

MONTEREY COUNTY PLANNING COMMISSION

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| Meeting: July 25, 2012 Time: 9:00 AM | | Agenda Item No.: 2 |
| Project Description: Consider the Camphora Apartment Replacement Project consisting of: 1) A rezoning request to add an Affordable Housing Overlay (AHO) district to the existing Farmland Zoning designation on the subject parcel; 2) A Use Permit to allow for the demolition of 44 substandard farm worker housing units; and the construction of 44 new farm worker housing units consisting of: a. 22 two-bedroom (880 square foot) and 22 three-bedroom (1,138 square foot) garden apartments; b. A 4,300 square foot community building with a meeting room, office, storage, laundry room, and computer lab; c. A half-court basketball area, two turf-covered play areas, a tot lot, barbecue patio and seating area, and extensive landscaping; d. Solar panels placed on the covered parking areas; e. Grading of approximately 5,000 cubic yards of cut and 4,500 cubic yards of fill; and f. Connection to the City of Soledad sewer infrastructure. | | |
| Project Location: 32101 McCoy Road, Soledad | | APN: 257-031-005-000 |
| Planning File Number: PLN100446 | | Owner: South County Housing Corporation Agent: Seth Capron |
| Planning Area: Central Salinas Valley Area Plan | | Flagged and staked: No |
| Zoning Designation: F/40 (Farmlands 40 acre minimum parcel size) | | |
| CEQA Action: Negative Declaration per Section 15074 of the CEQA Guidelines. | | |
| Department: RMA - Planning Department | | |

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) Adopt a resolution to recommend that the Board of Supervisors adopt a Negative Declaration (**Exhibit F**);
- 2) Recommend that the Board of Supervisors adopt an ordinance amending Title 21 (Zoning Ordinance) Section 21-26 to add an Affordable Housing Overlay (AHO) District to the existing F/40 Farmland zoning designation on the subject parcel (**Exhibit C**); and
- 3) Recommend that the Board of Supervisors approve a Use Permit to allow for the demolition of 44 substandard farmworker housing units and the construction of 44 new farmworker housing units (**Exhibit D**).

PROJECT OVERVIEW:

To redevelop this aging and substandard agricultural employee (farm worker) housing property and to bring it into compliance with the 2010 General Plan, the applicant is requesting to add an Affordable Housing Overlay zoning designation to the property and to redevelop the same number of units to serve the existing population. As the subject property is zoned F/40, the present concentration of residential uses and structural development on the 4.6 acre Farmland zoned parcel is non-conforming. By adding the AHO to the parcel and proposing a project which is consistent with and exceeds the affordability provisions of the Affordable/Workforce Housing Program of the General Plan, the project development will be legal and conforming to Code. The Planning Commission will make a recommendation to the Board of Supervisors who will take final action on the proposal, July 31, 2012. (See **Exhibit B**).

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

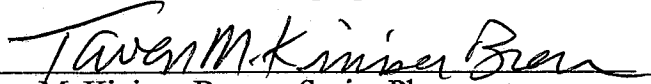
Camphora Apartment Replacement Project (PLN100446)

- ✓ RMA - Public Works Department
- ✓ Environmental Health Bureau
- ✓ Water Resources Agency
- ✓ Mission Soledad Fire Protection District
- ✓ Parks Department
- RMA - Building Department
- ✓ Economic Development Department
- California Department of Transportation, District 5
- Regional Water Quality Control Board, District 3
- ✓ Sheriff's Office
- Agricultural Commissioners Office
- Local Area Formation Commission (LAFCO)
- City of Soledad, Water Resources Department
- Monterey Bay Unified Air Pollution Control District
- Association of Monterey Bay Area Governments

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by the Planning Department, Public Works Department, California Department of Transportation, Water Resources Agency, Mission Soledad Fire Protection District, Parks Department, Economic Development Department, and Sheriff's Office have been incorporated into the Condition Compliance program attached to the draft resolution (**Exhibit D**).

The project was not referred to a Land Use Advisory Committee as none is assembled for the Central Salinas Valley Area Plan. The Camphora Apartment project was presented and discussed at numerous Housing Advisory Committee meetings. On November 12, 2008, February 10, 2010, February 2, 2011, and March 14, 2012, the Housing Advisory Committee took action in regard to the funding and support of the project.

Note: This is a recommendation of the Planning Commission to the Board of Supervisors who will take final action on the proposal.

/s/ 
 Taven M. Kinison Brown, Senior Planner
 (831) 755-5173 kinisonbrownmtm@co.monterey.ca.us
 July 17, 2012

cc: Front Counter Copy; Planning Commission; Mission Soledad Fire Protection District; Public Works Department; Parks Department; Environmental Health Bureau – Land Use; Environmental Health Bureau - Hazardous Materials Section; Water Resources Agency; Economic Development Department; Sheriff's Office; City of Soledad Water Resources Department; Agricultural Commissioner's Office; Local Area Formation Commission (LAFCO); Monterey Bay Unified Air Pollution Control District; Association of Monterey Bay Area Governments; Laura Lawrence, Planning Services Manager; Taven M. Kinison Brown, Project Planner; South County Housing Corporation, Owner; Seth Capron, Agent; Charles@Hulberg.com; The Open Monterey Project; LandWatch; Planning File PLN100446.

