction meet the applicable County regulations.

In order to meet on-site firefighting requirements, a 10,000 gallon water tank is included within the project to be connected between the existing domestic (Toro) well and the agricultural (Nuttal) well (see subsequent Evidence e). Additionally, to ensure cross-connection does not occur between water for irrigation purposes and domestic supply purposes, a new pipeline is to be added to the agricultural well connecting to the water tank. The tank will be equipped with a level switch when domestic water supply is needed.

c) Floodplain and Erosion. The project was reviewed by the RMA-Environmental Services. Site improvements were required in order to comply with Monterey County Code Chapter 16.16 – Regulations for Floodplains. The subject property is located within the Salinas Valley Groundwater Basin, Zone AH, 100-year floodplain of the Salinas River and the Base Flow Elevation of the development area is 35 feet, as shown on the FEMA Flood Insurance Rate Map. According to Monterey County Floodplain Regulations, Chapter 16.16, the floodplain is defined as unincorporated areas of Monterey County which are subject to one (1) percent chance of flooding in any given year, or once in 100 years (100-year flood), and includes the floodway and floodway fringe. In this case, this is considered a Special Flood Hazard Area with a base flood elevation of 35 feet. These areas of the County are subject to periodic inundation. In order to minimize public and private losses due to flood conditions, any new construction of any structure shall have the lowest floor elevated to at least one (1) foot above the base flood elevation.

The preliminary grading plan provided for the project identifies an existing benchmark at 33.96 feet. To remove the portion of the parcel out of the Special Flood Hazard Area, the project requires fill in the development area within the floodway fringe to an elevation of 36 feet, requiring importing approximately 5,400 cubic yards of fill. Conditions of approval (Condition No. 10, 11, 13, 14, 15 and 16) have been incorporated into the project to ensure these elements are constructed in accordance with the County floodplain regulations.

Further, the project includes two on-site bioretention ponds which are sized to retain, at a minimum, the 85th percentile 24-hour storm, and a drainage swale to route stormwater runoff to the appropriate drainage channel. The ponds are also designed to limit the post-project peak flows to the pre-development peak flows for the 2, 5, 10, 25, and 100-year 24-hour storm event. This is consistent with Chapter 16.12, which is intended to prevent erosion. Stormwater runoff that does not infiltrate into the soil then gets routed to a proposed drainage swale that connects to an existing culvert. The culvert than channels the runoff to an existing agricultural drainage channel that eventually disperses into the Salinas River. Standard Conditions of Approval

(Condition No. 12, 15 and 16) have been incorporated into the project to ensure compliance with regulations outline in Monterey County Code Chapter 6.12.

d) Construction Phase. A preliminary Construction Management Plan (CMP) was submitted as a part of the Project application illustrating logistical planning of site improvements. As outlined in the CMP, the Project is expected to take approximately six (6) months from start to finish, with grading activities occurring over the first 3-months. The construction phase of the project is anticipated to have a maximum of 100 contractors on site with a maximum of 15-20 daily vehicle trips for employees, delivery trucks and heavy haul trips. Haul routes and locations for stockpiles and construction workers/equipment parking are illustrated in the attached plans. Construction activities would occur between the hours of 7:00 am – 7:00 pm, Monday through Saturday. Once improvements to the site have been completed and the facility is in use, Fresh Harvest, Inc. would facilitate bus transportation for the H-2A agricultural workers from the project site to their work destinations. The buses would be dispatched from an offsite equipment storage yard in the early morning and early afternoon before the typical peak hours of 7:00 am to 9:00 am and 4:00 pm to 6:00 pm. Buses and vans would also be used for employee transportation to shopping locations, religious services and other entertainment venues offsite.

e) Water and Sewer. The property receives public sewer service from Monterey One Water (M1W). The applicant has provided a Can and Will Serve Letter by MIW that demonstrates the ability to provide wastewater services to for the illustrated development. The subject property has three (3) existing on-site wells: a domestic well located on the southern corner of the Project site (LPA Well ID No. 2702320-001, also referred to as Toro Well); an agricultural well located on the eastern corner of the Project site (LPA Well ID No. 2702320-002, also referred to as Nuttal Well); and another domestic well located near Blanco Road on the northern portion of the parcel, which serves domestic water supply for existing residential units.

The project will receive potable water service from an existing community water system, referred to as Hitchcock Road Water System #1, System No. CA2702320, which is connected to the Toro Well, located on the southern corner of the labor camp site. In order to increase the number of service connections on the water system, a secondary (standby) source of supply must be incorporated into the water system. A Water Demand Analysis Report was completed by Andrew Sterbenz with Schaaf & Wheeler Consulting Civil Engineers (see Finding 2, Evidence c). The system is currently served by the Toro Well, constructed in the 400-foot aquifer, pumping into a pressurized distribution system equipped with three hydro-pneumatic tanks (approximately 100-gallons each). The system serves 11 apartments with 35 year-round residents, and a seasonal workforce of 140 persons. The estimated existing water demand is 11,650 gallons per day (gpd). The report concludes that the project results in an additional estimated water demand of 6,160 gpd, for a system total of

17,810 gpd. Based on well testing in October 2018, production capacity of the well is 63 gallons per minute (gpm) with 60 pound per square inch gauge (psig) in the distribution system. Therefore, the capacity of the existing well is able to meet the projected water demand. Additionally, the Nuttal Well is to serve as the secondary (backup) source which allows for maintenance of the primary well. The Nuttal Well has been reviewed by the Monterey County Environmental Health Bureau (EHB) and is considered a viable secondary (backup) source. A Condition of Approval (Condition No. 9) has been added to require amendment of the Hitchcock Road Water System #01 permit to incorporate the secondary water source.

f) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN190026.

4. **FINDING:** **NO VIOLATIONS –** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed Monterey County RMA-Planning and RMA-Building Services records and is not aware of any violations existing on subject property.

b) 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 PLN190026.

5. **FINDING:** **CEQA (Mitigated Negative Declaration) –** On the basis of the whole record before the Monterey County Planning Commission, 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 judgement and analysis of the County.

EVIDENCE:

a) Monterey County RMA-Planning prepared an Initial Study and Draft Mitigated Negative Declaration (IS/MND) in accordance with CEQA. The IS/MND is on file with RMA-Planning and is hereby incorporated by reference. The IS/MND was circulated for public review from December 6, 2019 through January 6, 2020 (SCH No. 2019129022).

b) During environmental review, no impacts to energy, mineral resources, and wildland fire hazards were identified.

c) During environmental review of the project, potential impacts have been identified to aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazard/hazardous materials, hydrology and water quality, land use/planning, noise, population/housing, public services, recreation, transportation/traffic, and utilities and service systems. Conditions of Approval (attached) have been incorporated into the project to assure compliance with County requirements, policies and regulations to the extent that they lessen the identified potential impacts. Therefore, mitigations were not necessary for the project to have a less than significant impact on these resources.

d) Potential impacts have been identified to tribal cultural resources. Mitigation measures have been recommended to reduce these impacts to a less than significant level.

The subject parcel is located near the aboriginal territory of the Ohlone/Costanoan-Esselen Nation (OCEN) and the Esselen Tribe of Monterey County (ETMC). Pursuant to Assembly Bill 52 or "AB 52", tribal consultation between County staff and American Tribes took place regarding the project.

In accordance with AB 52, the County consulted with OCEN on November 19, 2019. During consultation, OCEN identified that the subject property is close to the Salinas River, which is a Native American sacred place to their tribe. Therefore, objecting to the excavation. The project includes 5,400 cubic yards of soil to be imported to the site and minimal excavation to remove vegetation and place foundation structures. After further explaining the project, OCEN did not recommend any mitigation measures but rather requested that if at any time, potentially significant cultural resources, sacred places, or intact features are discovered, the contractor shall temporarily halt work until the find can be evaluated by a tribal monitor and archaeological monitor. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated, with the concurrence of RMA-Planning, and implemented. Since any items that may be uncovered during excavation belong to the property owner, this notice shall serve as notice that the OCEN Tribal Council formally requests that any sacred burial items discovered be given to the tribe by the property owner. This has been added to the standard condition of approval for similar recommendations for cultural resources (Condition No. 3).