Attachments: Exhibit A Project Data Sheet
 Exhibit B Project Discussion
 Exhibit C Draft Ordinance
 Exhibit D Draft Resolution, including:
 • Conditions of Approval

Camphora Apartment Replacement Project (PLN100446)

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|-----------|--|
| Exhibit E | • Site Plan, Floor Plan, Elevations and Site Development |
| Exhibit F | Vicinity Map |
| Exhibit G | Negative Declaration and Initial Study |
| | Comments on Negative Declaration |

This report was reviewed by Laura Lawrence, Planning Services Manager. *Wah for*



EXHIBIT A

Project Data Sheet

EXHIBIT A

Project Information for PLN100446

Project Information:

| | | |
|---------------------------|--|--|
| Project Name: | SOUTH COUNTY HOUSING CORPORATION (CAMPHORA APARTMENTS) | |
| Location: | 32101 MCCOY RD SOLEDAD | |
| Permit Type: | Rezoning | |
| Environmental Status: | Negative Declaration | Final Action Deadline (884): 8/1/2012 |
| Existing Structures (sf): | 28586 | Coverage Allowed: 5% |
| Proposed Structures (sf): | 58270 | Coverage Proposed: 15.9% (with Use Permit) |
| Total Sq. Ft: | 58270 | Height Allowed: 35 |
| Tree Removal: | None | Height Proposed: 29 |
| Water Source: | Well | FAR Allowed: n/a |
| Water Purveyor: | Well on Property | FAR Proposed: n/a |
| Sewage Disposal (method): | Sewer | Lot Size: 4.6 |
| Sewer District: | City of Soledad (Pending LAFCO Action) | Grading (cubic yds.): 8500 |

Parcel Information:

| | | | |
|-----------------------|------------------------|-----------------------------|--------------------------|
| Primary APN: | 257-031-005-000 | Seismic Hazard Zone: | IV |
| Applicable Plan: | Central Salinas Valley | Erosion Hazard Zone: | n/a |
| Advisory Committee: | None | Fire Hazard Zone: | Urban/Agriculture |
| Zoning: | F40 | Flood Hazard Zone: | X (Unshaded) |
| Land Use Designation: | Farmlands 40AC Min | Archaeological Sensitivity: | Low |
| Coastal Zone: | No | Viewshed: | Salinas Valley / Hwy 101 |
| Fire District: | Mission Soledad | Special Setbacks on Parcel: | Y |

Reports on Project Parcel:

| | |
|---------------------------|---|
| Soils Report #: | LIB120133/ LIB120135/ LIB120136 |
| Biological Report #: | In NEPA document dated September 15, 2011 |
| Geologic Report #: | LIB120132 |
| Forest Management Rpt. #: | Not Applicable |
| Archaeological Report #: | LIB120138 |
| Traffic Report #: | LIB120137 |

EXHIBIT B

Project Discussion

EXHIBIT B DISCUSSION

Project Description and Setting

The project is the reconstruction of a Soledad area farm labor housing project approved in September of 1958 for as many as 1,000 men on a parcel less than 5 acres in area, known then as Villa Casa Apartments or Villa Camphora (Use Permit #3352). Forty-four units were constructed on the site in the 1960s consisting of seven buildings ranging from 8-10 units per building and all still remain without any notable modifications for 50 years. To bring the property into compliance with the 2010 General Plan, the applicants are requesting to add an Affordable Housing Overlay zoning designation to the property, and to redevelop the existing number of units to serve the existing population in the spirit of the new General Plan. Please refer to the attached Initial Study/proposed Negative Declaration for a detailed description of the project, its history, setting and environmental review (See Exhibit F).

Purpose and Need for the Project

The Camphora Apartment Replacement Project is intended to improve and correct adverse living conditions for the residents. The project has been designed to alleviate overcrowding and to remove failing septic treatment systems and to connect to public sewer infrastructure. Presently, there are approximately 185 residents at the complex. In approximately 13 of the units, there are more than two persons per room. There are no three bedroom units on the property. Septic systems on this parcel have continually needed service and have failed over the decades, resulting in ground surface contamination. The project will be built to modern building code standards and will include outdoor and recreational amenities for the residents.

Issues and Analysis

Why the Zone Change?

The 4.6 acre property is presently legal but non-conforming to Code. While approved with a use permit issued in 1958, the existing housing project does not meet the lot coverage standards for the Farmland 40 zoning district, nor would the new proposal. Standards for this F/40 district most appropriately provide for large parcel farming operations and become complicated for smaller parcels that have relatively greater lot coverage needs. Lot coverage maximums in F/40 district are 5% of the parcel area. The Camphora Apartment Replacement Project would have a foot print of approximately 31,930 square feet resulting in nearly 16 % of lot coverage.

While the County would not necessarily prohibit the "extension" of non-conforming uses on such a small lot (through review of Use Permits or Variances), adding an Affordable Housing Overlay (AHO) district to the subject property would allow an Affordable Housing Project to be placed on the property and the subject development would become legal and conforming to the 2010 General Plan and Zoning Code. For an AHO district, the 2010 Monterey County General Plan does not specify classic development standards such as minimum lot size, setbacks, height and coverage; it mainly specifies the affordability range of units to be offered and a range of preferred development density. Similar to the latitude offered in General Development Plans, the County has reserved great discretion in how such an Affordable Housing Project can be developed. In this manner, with a project meeting the Affordability Criteria for an Affordable Housing Project and that meets the Development Standards for Agricultural Employees Housing, the County is given great leeway through a Use Permit review in approving an appropriate site design for the subject property. With County approval under these circumstances, the site will become legal and conforming to Code.

The Affordability Criteria for an Affordable Housing Project

According to Policy LU-2.11.c of the General Plan, "If a property meets all of the suitability criteria..., the property owner may voluntarily choose to develop an Affordable Housing Overlay project rather than a use otherwise allowed by the underlying land use designation." To qualify, an Affordable Housing Project must propose a combination of unit spaces that serve persons fitting the Very Low, Low, Moderate and Workforce income demographics in the following percentage (plus or minus 1%):

- 10% Very Low
- 15% Low
- 15% Moderate
- 20% Workforce I, and
- 40% Workforce II.

The Applicant's project meets and exceeds the income suitability criteria by proposing a 100% affordable housing project to meet the needs of agricultural employees (farm workers) who typically earn less than 50% of the area median income. The affordability restrictions will be enforced through Condition 28 of the Use Permit requiring an Affordable Housing Agreement to be signed with the Economic Development Department. Where the County General Plan would only require 10% of the units to serve the Very Low income demographic, the South County Housing Corporation has proposed that 100% of the units be targeted to Very Low and Low income households. According to Jane Barr of the Monterey County Economic Development Department, the rental units will be deed-restricted for a term consistent with other affordable housing funding sources. It is expected that the term will be for a minimum of 55 years. The Camphora Apartment Replacement Project is consistent with the County's program for retaining affordable housing units.

Development Standards for Agricultural Employee Housing

The Camphora Apartment Replacement project meets the standards for the development of Agricultural Employee Housing (Section 21.66.060 of Title 21 Zoning Code).

- Compliance with conditions received from the Environmental Health Bureau will assure that there is adequate water and sewer available to service the development (Conditions 15-18).
- The site has been developed with agricultural employee housing for 50 years and is not prime or productive agricultural land. The heavily impacted project site is suited for redevelopment of the residential units so that no other or adjacent agricultural lands would potentially be impacted.
- Preliminary Site Grading and Drainage Civil Engineered plans have been submitted by the applicant (Sheet C4) and reviewed by County Land Use Agencies including the Water Resource Agency. Compliance with conditions received from the Water Resources Agency will assure that the project incorporates proper erosion and drainage controls (Conditions 26 and 27).
- Each of the two- and three-bedroom floor plan designs includes customary bedroom closets, linen closets, coat closets, and kitchen cabinet storage spaces customary with a modern apartment design. Parking areas do not include enclosed garage spaces.
- Laundry facilities will be provided on-site in the Community Building.
- Recreational facilities will be provided for residents including a basketball half-court, two turf-covered play areas, a tot lot, and a picnic and barbecue area adjacent to the community building.
- The property will be extensively landscaped (See Plan Sheets L1-L6).

Long-Term Water Supply (PS-3.1)

Policy PS-3.1 of the 2010 General Plan requires the County to, "Ensure that new development is assured a long-term sustainable water supply."

- The project is not necessarily "new" development in that the existing condition of the property includes 44 residential units and the completed project will have an equivalent 44 units. "Redevelopment" would be a more appropriate term.
- Policy PS-3.1 does not apply to the Camphora Apartment Replacement Project as the project meets exemption criteria (c) of Policy PS-3.1: (c) development related to agricultural land uses within Zone 2C of the Salinas Valley Groundwater Basin.
- This agricultural employee (farm worker) housing project is development related to agricultural land uses within Zone 2C.
- The existing well on the property will continue to serve the residents. The well was drilled in 1996 to a depth of 690 feet, yields an estimated 500 gallons per minute, and meets current drinking water standards.

The reuse of this site to redevelop 44 agricultural employee housing units with an existing and proven water supply is an agricultural land use and is within Zone 2C of the Salinas Valley groundwater basin. Therefore, Policy PS-3.1 does not apply to the Camphora Apartment Replacement Project.

Items built into the project

The Applicant has engaged in numerous studies and evaluations of the property and has provided geotechnical analysis, soil studies, traffic impact analyses, archaeological and historic reports, acoustical analysis, utility service and wastewater reports, well completion reports, tenant relocation plans, and other environmental documentations. When technical recommendations have been recommended, or measures to comply with code have been suggested, the applicant has built these components into the project proposal such as:

- Standard dust control measures during the construction phase of the project;
- Recommendations for site preparation and construction specifications included in the geotechnical report;
- An earthen berm with a minimum height of six (6) feet relative to the finished floor elevation of the closest residential buildings and an irregular top at a required minimum height along the west side of the property to acoustically shield common outdoor activity areas and lower-floor individual patios within the development;
- The minimum laboratory-tested STC rating of 32 for windows and sliding glass doors to acoustically shield apartment interiors are to be installed on the north, south and west sides of the closest apartment building to the freeway;
- Air conditioning or mechanical ventilation in buildings closest to the freeway so that windows and doors may remain closed for the required acoustical isolation;
- Solid-core wood or insulated steel exterior doors, excluding glass doors, with perimeter weather-stripping and threshold seals; and
- Acoustic baffles on the interior side of attic vents that face or are perpendicular to U.S. Highway 101.

Environmental Review

The circulation period for the Initial Study and Proposed Negative Declaration for public review and agency comment is from June 25, 2012 through July 24, 2012 (See Exhibit F). Issues that were analyzed in the Negative Declaration include: aesthetics, agriculture and forest resources,

air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utility/service systems.

There are no significant wildlife habitats or natural features present on the site nor examples of the major periods of California history or prehistory. Redevelopment of the project site will not conflict with any applicable habitat conservation plan or natural community conservation plans as there are no adopted habitat conservation plans or natural community conservation plans along this portion of the Salinas Valley. The project will not have the potential to degrade the environment in this regard and is considered to be less than significant.

The redevelopment of the subject property and the replacement of 44 residential units with the same number of residential units does not introduce new impacts that are cumulatively considerable. In the project description and analysis contained in the Initial Study checklist, the project has been designed to meet or exceed a LEED Gold Level standard. No thresholds of the air management district will be exceeded or require mitigation. The project has been determined to have a less than significant effect on Greenhouse Gasses through the use of the air quality model prepared by County staff and included in the environmental analysis. Furthermore, no mitigation measures have been deemed necessary. Beyond the temporary impacts of noise and effects related to construction vehicles, the project is considered to have a less than significant impact on cumulative resources.

The project will be a direct improvement in the quality of life for the residents. In this manner, the project is considered to be less than significant in that it will not have an adverse affect on human beings. The Initial Study provides substantial evidence, based upon the record as a whole, that the project would not have a significant effect on the environment.