Additionally, the County consulted with Esselen Tribe of Monterey County (ETMC) on December 3, 2019 and also expressed the cultural significance of the Salinas River and its proximity to the subject property, which is one mile north of the river. Historical cultural information indicates that tribes settled near the river. Thus, development on the project site, removal of topsoil and installation of footings, may have potential impacts to tribal cultural. Since submittal of an archaeological report was not required pursuant to General Plan Policy OS-6.4 and Monterey County Inland Zoning Ordinance (Title 21), Section 21.66.050, which state that development proposed in low sensitivity zones are not required to have an archaeological report unless there is specific additional information that suggests archaeological resources are present. The Monterey County Geographic Informational System (GIS) identifies the subject property as having a low archaeological sensitivity and illustrates that the property is not within any positive archaeologically buffers; therefore, an archaeological report was not required for the project. However, ETMC recommended a Phase 1 Archaeological Assessment be prepared to determine the presence of cultural and tribal cultural resources by a County approved archaeologist in conjunction with a tribal cultural

representative. Depending upon the outcome of this assessment would then determine if a tribal cultural resources monitor is warranted. Implementation of this recommended mitigation (Condition No. 21 – MM01) would reduce potential impacts to tribal cultural resources to a less than significant level.

e) There were no projects identified within the vicinity of this subject property that has the potential to cumulatively create any impacts; therefore, it is reasonably foreseeable that this project would not increase any overall existing cumulative impacts. A traffic study included (see Finding 2, Evidence c) was prepared which analyzed existing cumulative and proposed conditions. The existing conditions as discussed in Finding 1, Evidence l, illustrates the existing need for a signalization at Hitchcock and Davis Road. This would remain with or without the construction of this project; therefore, the project, as conditioned and mitigated, would have a less than significant cumulative impact.

f) 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 and is designed to ensure compliance during project implementation. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Program" as a condition of project approval (Condition No. 4).

g) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. 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. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. 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) (Condition No. 5).

h) Monterey County RMA-Planning, located at 1441 Shilling Place, 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.

6. **FINDING:** **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: Board of Supervisors. Pursuant to Title 21, Section 21.80.050.A, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Monterey County Planning Commission does hereby:

1. Adopting a Mitigated Negative Declaration;
2. Approving a General Development Plan, including a Use Permit, to add 112 beds to an existing 200-bed agricultural employee housing facility (312 beds total) including construction of seven (7) 2,000 square foot agricultural employee housing units (14,000 square feet total) and a 2,000 square foot activity and laundry unit on a 39.47 acre property within the Farmland [F] Zoning District; The project requires grading of 5,400 cubic yards of fill, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference; and
3. Adopt a Mitigation Monitoring Reporting Program.

All in general conformance with the attached plans and subject to the attached conditions and mitigations.

PASSED AND ADOPTED this 8th day of January 2020 upon motion of Commissioner _____, seconded by Commissioner _____ , by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Brandon Swanson, Interim RMA Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS NOT LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services offices in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Monterey County RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN190026

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit and General Development Plan (PLN190026) is to add 112 beds to an existing 200-bed agricultural employee housing facility (312 beds total) including construction of seven (7) 2,000 square foot agricultural employee housing units (14,000 square feet total) and a 2,000 square foot activity and laundry unit on a 39.47 acre property within the Farmland [F] Zoning District. The project includes grading of 5,400 cubic yards of fill. The property is located at 252 Hitchcock Road, Salinas (Assessor's Parcel Number 207-031-002-000), 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 RMA Chief of 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: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit and General Development Plan (Resolution Number _____) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 207-031-002-000 on January 8, 2020. The permit was granted subject to 20 conditions of approval and one (1) mitigation measure that 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 RMA Chief of 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 Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, sacred places, intact features, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist and a Native American tribal monitor can evaluate it. Monterey County RMA - Planning, a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists), and a Native American tribal monitor shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner, the archaeologist and tribal monitor shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, sacred places, intact features, historical or paleontological resources are uncovered."

When contacted, the project planner, the archaeologist and Native American tribal monitor shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. 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.

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 RMA Chief of 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 RMA Chief of Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

6. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Any construction/grading activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed construction/grading activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (RMA - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or construction activity, the Owner/Applicant/Tree Removal Contractor shall submit to RMA-Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

7. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: The property owner agrees 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. (County Counsel-Risk Management)

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, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

8. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the RMA Chief of Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

9. EHSP01 - AMEND WATER SYSTEM PERMIT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The project will receive domestic water service from Hitchcock Road Water System #01 (Local Primacy Agency (LPA) ID# 2702320). Prior to increasing the number of service connections on the community water system, the water system permit shall be amended to incorporate a secondary (standby) source of supply that meets the standards set forth in Title 22 of the California Code of Regulations, Chapter 16, Waterworks Standards.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, the applicant shall obtain an amended water system permit that incorporates the secondary (standby) source of supply.

10. BENCHMARK CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for certification of the building pad elevation. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to start of construction, the applicant shall submit a letter prepared by a registered civil engineer or licensed land surveyor certifying the location of the project reference marker.

11. BUILDING PAD ELEVATION CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to issuance of any building permits, the applicant shall provide as-built plans and a letter certifying the property has been elevated in conformance in the approved grading plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: The applicant shall submit a letter and plans prepared by a registered civil engineer or licensed land surveyor certifying the elevation of the area to be removed for the Special Flood Hazard Area.

12. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) including the Waste Discharger Identification (WDID) number, to RMA-Environmental Services. In lieu of a SWPPP, a letter of exemption or erosivity waiver from the Central Coast Regional Water Quality Control Board may be provided. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a SWPPP including the WDID number certifying the project is covered under the California Construction General Permit or a letter of exemption from the Central Coast Regional Water Quality Control Board.

13. FEMA LETTER OF MAP REVISION BASED ON FILL

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall provide a FEMA Letter of Map Revision Based on Fill (LOMR-F) officially removing a portion of the property, including all the proposed structures, from the FEMA-defined 100-year floodplain. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: No more than 60 days after project completion, the applicant shall submit a LOMR-F application to RMA-Environmental Services for submittal to FEMA.

The LOMR-F shall be provided to the RMA-Environmental Services.

14. FLOODPLAIN NOTICE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide a recorded floodplain notice, for the newly created parcel, stating: "The property is located within or partially within a Special Flood Hazard Area and may be subject to building and/or land use restrictions." (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a signed and notarized floodplain notice to the RMA-Environmental Services for review and approval.

15. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations from the project geotechnical report. The plan shall be prepared by a registered civil engineer and identify the portion of the parcel to be removed from the Special Flood Hazard Area. The building pads shall be elevated to a minimum of 36 feet (NAVD88). The plan shall include contour lines with a 1-foot contour interval referenced to NAVD88. The plan shall include cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The grading plan shall also include a geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. (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.

16. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide a stormwater control plan with supporting calculations, prepared by a registered civil engineer, that includes stormwater detention and retention facilities for the proposed project. Post-project runoff rates shall be limited, at a minimum, to match pre-development (natural/undeveloped) runoff rates for the 2, 5, 10, 25, 50, and 100-year 24-hour design storms. The 85th percentile 24-hour storm shall be retained to mitigate water quality impacts.
(RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a stormwater control plan to RMA-Environmental Services for review and approval.

17. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County RMA Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to RMA Development Services.

18. PWSP001 – DAVIS ROAD/HITCHCOCK ROAD FAIR-SHARE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay fair-share contribution of $700.00 toward the future signalization of Davis Road/Hitchcock Road intersection as identified in the Keith Higgins letter date September 11, 2019.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay the fair-share to Monterey County RMA. The Owner/Applicant shall submit proof of payment to RMA Development Services.

19. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Construct driveway connection(s) to Hitchcock Road. The design and construction is subject to the approval of the RMA. Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the RMA-PWF, obtain an encroachment permit from the RMA prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

20. PW0007 - PARKING STANDARD

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The parking stalls and circulation shall meet County standards, and shall be subject to the approval of the RMA.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance, the Owner's/Applicant's engineer/architect shall prepare a parking plan and submit plans for review and approval.

21. Mitigation Measure No. 1: Cultural and Tribal Cultural Resources Assessment/Monitor

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to reduce potential impacts to cultural resources and sacred places, a Phase 1 Archaeological Assessment shall be conducted by a County approved consultant in conjunction with a tribal representative. Should the Assessment conclude that there are no potential impacts or evidence of cultural and tribal cultural resources in the development area, the applicant shall proceed with the Project. If the find is determined to be significant and potential impacts are identified, a Native American Tribal Cultural Monitor for the Esselen Tribe of Monterey County (Tribe), as approved by the Tribe Council, shall be obtained for observation of the ground disturbance for the removal of topsoil of the project site. Placement of fill and/or compaction of soils shall not require a tribal monitor. If more than one earth moving equipment is deployed at different locations at the same time for the removal of topsoil, more than one tribal monitor shall be present during those periods. If at any time, potentially significant cultural resources, sacred places, or intact features are discovered, the contractor shall temporarily halt work until the find can be evaluated by the tribal monitor. If the find determines to be significant, work shall remain halted until mitigation measures have been formulated, with the concurrence of RMA-Planning, and implemented. Since any items that may be uncovered during excavation belong to the property owner, this mitigation shall serve as notice that the Esselen Tribe of Monterey County Council formally requests that any sacred burial items discovered be given to the tribe by the property owner.

Compliance or Monitoring Action to be Performed:

Mitigation Monitoring Action No. 1a: Prior to issuance of any construction permits for grading or building, the owner/applicant shall include a note on the construction plans that state: "Stop work within 50 meters (165 feet) of uncovered resource(s) and immediately contact Monterey County RMA-Planning." Prior to resuming any further Project-related ground disturbance if uncovered resource(s) are found, Owner/Applicant shall coordinate with the Project Planner and the Monitor to determine a strategy for either return to the tribe or reburial. The owner/applicant shall submit said plans to RMA-Planning for review and approval.

Mitigation Monitoring Action No. 1b: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit a Phase 1 Archaeological Assessment by a County approved consultant in conjunction with a tribal representative from Esselen Tribe of Monterey County to RMA-Planning for review and approval. The Assessment shall identify if any cultural and/or tribal cultural resources were found in the development area and whether there would be potential impacts to these resources. Should the Assessment conclude that there are no potential impacts or evidence of cultural and tribal cultural resources, the applicant shall proceed with the Project. If the find determines that there are resources present on the Project site, the owner/applicant shall submit a contract with an Esselen Tribe approved Native American Tribal Monitor to RMA-Planning for review and approval. The contract shall outline logistics for monitoring during earth disturbance activities for the topsoil removal specified in Mitigation Measure No. 1 as well as how uncovered cultural resources will be handled, in coordination with the project archaeologist.

Mitigation Monitoring Action No. 1c: If a Native American Tribal Monitor is warranted, an on-site preconstruction meeting shall be held between the applicant, Tribal monitor, and contractor to discuss and assure understanding of Mitigation Measure No. 1 and scheduling of construction with regard to monitoring. Prior to issuance of any construction permits for grading or construction, the preconstruction meeting between the parties shall be conducted and a letter summarizing what was discussed shall be submitted to RMA-Planning.

Mitigation Monitoring Action No. 1d: If a Native American Tribal Monitor is warranted during earth disturbance activities specified in Mitigation Measure No. 1, the Esselen Tribe approved Native American Tribal Monitor shall be onsite observing the work, consistent with the approved contract required by Mitigation Measure Action No. 1b. Prior to final of construction permits for grading or building, the owner/applicant shall submit a letter for the Native American Tribal Monitor verifying all work was done consistent with the contract to RMA-Planning.

RANCHO TORO

SALINAS, CALIFORNIA

MATERIALS

- CONCRETE
- CERAMIC TILE OR TILE PAVERS IN PLAN VIEW (SEE FINISH SCHEDULE)
- MASONRY
- BATT INSULATION IN SECTION
- RIGID INSULATION IN SECTION
- FINISH WOOD MEMBER IN SECTION
- CONTINUOUS WOOD MEMBER IN SECTION
- WOOD BLOCKING BETWEEN FRAMING MEMBERS IN SECTION
- PLYWOOD IN SECTION
- STEEL IN SECTION
- ACCOUSTIC TILE CEILING MATERIAL IN SECTION
- EARTH IN SECTION
- SAND
- ROCKFILL

PROJECT DIRECTORY

PROJECT OWNER: YUKI THOMAS M TR ET AL
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SALINAS, CA 93908

PROJECT ARCHITECT: THE PAUL DAVIS PARTNERSHIP
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JOSH TABIJE

LANDSCAPE ARCHITECT: BELLINGER, FOSTER, STEINMETZ
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(831) 373-8653 FAX
MIKE BELLINGER

CODE REFERENCES

2016 California Administrative Code (CAC)
Part 1, Title 24, California Code of regulation (CCR)
2016 California Building Code (CBC)
Part 2, Title 24, CCR. Based on the 2015 International Building Code (IBC)
2016 California Electrical Code (CEC)
Part 3, Title 24, CCR. Base on the 2014 National Code (NEC)
2016 California Mechanical Code (CMC)
Part 4, Title 24, CCR. Based on the 2015 Uniform Mechanical Code (UMC
2016 California Plumbing Code (CPC)
Part 5, Title 24, CCR. Based on the 2015 Uniform Plumbing Code (UPC)
2016 California Fire Code (CFC)
Part 9, Title 24, CCR. Based on 2015 International Fire Code (IFC)
Title 19 C.C.R., Public Safety, SFM Regulations
NFPA 13, Automatic Sprinkler System, 2016 edition
NFPA 72, Natl Fire Alarm Code, (Ca Amended) 2016 Edition (See UL Standard 1971 for "Visual Devices)
County of Monterey Municipal Code (Current Edition)

SHOULD ANY CONDITION DEVELOP THAT IS NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS SUCH THAT THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24 , A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED PRIOR TO PROCEEDING WITH THE WORK

THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO CONSTRUCT THIS WORK IN ACCORDANCE WITH THE CALIFORNIA BUILDING STANDARDS CODE, TITLES 19 AND 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER BEFORE PROCEEDING WITH THE WORK.

CODE ANALYSIS

RESIDENTIAL BUILDINGS (CBC 11A)

BUILDINGS A, B, C, E, F, H, & J - HOUSES

OCCUPANCY:	R-2
TYPE OF CONSTRUCTION:	V-B, SPRINKLERED (903.3.1.2)
ALLOWABLE STORIES:	2
ALLOWABLE FLOOR AREA:	7,000 SF TOTAL ACTUAL FLOOR AREA PER BLDG: 1,998 SF.

BUILDING D - ACTIVITY BLDG with (LAUNDRY & STORAGE)

OCCUPANCY:	A-3
TYPE OF CONSTRUCTION:	V-B, SPRINKLERED (903.3.1.1)
ALLOWABLE STORIES:	2
ALLOWABLE FLOOR AREA:	24,000 SF TOTAL TOTAL FLOOR AREA: 1,998 SF

MIXED-USE CALCULATION - BLDG. D

A-3:	978 SF / 24,000 SF = 0.041
B:	748 SF / 36,000 SF = 0.021
S-2	272 SF / 54,000 SF = 0.005
	0.067 < 1

SHEET INDEX

A0.1 COVER SHEET

CIVIL
C1.0 EXISTING CONDITIONS SITE PLAN
C2.1 OVERALL SITE PLAN
C2.2 PRELIMINARY GRADING AND DRAINAGE PLAN
C2.3 PRELIMINARY CONSTRUCTION AND UTILITY PLAN
C2.4 SECTION VIEW
C2.5 WATER SYSTEM IMPROVEMENTS SITE PLAN
C2.6 WATER SYSTEM IMPROVEMENTS DETAILS
C2.7 WATER SYSTEM IMPROVEMENTS DETAILS

ARCHITECTURAL
A1.1 SITE PLAN
A2.1 FLOOR PLANS
A3.1 EXTERIOR ELEVATIONS

LANDSCAPE
L-1.0 CONCEPTUAL LANDSCAPE PLAN

DEVELOPMENT ANALYSIS

A.P.N.	207-031-002-000
ZONING:	F/40
LOT SIZE:	39.47 ACRES or 1,719,313 SF
GENERAL PLAN LAND USE DESIGNATION:	FARMLANDS 40 ACRE MINIMUM
GRADING:	CUT = 0 CUBIC YARDS FILL = 5,400 CUBIC YARDS NET (IMPORT) = 5,400 CUBIC YARDS ESTIMATED AREA OF DISTURBANCE = 1.4 AC
IMPERVIOUS COVERAGE:	STRUCTURES = 17,272 SF IMPERVIOUS SURFACES = 13,045 SF
PROJECT DESCRIPTION	NEW AGRICULTURE EMPLOYEE HOUSING 7 2BED/2BATH HOMES 1 LAUNDRY & ACTIVITY ROOM

BUILDING AREAS:	EXISTING S.F.	REMOVED S.F.	ADDITION S.F.	TOTAL S.F.
(E) RESIDENTIAL BLDGS	6,662	--	--	6,662
(E) AG. SUPPORT BLDGS	13,014	--	--	13,014
(E) LABOR CAMP BLDGS	16,864	--	--	16,864
(E) RESIDENTIAL BLDGS	6,702	-1,441	--	5,261
(N) BUILDING A	--	--	1,998	1,998
(N) BUILDING B	--	--	1,998	1,998
(N) BUILDING C	--	--	1,998	1,998
(N) BUILDING D	--	--	1,998	1,998
(N) BUILDING E	--	--	1,998	1,998
(N) BUILDING F	--	--	1,998	1,998
(N) BUILDING G	--	--	1,998	1,998
(N) BUILDING H	--	--	1,998	1,998
TOTAL	43,242	-1,441	15,984	57,785