Comments Received

- *City of Soledad (July 3, 2012) (See Exhibit G)*
- *Monterey Bay Unified Air Pollution Control District (MBUAPCD)(July 9, 2012) (See Exhibit G)*

The County has considered the comments received during the public review period. The City of Soledad has indicated that connection to the City of Soledad sewer infrastructure requires City Counsel approval. This is not unexpected. The MBUAPCD officially had no comment. The comments received do not alter the conclusions in the Initial Study and Negative Declaration.

Recommendation

The project will replace rundown, inadequate housing with quality affordable housing for agricultural employees including energy efficient improvements that will reduce energy usage and on-site recreational opportunities for residents. The project will remove the failing and dated septic systems and replace them with a connection to a sewer system. Furthermore, the application of the Affordable Housing Overlay, and a project designed to meet the criteria for agricultural employees and the affordability criteria of the AHO will serve to have the project site become legal and conforming to the General Plan and Zoning Code. Therefore, staff recommends approval of the Camphora Apartment Replacement Project.

EXHIBIT C

Draft Ordinance

EXHIBIT C

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AMENDING SECTION 21.08.060 OF TITLE 21 (MONTEREY COUNTY ZONING ORDINANCE) OF THE MONTEREY COUNTY CODE TO REZONE CERTAIN PROPERTY IN THE COUNTY OF MONTEREY

County Counsel Summary

This ordinance amends Section 21-26 of the Sectional District Maps of Section 21.08.060 of Title 21 (non-coastal zoning) of the Monterey County Code to rezone a 4.6 acre parcel to add an "Affordable Housing Overlay" zone. The ordinance rezones the parcel from "F/40" [Farmland, 40 acres per unit] zoning to "F/40-AHO" [Farmland, 40 acres per unit- Affordable Housing Overlay] zoning. The parcel (Assessor's Parcel Number: 257-031-005-000) is located at the near terminus of McCoy Road, south of the Soledad area correctional facilities, Central Salinas Valley Planning Area of the unincorporated area of the County of Monterey.

The Board of Supervisors of the County of Monterey ordains as follows:

SECTION 1. ZONING DISTRICT MAP. Section 21-26 of the Sectional District Maps of Section 21.08.060 of the Monterey County Code is hereby amended to rezone a 4.6 acre parcel located at the near terminus of McCoy Road, south of the Soledad area correctional facilities (Assessor's Parcel Number: 257-031-005-000) from "F/40" to "F/40-AHO," as shown on the map attached hereto as Exhibit 1 and incorporated herein by reference.

SECTION 2. FINDINGS. The parcel currently contains legal non-conforming residential uses and structural development. Policy LU-2.11 (relating to Affordable / Workforce Housing Program) of the 2010 Monterey County General Plan provides that if a project proposal meets all of the affordability criteria, the property owner may voluntarily choose to develop an Affordable Housing Overlay project, rather than a use otherwise allowed by the underlying land use designation. The proposed Camphora Apartment Replacement Project will qualify as 100% affordable under County standards. The Affordable Housing Overlay will enable the proposed Camphora Apartment Replacement Project for farm workers (agricultural employees) and their families to be consistent with the General Plan and zoning, and the use would be legal and conforming to the new F/40-AHO district.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors

hereby declares that it has passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 4. EFFECTIVE DATE. This Ordinance shall become effective on the thirty-first day following its adoption.

PASSED AND ADOPTED on this 31st day of July, 2012, by the following vote:

AYES: Supervisors

NOES:

ABSENT:

ABSTAIN:

Chair,
Monterey County Board of
Supervisors

A T T E S T:

GAIL T. BORKOWSKI,
Clerk of the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM

WENDY S. STRIMLING
Senior Deputy County Counsel



EXHIBIT D

Draft Resolution

EXHIBIT D
DRAFT RESOLUTION

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

In the matter of the application of:

SOUTH COUNTY HOUSING CORPORATION (PLN100446)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission to:

- 1) Recommend that the Board of Supervisors adopt a Negative Declaration;
- 2) Recommend that the Board of Supervisors adopt an ordinance amending Title 21 (Zoning Ordinance) Section 21-26 to add an Affordable Housing Overlay (AHO) District to the existing F/40 Farmland zoning designation on the subject parcel; and
- 3) Recommend that the Board of Supervisors approve a Use Permit to allow for the demolition of 44 substandard farmworker housing units and the construction of 44 new farmworker housing units.

[PLN100446, South County Housing Corporation,
32101 McCoy Road, Soledad, Central Salinas Valley
Area Plan (APN: 257-031-005-000)]

The Camphora Apartment Replacement Project application (PLN100446) came for public hearing before the Monterey County Planning Commission on July 25, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the 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) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- Central Salinas Valley Area Plan; and
- Monterey County Zoning Ordinance (Title 21);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 32101 McCoy Road, Soledad (Assessor's Parcel Number 257-031-005-000), Central Salinas Valley Area Plan. The parcel is zoned F/40 which allows farm employee housing for more

than five families or more than twelve single persons, subject to a Use Permit (Section 21.20.050 AA).

- c) A Use Permit was issued for the property on September 30, 1958 allowing the establishment of a labor camp with a maximum of 1,000 men (Planning Commission Resolution No. 3352.). Forty-four units were constructed on the site in the 1960s consisting of seven buildings ranging from 8-10 units per building, and all still remain without any notable modifications for 50 years. Approximately 185 persons reside on the property today.
- d) Additionally, the applicant has proposed to add an Affordable Housing Overlay Zone (AHO) designation to the property to bring it into conformance with the 2010 General Plan. (See separate Finding #7 for adding the AHO below). Without the AHO, the project proposal would be non-conforming to the development standards of the F/40 district. Lot size would remain non-conforming at 4.6 acres in a district intended for 40 acre minimum parcel sizes and lot coverage would exceed 5%. For an AHO district, the 2010 Monterey County General Plan does not specify development standards such as minimum lot size, setbacks, height and coverage; it mainly specifies the affordability range of units to be offered and a range of preferred development density. Similar to the latitude offered in General Development Plans, the County has great discretion in how such an Affordable Housing Project can be developed. In this manner, a project meeting the Affordability Criteria for an Affordable Housing Project and a project that meets the Development Standards for Agricultural Employees Housing, the County is given leeway through a Use Permit review in approving an appropriate site design for the subject property. With County approval under these circumstances, the site will become legal and conforming to Code.
- e) The Camphora Apartment Replacement proposal consists of the following County of Monterey entitlements:
 - 1) A rezoning request to Section 21-26 of the Sectional District Maps of Section 21.08.060 of Title 21(non-coastal zoning) of the Monterey County Code to rezone a 4.6 acre parcel to add an Affordable Housing Overlay zone. The ordinance rezones the parcel from "F/40" [Farmland, 40 acres per unit] zoning to "F/40-AHO" [Farmland, 40 acres per unit-Affordable Housing Overlay] zoning; and
 - 2) A Use Permit to allow for the demolition of 44 substandard farm worker housing units and the construction of a 44-unit Agricultural Employee Housing Facility consisting of:
 - a. 22 two-bedroom (880 square foot) and 22 three-bedroom (1,138 square foot) garden apartments;
 - b. A 4,300 square foot community building with a meeting room, office, storage, laundry room and computer lab;
 - c. A half court basketball area, two turf covered play areas, a tot lot, barbecue patio and seating area, and extensive landscaping;
 - d. Solar panels placed on the covered parking areas;
 - e. Grading of approximately 5,000 cubic yards of cut and 4,500 cubic yards of fill; and
 - f. Connection to the City of Soledad sewer infrastructure.

Subject to the County approving the AHO and the applicant constructing and operating the project site to meet the standards of an Affordable Housing Project, the project will be an allowed use for this site.

- f) Policy LU 1.7. "Clustering of residential development to those portions of the property which are most suitable for development and where appropriate infrastructure to support that development exists or can be provided shall be strongly encouraged."
- *The project is the redevelopment of an existing 44 residential units on a parcel less than 5 acres in area. While the site has been used for concentrated residential living for decades, this housing replacement project will make the site and living conditions more "suitable." Water and transportation infrastructure are present and sewer service will be provided by a connection to the City of Soledad sewer service. To formalize sewer service, the applicant has approached the City of Soledad and LAFCO and has requested an "extra-territorial provision of services." A "can-and-will serve" letter has already been issued by the City of Soledad.*
- g) LU-1.11 "Development proposals shall be consistent with the General Plan Land Use Map designation of the subject property and the policies of this plan."
- *The 2010 General Plan designates the property as Farmland. The General Plan also provides that Affordable Housing Overlays (AHO) may be proposed by an applicant.*
 - *If a property meets all of the suitability criteria, the property owner may develop an Affordable Housing Overlay project rather than a use otherwise allowed by the underlying land use designation (See separate Finding #7 for adding the AHO below). With an AHO designation applied to the property and development according to the proposal provided by the applicant, the project will be consistent with the policies of the Plan.*
- h) LU-1.12 "Structures in electrical transmission corridors or rights-of-way shall be prohibited."
- *An electrical transmission line presently runs through the property in a northwest to southeast direction. New structures have been sited to not be directly under these transmission lines and to meet the setback needs of the utility.*
- i) LU-1.18 "If the standards in this General Plan render a legal lot of record substandard in size, the substandard size of the parcel shall not by itself render the parcel a legal nonconforming use. Any proposed expansion, enlargement, extension, or intensification of uses on such a lot shall not be prohibited due to its substandard size unless there are overriding public health impacts. Development of the lot shall comply with all other policies, standards, and designated land use requirements of this Plan."
- *The 4.6 acre parcel is zoned F/40 and maintains the legal, but non-conforming Camphora Housing Development. Standards for this F/40 district most appropriately provide for farming operations and large parcels and become complicated for smaller parcels that have relatively greater lot coverage needs. While this policy would not*

necessarily prohibit the "extension" of non-conforming uses on such a small lot, the applicant's proposal to develop consistent with the parameters of the AHO designations described in the General Plan will allow the redevelopment of the lot to become a legal and conforming development.

- j) LU-1.19 "Community Areas, Rural Centers and Affordable Housing Overlay districts are the top priority for development in the unincorporated areas of the County. Outside of those areas, a Development Evaluation System shall be established to..."
- *The Applicant has proposed that an Affordable Housing Overlay (AHO) district be applied to this property and has proposed a development consistent with and exceeding the affordability and suitability criteria for such developments. In Policy LU-1.19, the General Plan treats AHOs equally to Community Areas and Rural Centers as being a priority for development in unincorporated areas. Therefore, the subject property is not subject to the Development Evaluation System; the county has already established Affordable Housing as a priority.*
- k) LU-1.20 "Residential development within unincorporated Monterey County shall be limited to area build-out. Area build-out means specific land use/density designations as mapped in the area plans and adopted as part of this General Plan."
- *The term "build-out" is relatively incongruous with a discussion of agricultural and farmland uses. As F/40, it is not a district targeted for general residential development; only those residential units that would support and enhance the use of prime, productive and unique farmlands are allowed. F/40 allows: single family dwellings, not exceeding four accessory units to the agricultural use; licensed residential care homes; and farm worker/employee housing facilities. Parcel sizes can range from less than one acre to thousands of acres. The redevelopment of 44 residential units on this less than a 5 acre site will not contribute additional residential density as at least 44 units have existed on this site for decades.*
- l) LU-2.2 "Residential development shall be limited in areas that are unsuited for more intensive development due to physical hazards and development constraints, the need to protect natural resources, or the lack of public services and facilities."
- *Reuse and redevelopment of the present site should not be limited here for need of protecting natural resources, avoiding physical hazards and constraints, or for lack of public services. Having been intensely used for decades for farmworker housing at this same density, the site is suited for this "intensive development." The provision of additional public services, such as the connection to the Soledad sewage treatment system, and the removal of aged and failing onsite septic systems will further protect the residents as well as adjacent farmland and agricultural resources.*
- m) LU-2.4 "Areas designated for residential use shall be located with convenient access to employment, shopping, recreation, and transportation. Higher density residential areas should be located with convenient access to public transit."