COVERED PORCH	TOTAL 1,291 S.F.
AT BLDGS A, B, C, E, F, G, & H	148 SF x 7 = 1,036 sf
AT BLDG D only	255 sf

LOT COVERAGE (5% REQUIRED):	TOTAL S.F.
BUILDINGS INCLUDING COVERED PORCH:	59,076 (3.4% OF PARCEL)

FLOOR AREA RATIO	TOTAL S.F.
BUILDING:	57,785 (3.4% OF PARCEL)

PARKING FOR NEW EMPLOYEE HOUSING:

USE	FACTOR	# OF HOUSES	PS. REQ'D	PS. PROVIDED
APARTMENT	2 PS/HOUSE	7	14	14

ABBREVIATIONS

&	AND
L	ANGLE
@	AT
℄	CENTERLINE
⊡	PLATE
⌀	DIAMETER OR ROUND
⊥	PERPENDICULAR
//	PARALLEL
#	POUND OR NUMBER
(E)	EXISTING
A.B.	ANCHOR BOLT
A.B.S.	ACRYLONITRILE BUTADIENE STYRENE
A.C.	ASPHALTIC CONCRETE
A.C.T.	ACOUSTICAL CEILING TILE
A/C	AIR CONDITIONING
ACOUS.	ACOUSTICAL
ADJ.	ADJUSTABLE, ADJACENT
AGGR.	AGGREGATE
ALUM.	ALUMINUM
ANOD.	ANODIZED
A.P.A.	AMERICAN PLYWOOD ASSOCIATION
APPROX.	APPROXIMATE
ARCH.	ARCHITECT (URAL)
BD.	BOARD
BIT.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
B.M.	BENCH MARK
BM.	BEAM
BOT.	BOTTOM
BRG.	BEARING
BTWN.	BETWEEN
B.W.	BOTH WAYS
CAB.	CABINET
C.B.	CATCH BASIN
C.C.B.R.	CLOSED CELL BACKER ROD
CEM.	CEMENT
CER.	CERAMIC
C.F.	CUBIC FOOT
C.I.	CAST IRON
CLKG.	CAULKING
CLG.	CEILING
CL.	CLOSET
CLR.	CLEAR (ANCE)
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONN.	CONNECT (ION)
CONSTR.	CONSTRUCT (ION)
CONT.	CONTINUOUS
CORR.	CORRUGATED
CSMT.	CASEMENT
CSWK.	CSWORK
C.T.	CERAMIC TILE

CTR.	COUNTER
CTSK.	COUNTERSINK
CY.	CUBIC YARD
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DOUGLAS FIR
D.H.	DOUBLE HUNG
DIAG.	DIAGONAL
DIA.	DIAMETER
DIMEN.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DRWG.	DRAWING
D.S.	DOWNSPOUT
DWR.	DRAWER
E.	EAST
EA.	EACH
ELEV.	ELEVATION, ELEVATOR
ELEC.	ELETRIC (AL)
EMER.	EMERGENCY
ENCL.	ENCLOSURE
EQUIP.	EQUIPMENT
EXIST. (E)	EXISTING
EXH.	EXHAUST
EXP.	EXPOSED, EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
FAST.	FASTEN, FASTENER
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.C.	FIRE EXTINGUISHER CABINET
FIBERGL.	FIBERGLASS
FIN.	FINISH (ED)
F.H.M.S.	FLAT HEAD MACHINE SCREW
F.H.W.S.	FLAT HEAD WOOD SCREW
FLASH.	FLASHING
FLR.	FLOOR (ING)
FLUOR.	FLUORESCENT
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
F.P.	FIREPLACE
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRED (ING)
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
G.I.	GALVANIZED IRON
GL.	GLASS, GLAZING
GR.	GRADE, GRADING
G.W.B.	GYPSUM WALLBOARD

H.B.	HOSE BIB
HBD.	HARDBOARD
H.C.	HOLLOW CORE
HDR.	HEADER
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HGT.	HEIGHT
HTG.	HEATING
H.W.	HOT WATER
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
I.D.	INSIDE DIAMETER
INCL.	INCLUDED, INCLUDING
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
JAN.	JANITOR
J.H.	JOIST HANGER
JT.	JOINT
KIT.	KITCHEN
L.	LONG, LENGTH
LAM.	LAMINATE, LAMINATED
LAV.	LAVATORY
L.B.	LAG BOLT
LOC.	LOCATE, LOCATION
L.W.	LIGHT WEIGHT
MAS.	MASONRY
MAT.	MATERIAL (S)
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
M.H.	MAN HOLE
MECH.	MECHANICAL
MEMB.	MEMBRANE
MEZZ.	MEZZANINE
MFR.	MANUFACTURE (ER)
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MLDG.	MOULDING
M.I.W.	MALLEABLE IRON WASHER
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
MULL.	MULLION
N.	NORTH
(N)	NEW
NAT.	NATURAL
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
N.T.S.	NOT TO SCALE

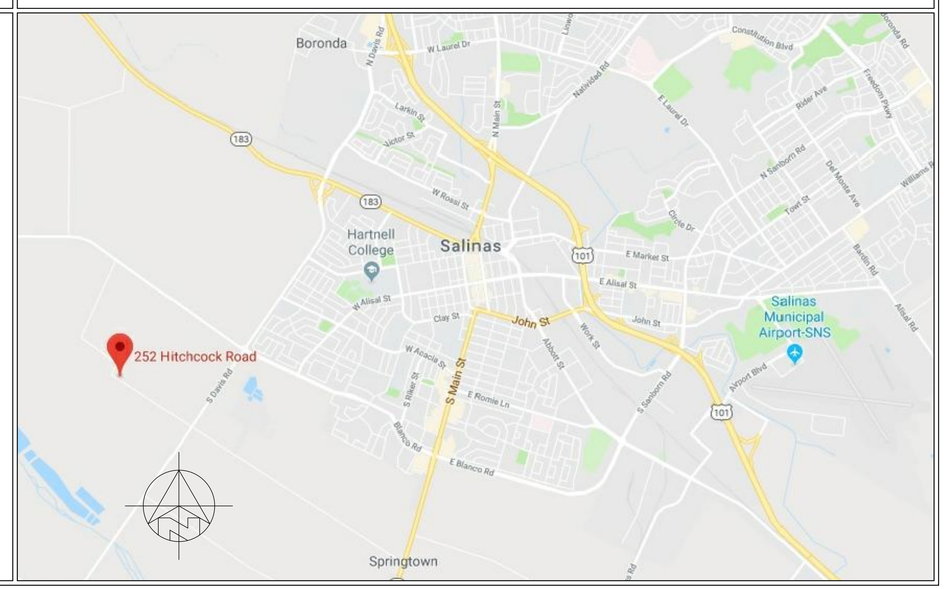
O/	OVER
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISH, CONTRACTOR INSTALL
OFF.	OFFICE
O.H.M.S.	OVALHEAD MACHINE SCREW
O.H.W.S.	OVALHEAD WOOD SCREW
OPNG.	OPENING
OPP.	OPPOSITE
O.S.B.	ORIENTED STRAND BOARD
P.A.F.	POWDER ACTUATED FASTENER
PART. BD.	PARTICLE BOARD
P.G.	PAINT GRADE
PERF.	PERFORATED
P.L.F.	POUNDS PER LINEAL FOOT
P.L.	PROPERTY LINE
PL. LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLY.	PLYWOOD
PR.	PAIR
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREADED
PART.	PARTITION
P.T.D.	PAPER TOWEL DISPENSER
P.V.C.	POLYVINYL CHLORIDE
R.	RISER (S)
R.A.	RETURN AIR
RAD.	RADIUS
R.D.	ROOF DRAIN
REG.	REGISTER
REF.	REFRIGERATOR
REINF.	REINFORCED, REINFORCING
REQ'D.	REQUIRED
REQMT.	REQUIREMENT
RESIL.	RESILIENT
R.H.M.S.	ROUND HEAD METAL SCREW
R.H.W.S.	ROUND HEAD WOOD SCREW
RM.	ROOM
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
R.S.	RESAWN
RUB.	RUBBER
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.B.	SOLID BLOCKING
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	STORM DRAIN
SECT.	SECTION
SERV.	SERVICE
S.F.	SQUARE FEET (FOOT)
S.G.	STAIN GRADE
SH.	SHELF, SHELVING
SHWR.	SHOWER

SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
S.O.H.	SIMILAR OPPOSITE HAND
S.S.	STAINLESS STEEL
S.M.	SHEET METAL
S.M.S.	SHEET METAL SCREW
SPECS.	SPECIFICATIONS
SQ.	SQUARE
STL.	STEEL
STD.	STANDARD
STAG.	STAGGERED
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMETRICAL
SYS.	SYSTEM
T.	TREAD (S)
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
TEMP.	TEMPERED
T.E.N.	TYPICAL EDGE NAILING
T & G	TONGUE AND GROOVE
T.GR.	TOP OF GRATE
THK.	THICK (NESS)
THRESH.	THRESHOLD
T.O.	TOP OF
T.P.	TOP OF PAVEMENT
T.P.H.	TOILET PAPER HOLDER
TV	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.L.	UNDERWRITER'S LABORATORIES
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
V.B.	VAPOR BARRIER
VAR.	VARIES
VERT.	VERTICAL
V.G.	VERTICAL GRAIN
V.T.	VINYL TILE
W.	WEST
W.	WIDE, WIDTH
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W.H.	WATER HEATER
W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
W/O	WITHOUT
W.P.	WATERPROOF
W.R.	WATER RESISTANT
W.S.	WOOD SCREW
WSCT.	WAINSCOT
WT.	WEIGHT
W.W.M.	WELDED WIRE MESH

SYMBOLS

- 2 / A6 — DETAIL KEY: DETAIL NUMBER, SHEET NUMBER
- A / A7 — SECTION KEY: SECTION NUMBER, SHEET NUMBER
- C / A8 — INTERIOR ELEVATION KEY: ELEVATION NUMBER, SHEET NUMBER; ARROWS INDICATE ELEVATIONS SHOWN
- OFFICE / B201 — ROOM NAME, ROOM NUMBER
- WORK POINT, CONTROL POINT, OR DATUM POINT
- MATCHLINE
- 8 — SHEET NOTE SYMBOL (SEE SHEET NOTES TABLE)
- 101C — DOOR NUMBER (SEE DOOR SCHEDULE)
- D — WINDOW SYMBOL (SEE WINDOW SCHEDULE)
- A — EQUIPMENT SYMBOL (SEE EQUIPMENT LIST)
- 2 — REVISION

VICINITY MAP



Project / Owner:

RANCHO TORO
252 HITCHCOCK RD.
SALINAS, CA 93908

APN: 207-031-002-000

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PAUL W. DAVIS
No. C-15182
REN. 12-31-19
STATE OF CALIFORNIA

Drawn By: ML, VQ, AC

Drawing Date: 9.27.19

Project Number: 1849

Revisions:

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Sheet Title:
COVER SHEET

Sheet Number:

A0.1

REFERENCES

BOOK 6, CITIES AND TOWNS, PAGE 7

ABBREVIATIONS

AC	ASPHALT
BM	BENCHMARK
CONC	CONCRETE
CUM	CONCRETE UNDERGROUND MONUMENT
COMM	COMMUNICATION
EL	ELEVATION
ELEV	ELEVATION
FD	FOUND
IP	IRON PIPE
LT	LIGHT
VLT	VAULT

LEGEND

70

OH

W

X

F3P LS0000

x 1550.7

BM

12" OAK

TS

UP

NOTES:

1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON APRIL 9TH, 2019 AND APRIL 19TH, 2019.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. PROJECT BENCHMARK IS THAT NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATED T 812 (PID GU1982) AND HAVING AN ORTHOMETRIC HEIGHT OF 193.0 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988. LOCAL BENCHMARK TAKEN AS REBAR & CAP AS SHOWN HEREON ELEVATION: 33.96' (NAVD 88)
6. UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON FIELD LOCATION OF VISIBLE SURFACE FEATURES IN CONJUNCTION WITH SCHEMATICS OF UNDERGROUND UTILITIES PROVIDED BY THE UTILITY OWNER. UTILITIES TO BE RESEARCHED ARE LIMITED TO CITY STORM DRAIN, CITY SANITARY SEWER, PG&E ELECTRIC AND GAS ONLY. EXACT LOCATIONS AND DEPTHS SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.
7. DIAMETERS OF TREES ARE SHOWN IN INCHES MEASURED AT 2 FEET ABOVE GRADE. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.

30 0 30 60 90 Feet

SCALE: 1" = 30'

0 1 2 INCHES 3

Project / Owner:

RANCHO TORO

252 HITCHCOCK RD.
SALINAS, CA 93908
A.P.N. 207-031-002-000

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REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEBER
No. 55219
CIVIL
STATE OF CALIFORNIA

Drawn By: CW

Drawing Date: 9/27/2019

Project Number: 3953.00

Revisions:

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Sheet Title:

EXISTING CONDITIONS SITE PLAN

Sheet Number:

C1.0

I:\Monterey Projects\3953 - Rancho El Toro Labor Housing\CAD\PLANSET\3953-C1.dwg Sep 27, 2019 - 9:06am

FIRE NOTES

FIRE DEPARTMENT ACCESS - ROAD ACCESS
Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. Any parking spaces provided shall be added to the road width. All roads shall be constructed to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons)

FIRE FLOW
Water supply for fire protection will be developed based on existing water storage and possible usage of water tanker filling station.

FIRE SPRINKLER SYSTEM (s)
a. All Group R-3 residential buildings shall be protected with a fire sprinkler system in accordance with the applicable fire sprinkler standard (NFPA 13D)
b. All other buildings shall be protected with fire sprinkler systems per NFPA 13 when the building area exceeds 500 square feet.

FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM
The buildings shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard: Group R-3 occupancies per NFPA 13D; Laundry and community buildings per NFPA 13. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor to the fire code official and approved prior to installation. This requirement is not intended to delay issuance of a construction permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. Buildings (except Group R-3 Occupancies) that are protected with a fire sprinkler system designed with more than six (6) sprinklers shall be protected with a fire alarm system that is monitored by a fire alarm company as indicated in the note below.

FIRE ALARM SYSTEM (ALL COMMERCIAL & ALL RESIDENTIAL WITH 3 UNITS OR MORE)
FIRE ALARM SYSTEM - (COMMERCIAL)
The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor to the fire code official and approved prior to requesting a rough sprinkler or framing inspection.

VEGETATION MANAGEMENT - DEFENSIBLE SPACE REQUIREMENTS
Manage combustible vegetation from within 100 feet of structure, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire code official may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection to be determined by the fire code official and the Director of the Resource Management Agency.

ADDRESSES
a. Building numbers/letters and unit numbers shall be posted on the buildings.
b. On the plans to be submitted with Planning and Building permit applications, provide a detail regarding the address number posting and the building identification.

ADDRESSES FOR BUILDINGS
All building shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance.

PORTABLE FIRE EXTINGUISHERS
Portable fire extinguishers shall be installed and maintained per California Fire Code Section 906. The portable fire extinguishers shall be installed on or inside each residential dwelling and inside the laundry building and community room building

EMERGENCY KEY BOX
a. Emergency access products from the Knix Company are required as follows:
- Knox key switch at any electric emergency access gates that are installed;
- Knox key box on the location to be approved by the fire district for storing keys to the buildings.

GATES
All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency may be required.