- *The site is not presently designated for residential use but will be with the addition of the AHO. The site will continue to serve agricultural employees with convenient access to employment via Highway 101. The site has been designed in consideration of buses being able to easily enter and drive through and pick up employees. The nearest shopping opportunity will remain the City of Soledad.*
- n) AG-1.2 "The County shall require that well-defined buffer areas be provided as partial mitigation for new non-agricultural development proposals that are located adjacent to agricultural land uses on farm lands designated as Prime, of Statewide Importance, Unique, or Local Importance."
- *The site presently has relatively no agriculture buffer and does not maintain a conservation easement for this purpose. The 4.6 acre residentially-developed site is not considered Prime Farmland, of Statewide Importance, Unique, or of Local Importance although neighboring vineyard properties to the northeast and southeast are considered Prime Farmland.*
 - *The new project sets residential structures and the community building 75-90 feet from property lines. Within this 75-90 foot wide area is a circular drive path through the site, pedestrian pathways, landscaping and tree plantings, water storage tanks, carports with solar arrays, and new perimeter fencing.*
 - *The Camphora Apartment Replacement project has been designed to assure that drainage, shading, vegetation/landscaping, and erosion control will not impact or compromise adjacent agricultural uses.*
 - *The Monterey County Agricultural Commissioner's Office found the 75-90 foot wide agricultural buffer proposal to be an improvement over the present Camphora Apartment configuration which has structures 15 to 22 feet from property lines. The Agricultural Commissioner's Office indicated that the proposal was in keeping with the intent and purposes of agricultural buffers as provided for in the Plan.*
- o) LU-2.12. "Monterey County shall establish a program for retaining affordable housing units. For-sale housing units with affordability restrictions developed within redevelopment project areas (Boronda, Castroville, Fort Ord, and Pajaro), Community Areas and Rural Centers prior to the adoption of their Plans, as well as any project developed under the Affordable Housing Overlay Program shall be consistent with term of affordability provisions in State Redevelopment law. Rental units shall be deed restricted in perpetuity countywide."
- *The project does not develop for-sale units, but it is a proposed project which would utilize the Affordable Housing Overlay.*
 - *The affordability provisions in State Redevelopment law have gone away with dissolution of Redevelopment Agencies as of February 1, 2012.*
 - *According to Jane Barr of the Monterey County Economic Development Department, "the Project is in conformance with the Affordable Housing Overlay. Specifically, it conforms to Section LU-2.12 regarding the County's program for retaining affordable housing units. It is expected that the Project will be 100%*

affordable. The rental units will be deed-restricted for a term that is consistent with other affordable housing funding sources. It is expected that the term will be for a minimum of 55 years."

- p) LU-2.13 "The County shall assure consistent application of an Affordable Housing Ordinance that requires 25% of new housing units be affordable to very low, low, moderate, and workforce income households...."
- *Whereas the County must act evenhandedly in requiring new housing units created under an Affordable Housing Ordinance to have 25% of the units affordable according to the 6%, 6%, 8% and 5% figures, the applicant has proposed a project where all of the 44 units will be affordable to very low and low-income farm workers. This greatly exceeds the targeted minimums.*
- q) LU-2.19 "The County shall refer amendments to the General Plan and zoning changes that would result in the creation of new residential, industrial, or commercial areas to the nearest cities for review and comment."
- *While the project was referred to the City of Soledad for their review, the project does not represent an increase in new housing units, merely the replacement of 44 existing legal but non-conforming units. The addition of the Affordable Housing Overlay district (zone change) has been referred to Soledad for review and comment and will serve to have the resulting development be in conformance with the Monterey County General Plan and codes.*
- r) C-4.2. "All new road and interior circulation systems shall be designed, developed, and maintained according to adopted County standards or allowed through specific agreements and plans."
- *The project site proposes two driveways for access to the parking areas. Review of the plan proposed by the applicant shows conformance to the County's parking standards. Adoption of the development plan proposed and supplemented by a condition of approval applied to the project for conformance to standards will assure that this Policy is met.*
- s) OS-1.8. "Programs to encourage clustering development in rural and agricultural areas to maximize access to infrastructure, protect prime agricultural land, and reduce impacts to designated visually sensitive and critical habitat areas shall be established."
- *While specific programs to encourage clustering development in rural and agricultural areas have not yet been developed, the redevelopment of the 44 units on this 4.6 acre site does serve to protect prime agricultural lands in that no new impacts to exiting agricultural areas are anticipated. At a density exceeding 9 units per acre, this project may be considered to be a clustered development.*
- t) Standards For Agricultural Employee Housing. The Camphora Apartment Replacement project meets the standards for the development of agricultural employee housing. (Section 21.66.060 of Title 21 Zoning Code)
1. There must be adequate water and sewer available to service the development, as determined by the Director of Environmental Health.