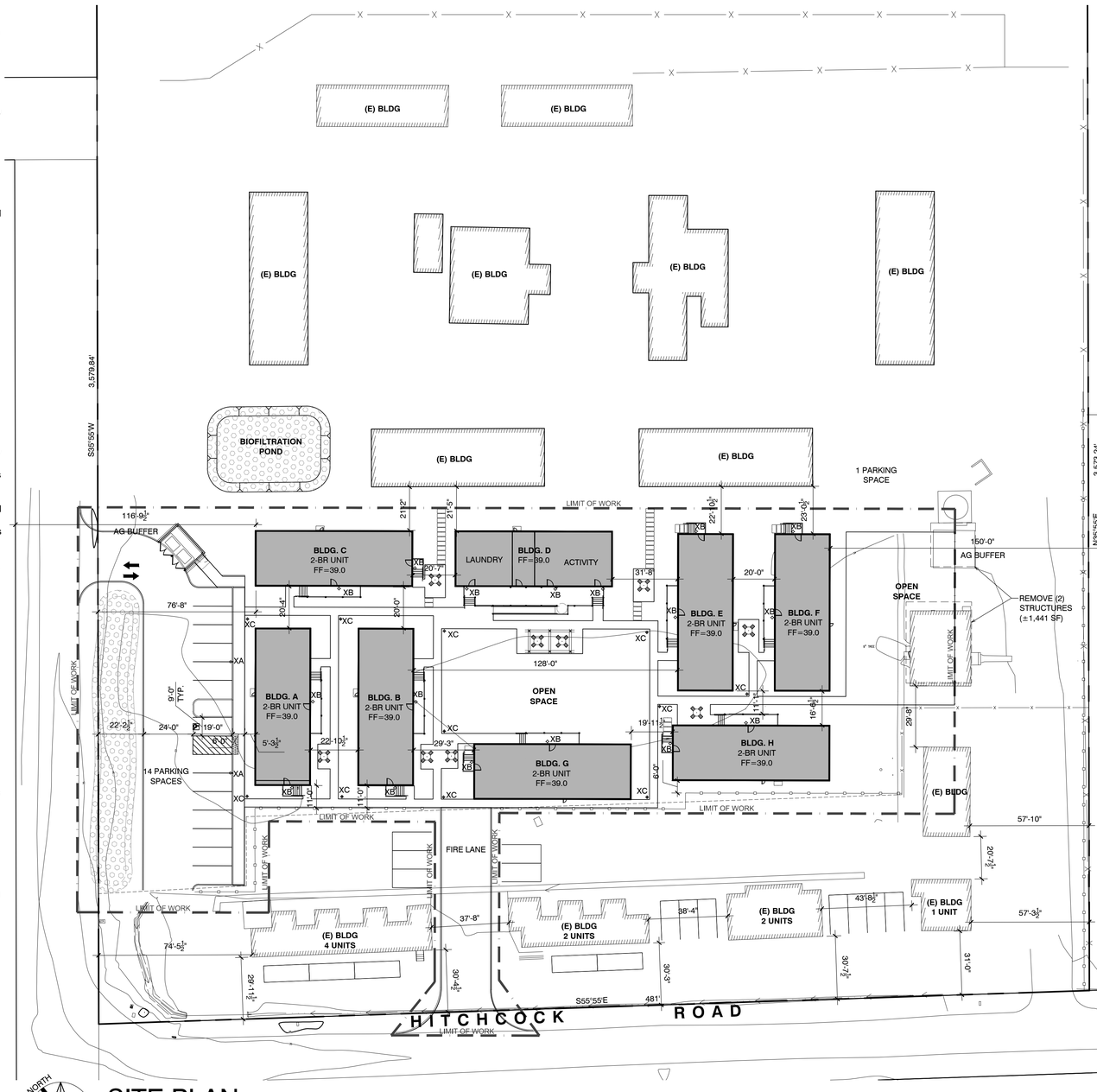
EMERGENCY ACCESS KEY BOX
Emergency access key box ("Knox Box") shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access key box can be updated with current keys.

LIGHT FIXTURE SCHEDULE

XA	20" W x 30" L POLE MOUNT LED FIXTURE, DIE-CAST ALUMINUM HOUSING, FULL CUT OFF, STANDARD ARM, TYPE 4 OPTICS, MOTION RESPONSE LLC2 SENSOR FOR 50% DIMMING, NW COLOR UNIVERSAL VOLTAGE ELECTRONIC DRIVER. 4.5" DIA. 18' ALUMINUM POLE.	110W LED	PHILIPS GARDCO LIGHTING P21 SERIES PRA4.5-STB-18' POLE
XB	8" X 8" X 5" DEEP LED WALL SCONCE FIXTURE, ALUMINUM HOUSING, MATTE GLASS LENS, CUT-OFF OPTICS, FINISH PER ARCHITECT, ELECTRONIC DRIVER, 120V	26W LED 3000°K	BEGA 2256 LED SERIES
XC	10" DIA. HEAD, 6" DIA. BASE X 31" H BOLLARD LED FIXTURE, ALUMINUM BODY, ½" THK. GLASS LENS, ELECTRONIC DRIVER, 120V.	30W LED 3000°K	BEGA 7589 LED SERIES

ELECTRICAL SYMBOL

- LUMINAIRE - POLE OR POST MOUNTED - SEE SCHEDULE.
- LUMINAIRE - WALL MOUNTED SEE SCHEDULE.
- BOLLARD OR PATH LIGHT - SEE SCHEDULE

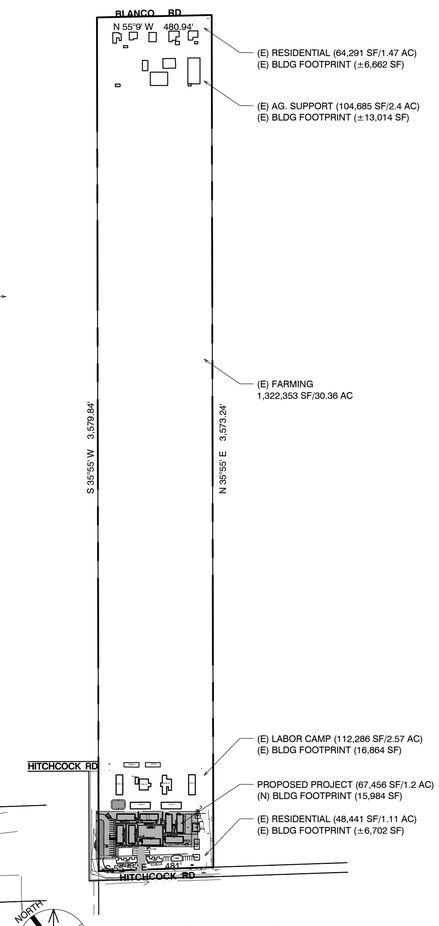


SITE PLAN
SCALE: 1" = 30'-0"

0 7.5 15 30 60
SCALE: 1" = 30'-0"

PROJECT DATA

APN:	207-031-002-000
PROJECT ADDRESS:	252 HITCHCOCK RD. SALINAS, CA 93908
LOT AREA:	1,719,313 SF (39.47 AC)
OWNER:	YUKI THOMAS M TR ET AL 5 FOSTER RD. SALINAS, CA 93908
ZONING:	F/40
PROPOSED PROJECT:	(N) AGRICULTURE EMPLOYEE HOUSING 7 2BED/2BATH HOMES 1 ACTIVITY ROOM 1 LAUNDRY ROOM
PARKING:	2 PARKING SPACES / HOUSE = 14 PS REQUIRED 14 PS PROVIDED



OVERALL SITE
SCALE: 1" = 300'-0"

Project / Owner:

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SALINAS, CA 93908

APN: 207-031-002-000

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LICENSED ARCHITECT PAUL W. DAVIS No. C-15182 REN. 12-31-19 STATE OF CALIFORNIA

Drawn By: ML, VQ, AC

Drawing Date: 9.27.19

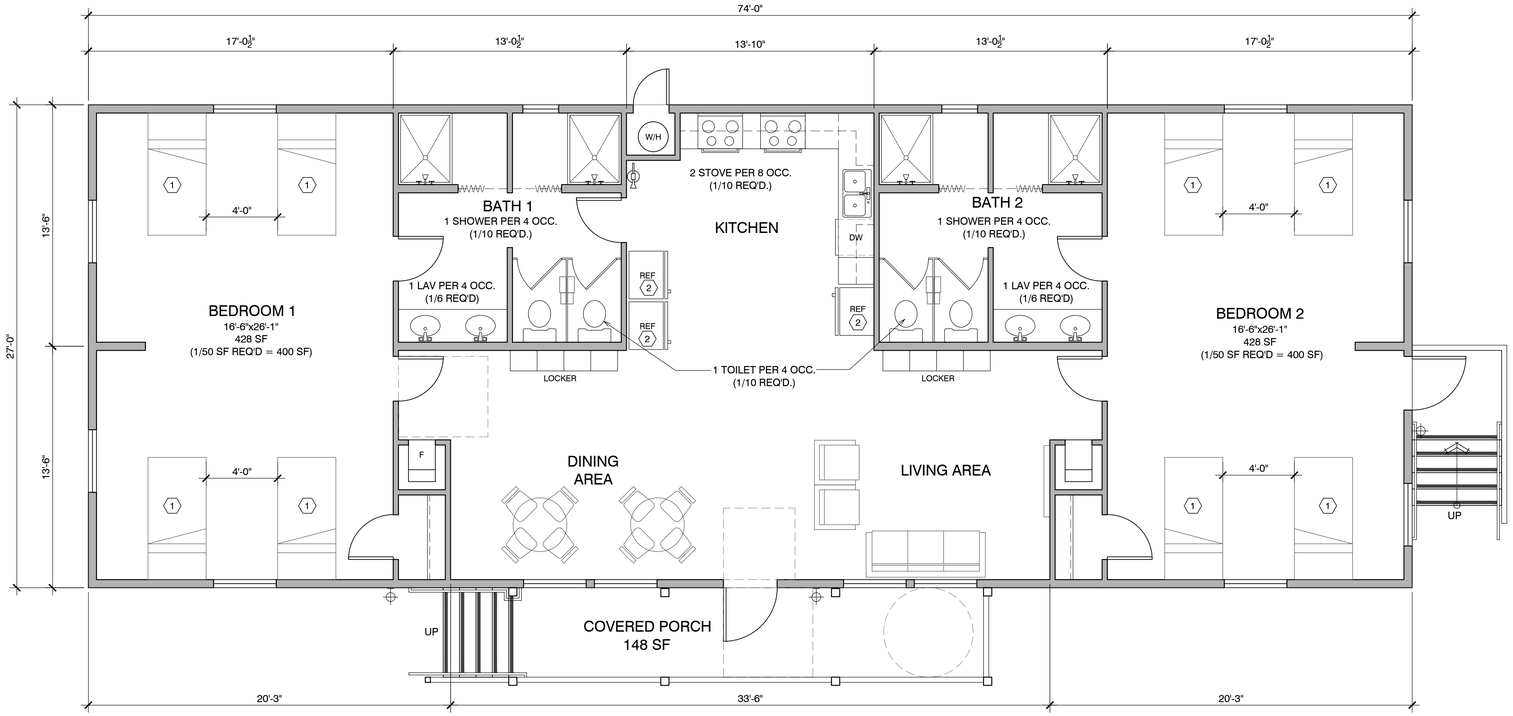
Project Number: 1849

Revisions:
Planning resubmittal 12/18/19

The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

Sheet Title:
SITE PLAN

Sheet Number:
A1.1



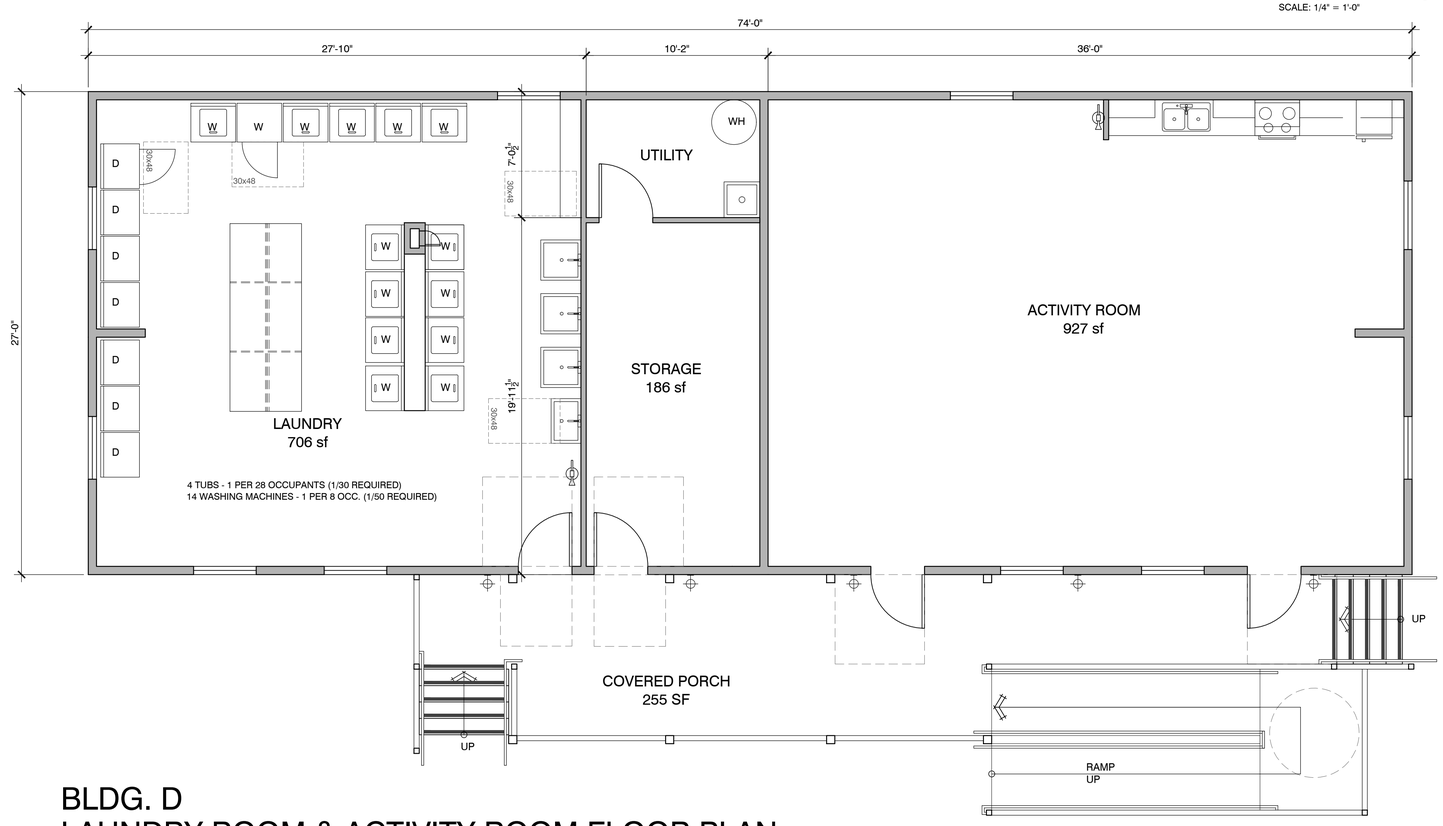
TYPICAL UNIT FLOOR PLAN - BLDGS. A, B, C, E, F, G, & H

SCALE: 1/4" = 1'-0"

1,998 SF.

0 1 2 4 8

SCALE: 1/4" = 1'-0"



BLDG. D
LAUNDRY ROOM & ACTIVITY ROOM FLOOR PLAN

SCALE: 1/4" = 1'-0"

1,998 SF.

0 1 2 4 8

SCALE: 1/4" = 1'-0"

SHEET NOTES

1. BUNK BEDS with 30" BETWEEN LOWER AND UPPER BANK.
2. REFRIGERATOR w/ MINIMUM 4 CF OF STORAGE CAPACITY (0.75 PER OCC. REQ'D)

Project / Owner:

RANCHO TORO

252 HITCHCOCK RD.
SALINAS, CA 93908

APN: 207-031-002-000

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
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Sheet Title:
FLOOR PLANS

Sheet Number:

A2.1

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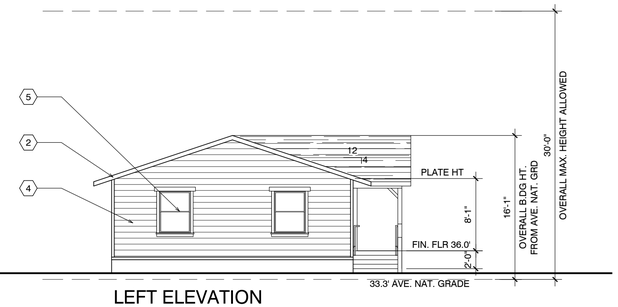
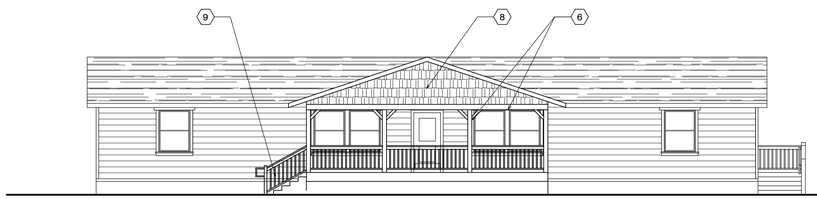
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

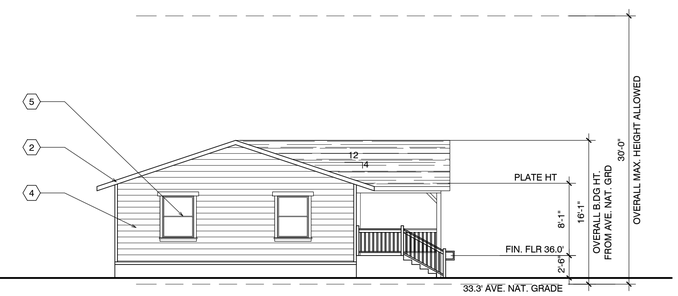
RIGHT ELEVATION

TYPICAL UNIT ELEVATIONS - BLDGS. A, B, C, E, F, G, & H

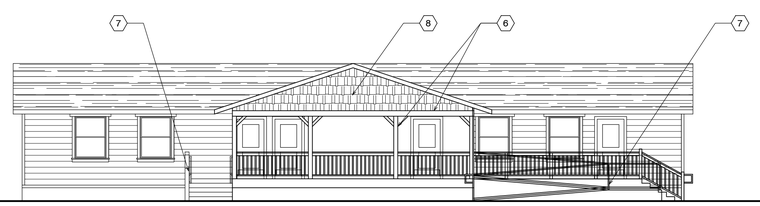
SCALE: 1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1'-0"

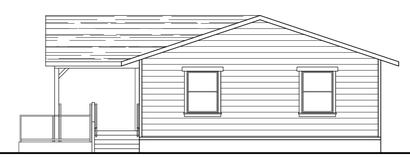
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