- *Compliance with conditions received from the Environmental Health Bureau will assure that there is adequate water and sewer available to service the development:*
 - i. *Condition 15 (ESP01) - Design the water system improvements to meet the standards as found in Titles 17 and 22 of the California Code of Regulations and as found in the Residential Water Supply Standards.*
 - ii. *Condition 16 (ESP02) - Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency.*
 - iii. *Condition 17 (ESP03) - The existing onsite wastewater treatment system (OWTS) currently serving 32101 McCoy Rd, Soledad shall be demolished or abandoned pursuant to the standards found in Monterey County Code (MCC), Chapter 15.20.090.*
 - iv. *Condition 18 (ESP04) - Engineered plans for the sewer system including all necessary redundancies shall be submitted to and approved by the City of Soledad. Plans shall be in conformance with Monterey County Code, Chapter 19.13 and the California Plumbing Code, Title 24 part 5 of the California Code of Regulations.*
2. The housing must be located off prime and productive agricultural land or on the parcel where no other alternatives exist on site, on the least viable portion of the parcel.
- *While zoned Farmland 40, the site has been developed with agricultural employee housing for 50 years and is not prime or productive agricultural land. This heavily impacted project site is ideally suited for redevelopment of the residential units so that no other or adjacent agricultural lands would potentially be impacted.*
3. The development shall incorporate proper erosion and drainage controls.
- *Preliminary Site Grading and Drainage Civil Engineered plans have been submitted by the applicant (Sheet C4) and reviewed by County Land Use Agencies, including the Water Resource Agency.*
 - *Compliance with conditions received from the Water Resources Agency will assure that the project incorporates proper erosion and drainage controls:*
 - i. *Condition 26 (WRSP2) - The applicant shall provide a drainage plan, prepared by a registered civil engineer, addressing on-site and off-site impacts. The plan shall include detention facilities to mitigate the impact of impervious surface stormwater runoff. The plan shall also include oil/grit separators for paved parking areas. Supporting calculations and construction details shall also be provided. Pond(s) shall be fenced for public safety. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency*

ii. *Condition 27 (WRSP2) - The applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater detention facilities have been constructed in accordance with the approved drainage plan.*

4. Enclosed storage facilities shall be provided for each housing or dwelling unit.

- *Each of the two- and three-bedroom floor plan designs includes customary bedroom closets, linen closets, coat closets and kitchen cabinet storage spaces customary with a modern apartment design. Parking areas do not include enclosed garage spaces.*

5. Laundry facilities, including washers and dryers, shall be provided on-site.

- *Laundry facilities will be provided on-site in the Community Building.*

6. The site design of the facilities shall be subject to the approval of the Director of Planning.

- *As the Project includes a Use Permit and a Zone Change, the project design will be reviewed by the Planning Commission and decided upon by the Board of Supervisors.*

7. The development of more than twelve (12) dwelling units shall require inclusion of recreation facilities and open space, proportional to the amount and type of facilities to be provided. The facilities shall require children's play equipment. Adult housing shall require the inclusion of appropriate recreational areas, such as for baseball, basketball, soccer or horseshoe pitching.

- *Recreational facilities will be provided for residents including a basketball half-court, two turf-covered play areas, a tot lot, and a picnic and barbecue area adjacent to the community building.*

8. The development shall be landscaped pursuant to a landscaping plan approved by the Director of Planning prior to issuance of building permits for the facility.

- *The property will be extensively landscaped (See Plan Sheets L1-L6). (See Condition 9)*

9. All recreational areas and landscaping shall be installed prior to occupancy of the facilities. Landscaped areas shall be maintained.

- *These items are handled through Conditions of Approval and are standard County practice. (See Conditions 1, 9)*

- u) The project was not referred to a Land Use Advisory Committee (LUAC) for review as no LUAC is assembled for the Central Salinas Valley Area Plan.
- v) The project planner conducted a site inspection on September 27, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- w) The application, project plans, and related support materials were

submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development and are found in Project File PLN100446.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: Planning Department, Public Works Department, California Department of Transportation, Water Resources Agency, Mission Soledad Fire Protection District, Parks Department, Economic Development Department and Sheriff'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.

b) Staff identified potential impacts to: Aesthetics, Agriculture and Forest Resources, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Land Use/Planning, Population/Housing, Public Services, Transportation/Traffic and Utilities/Service Systems. The following reports have been prepared:

- "Geotechnical Engineering Report, South County Housing, Camphora Apartments", (LIB120132) Prepared by Earth Systems Pacific, dated January 25, 2011.
- "Phase I Environmental Site Assessment, Camphora Labor Camp", (LIB120133) Prepared by Earth Systems Pacific, dated July 10, 2009.
- "Additional Phase II Pesticide Testing, Camphora Apartments", (LIB120135) Prepared by Earth Systems Pacific, dated May 16, 2011.
- "Phase II Addendum – Arsenic" (LIB120136) Prepared by Earth Systems Pacific, dated August 16, 2011.
- "Trip Generation and Traffic Operations Study for the Proposed Camphora Residential Development", (LIB120137) Prepared by Hexagon Transportation Consultants, Inc., dated March 1, 2011.
- "Phase I Archaeological Study for the Camphora Apartments", Project, (LIB120138) Prepared by Doane and Breschini, December 2010.
- "Acoustical Analysis, Camphora Apartments", (LIB120139) Prepared by Brown-Buntin Associates, Inc., dated July 28, 2011.
- "Preliminary Sewer Demand Calculations for Camphora Housing Redevelopment Project (Revised)". (LIB120140) Prepared by Ifland Engineers, dated November 17, 2011.
- "Relocation Plan, Camphora Apartments" (LIB120143) Prepared by Autotemp, dated August 2010.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) See the Finding #5 below for the California Environmental Quality Act (CEQA) and associated evidence.
- d) The project planner conducted a site inspection on September 27, 2011

to verify that the project on the subject parcel conforms to the plans listed above.

- e) The application, project plans, and related support materials were submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development and are found in Project File PLN100446.