REAR ELEVATION

BLDG. D - LAUNDRY & ACTIVITY ROOM ELEVATIONS

SCALE: 1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1'-0"

SHEET NOTES

1. ASPHALT COMPOSITION SHINGLE ROOFING
2. PAINTED 2x FASCIA
3. PAINTED 2x TRIM
4. 6-1/4" CEMENT FIBER BOARD LAP SIDING WOOD GRAIN FINISH
5. VINYL WINDOWS
6. PAINTED WOOD POST/BEAM
7. PAINTED METAL RAILING
8. SHINGLE SIDING
9. PAINTED WOOD GUARDRAIL & PICKETS

GENERAL NOTES

1. PROVIDE VENTS IN STEM WALL FOUNDATION FOR FLOW OF FLOOD WATER.

Project / Owner:

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Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:

A3.1

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Ranch Toro
Agricultural Employee Housing Project
General Development Plan

May 25, 2019

County Planning File No. PLN190026

RECEIVED
JUN 18 2019
MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
LAND USE DIVISION

Existing Site and Uses

The proposed project is located a few miles west of the town of Salinas on a 39.47 acre site at 252 Hitchcock Road in Monterey County. The property currently has 11 dwelling units and a 200-bed labor camp. On the north side of the site along Blanco Road there are 5 dwelling units and some farming related structures. In between these 2 areas, a substantial portion of the property is farmed. The proposed project site is on the Hitchcock Road portion on a 1.6 acre unused and undeveloped portion of the property between the dwelling units and the labor camp.

Requested Additional Use and General Description

The housing project will be managed by Fresh Harvest, Inc. who will be the employer and management company responsible for the H-2A guest workers living on the premises. The facility will be occupied primarily during the Salinas Valley harvest season from April through November. The housing is available for H2A Visa workers, i.e., seasonal employees who are US residents or reside permanently outside the United States. The housing will be designed to accommodate up to 112 individuals without dependents and each ranch house will be suitable to house 16 workers. The H2A Visa recruits do not come to the U.S. with automobiles, as Fresh Harvest, Inc. facilitates the transportation to and from the country of origin and the facility. Fresh Harvest, Inc. will facilitate bus transportation between this site and the ranches where the employees work. The housing will be also offered to domestic employees who cannot reasonably return to their homes on a daily basis.

The project consists of the construction of 7 one-story 2 bedroom/2 bathroom ranch houses, laundry room, recreation room and open space for social interaction and recreation.

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.

The project incorporates indoor and outdoor recreational facilities with 1 recreation room and informal outdoor spaces and amenities. 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. In addition, Fresh Harvest, Inc. employs a staff of five chaplains who will visit the facility at least once per week to interact with occupants.

The project will connect to the existing water system on the site and will use the existing agricultural well for fire suppression and as a redundant water source. New fire hydrants will be fed

from a new storage tank/pump system with water coming for the existing agricultural well. Wastewater will be connected to the City of Salinas (Water One) pipe in Hitchcock Road.

A Storm Water Control Plan will be prepared according to the Post Construction Stormwater Management Requirements for Development Projects in the Central Coast Region, Central Coast Regional Water Quality Control Board and the guidance documents of the Monterey Regional Stormwater Management Program (MRSWMP). A drainage system will be designed and constructed to meet current regulations and requirements.

Existing Uses Requested to Continue:

- Existing farming of agricultural fields;
- Existing dwelling units and labor camp including a caretaker;
- Parking;
- Accessory structures and uses related to or supportive of the farming operation.

Development Standards and Design Guidance

Any use proposed under the GDP shall comply with the following development standards.

Site Design

The project consists of the construction of 7 one-story 2 bedroom/2 bathroom ranch houses, laundry room and recreation room.

A parking lot and access points for firetruck access are provided. Open space for social interaction and recreation will include open recreation area, shade structures, outdoor seating and BBQ areas.

Access/Security

This site is accessed off of Hitchcock Road at the new parking lot entry and at other existing entry points. There is onsite manager for the labor camp and the proposed project.

Adequate fire department access shall be maintained for the overall site.

Parking

The number of parking spaces proposed are a minimum of 2 spaces per new ranch home. The employees housed in the project are transported to this site at the beginning of the harvest season and will be bussed to each day's location of work. 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.

Lighting

Each new ranch home and the two other proposed buildings will have a wall mounted light fixture at each front door landing and stair/ramp. Site lighting will be 4-5 10' high poles with down lights for circulation and security as well as 2-3 of the same fixtures in the new parking area. The light levels will not exceed the minimum standards for safety.

Solid Waste and Recycling

A new trash and recycling storage area will be located for the new project in the new parking area.

Landscaping

All landscaping shall be established in accordance with native drought tolerant materials and required water efficient irrigation system. Detailed landscaping and irrigation plans will be submitted for approval.

All landscaped areas and fences shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

Sign Program

All signage shall be consistent with the applicable sections of Regulations for Signs (Chapter 20.60) of the Monterey County Zoning Ordinance (Title 20). Anticipated signs will be wall mounted building addresses and for vehicle circulation.

Long-Range Development and Operation

The long-range development and operation of the site will remain as is with the addition of the new housing project. Any changes to the use and operations will require a revision to this General Development Plan by action of the County of Monterey.

Ranch Toro
Agricultural Employee Housing Project
Facility Plan

May 25, 2019

County Planning File No. PLN190026

Title 21 Section 21.66.060

RECEIVED
JUN 18 2019
MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
LAND USE DIVISION

Existing Site

The proposed project is located a few miles west of the town of Salinas on a 39.47 acre site at 252 Hitchcock Road in Monterey County. The property currently has 11 dwelling units and a 200-bed labor camp. On the north side of the site along Blanco Road there are 5 dwelling units and farming related structures. In between these 2 areas, a substantial portion of the property is farmed. The proposed project site is on the Hitchcock Road portion of the parcel on a 1.6 acre unused and undeveloped portion of the property between the dwelling units and the labor camp.

Use and General Description of New Facility

The housing project will be managed by Fresh Harvest, Inc. who will be the employer and management company responsible the H-2A guest workers living on the premises. The facility will be occupied primarily during the Salinas Valley harvest season from April through November. The housing is available for H2A Visa workers, i.e., seasonal employees who are US residents or reside permanently outside the United States. The housing will be designed to accommodate up to 112 individuals without dependents and each ranch house will be suitable to house 16 workers. The H2A Visa recruits do not come to the U.S. with automobiles, as Fresh Harvest, Inc. facilitates the transportation to and from the country of origin and the facility. Fresh Harvest, Inc. will facilitate bus transportation between this site and the ranches where the employees work. The housing will be also offered to domestic employees who cannot reasonably return to their homes on a daily basis. Under the H2A program, the employees will not be charged for rent or utilities.

The project consists of the construction of 7 one-story 2 bedroom/2 bathroom ranch houses, laundry room, recreation room and open space for social interaction and recreation.

The development of the project will require a Use Permit approved by the County of Monterey.

Operator and the Responsible Party for Maintenance and Upkeep

Fresh Harvest, Inc. will be the operator of this facility and are the employer and management company for the H-2A guest workers and farm workers who will be living on site. They will be responsible for all aspects of managing H-2A guest workers per the requirements set forth by the U.S. Department of Labor which include providing transportation to and from the worksite and maintaining a safe and clean housing facility. There will be a site manager living on the premises responsible for directing the maintenance, upkeep and safety of the residents.

Locations where Employees will Work

Employees will work in vegetable fields in and around the surrounding Salinas Valley area and in close proximity to the facility.

Water

The project will connect to the existing water system on the site and will use the existing agricultural well for fire suppression and as a redundant water source. The plan for water use will be approved by the Director of Environmental Health.

Wastewater

Wastewater will be connected to the City of Salinas (Water One) pipe in Hitchcock Road.

Erosion and Drainage

A Storm Water and Erosion Control Plan will be prepared according to the Post Construction Stormwater Management Requirements for Development Projects in the Central Coast Region, Central Coast Regional Water Quality Control Board and the guidance documents of the Monterey Regional Stormwater Management Program (MRSWMP). A drainage system will be designed and constructed to meet current regulations and requirements.

Site Design

The project consists of the construction of 7 one-story 2 bedroom/2 bathroom ranch houses, laundry room and recreation room. A parking lot and access points for fire truck access are provided.

Open space for social interaction and recreation will include open recreation area for flexible use, shade structures, outdoor seating and BBQ areas.

All landscaping shall be established in accordance with native drought tolerant materials and required water efficient irrigation system. Detailed landscaping and irrigation plans will be submitted for approval.

All landscaped areas shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

Transportation

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. Buses and vans will also be used for employee transportation to shopping locations, religious services and other entertainment venues off site.