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 the RMA - Planning Department, RMA - Public Works Department, California Department of Transportation, Water Resources Agency, Mission Soledad Fire Protection District, Parks Department, Economic Development Department and Sheriff's Office. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) The Camphora Apartment Replacement Project is intended to alleviate overcrowded conditions for residents, alleviate specific environmental concerns (see following Findings and Evidence) and to bring the property up to current health, safety and building codes.
- c) *Alleviate Overcrowding.* The existing 44 residential units in six buildings and the one community structure on the property cover approximately 29,586 square feet according to plans submitted by the applicant. These 44 units house approximately 185 persons and at least 13 of these units are considered overcrowded with more than 2 persons per room. Approval of the proposal would result in providing nearly 45,000 square feet of living space for the same 44 "households," including 22 three-bedroom units where no three-bedroom units previously existed. The project also includes a 4,301 square foot common use community center.
- d) *Connection to a formal Sewage Treatment System.* Septic systems on this less than 5-acre parcel have continually failed and have needed servicing over the decades. The on-site septic system will be abandoned and a sewer force main will be installed to connect the Project to the City of Soledad sewer system. It will be necessary for the Local Agency Formation Commission (LAFCO) of Monterey County to grant an "extra-territorial provision of services" to formalize the sewer service being provided by the City of Soledad. A can-and-will serve letter has been issued by the City of Soledad.
- e) *Recreational facilities* will be provided for residents including a basketball half-court, two turf-covered play areas, a tot lot, and a picnic and barbecue area adjacent to the community building.
- f) The property will be extensively landscaped. A landscaped earthen berm will be constructed along the McCoy Road frontage of the site to provide for visual separation and noise attenuation from nearby

Highway 101.

- g) The existing well on the property will continue to serve the residents. The well was drilled in 1996 to a depth of 690 feet, yields an estimated 500 gallons per minute and meets current drinking water standards. Additional water storage will be incorporated into the project to assure fire flow requirements are met.
- h) The new Project will meet "green" building performance standards with the goal of achieving net zero energy use by off-setting projected energy consumption with a large photovoltaic system (solar panels) mounted on the roofs of carports. Upon completion, the construction of the Camphora Apartment Project is intended to meet a LEED Gold level or higher.
- i) The project planner conducted a site inspection on September 27, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- j) The application, project plans, and related support materials were submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development and are found in Project File PLN100446.

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

- c) A Use Permit was issued for the property on September 30, 1958 allowing the establishment of a labor camp with a maximum of 1,000 men (Planning Commission Resolution No. 3352). Forty-four units were constructed on the site in the 1960s consisting of seven buildings ranging from 8-10 units per building and all remain without any notable modifications for 50 years.
- d) The existing development is legal as it was permitted by the County through the use permit process in 1958, yet the site does not meet current development standards for lot coverage in the F/40 Zoning District. The present proposal would correct this by allowing an Affordable Housing Overlay zone to be applied to the site to enable an Affordable Housing Project. The resulting zoning designation would be "F/40-AHO". For an AHO district, the 2010 Monterey County General Plan does not specify development standards such as minimum lot size, setbacks, height and coverage; it mainly specifies the affordability range of units to be offered and a range of preferred development density. Similar to the latitude offered in General Development Plans, the County has great discretion in how such an Affordable Housing Project can be developed. In this manner, a project meeting the Affordability Criteria for an Affordable Housing Project and a project that meets the Development Standards for Agricultural Employees Housing, the County is given leeway through a Use Permit review in approving an appropriate site design for the subject property. With County approval under these circumstances, the site will become legal and conforming to

Code.

- e) The project planner conducted a site inspection on September 27, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- f) The application, plans and supporting materials were submitted by the project applicant to the Monterey County Planning Department for the proposed development and are found in Project File PLN100446.

5. **FINDING:**

CEQA (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 and conditioned, will have a significant effect on the environment. The Negative Declaration reflects the independent judgment and analysis of the County.

EVIDENCE:

- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
- b) The Monterey County Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the Planning Department and is hereby incorporated by reference (PLN100446).
- c) Issues that were analyzed in the Negative Declaration include: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utility/service systems.
- d) There is no significant wildlife habitat or natural features present on the site, nor examples of the major periods of California history or prehistory. Redevelopment of the project site will not conflict with any applicable habitat conservation plan or natural community conservation plans, as there are no adopted habitat conservation plans or natural community conservation plans along this portion of the Salinas Valley. The project will not have the potential to degrade the environment in this regard and is considered to be less than significant.
- e) The redevelopment of the subject property and the replacement of 44 existing residential units with 44 new residential units does not introduce new impacts that are cumulatively considerable. In the project description and analysis of the environmental criteria contained in the Initial Study checklist, the project has been designed to meet or exceed a LEED Gold Level standard. No thresholds of the air management district will be exceeded or require mitigation. The project has been determined to have a less than significant effect on Greenhouse Gasses through the use of the CalEEMod air quality model prepared by County staff and included in the environmental analysis. Furthermore, staff recommends that a Negative Declaration is the appropriate environmental determination for the project as no mitigation measures have been determined necessary. Beyond the temporary less than significant impacts of noise and effects related to construction vehicles, the project is considered to have a less than significant impact on

cumulative resources.

- f) The project is intended to improve and correct existing adverse living conditions for the residents of the Camphora Apartment Complex. The project has been designed to alleviate overcrowding and to remove failing septic treatment systems and to connect to public sewer infrastructure. Furthermore, the project site will be built to modern building code standards and will include outdoor and recreational amenities for the residents. No significant (negative) environmental impacts have been identified for the project. The project will be a direct improvement in the quality of life for the residents. In this manner the project is considered to be less than significant in that it will not have an adverse affect on human beings.
- g) The Initial Study provides substantial evidence, based upon the record as a whole, that the project would not have a significant effect on the environment. Staff accordingly prepared a Negative Declaration.
- h) 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 Plan has been prepared in accordance with Monterey County regulations and has been designed to ensure compliance during project implementation and is hereby incorporated herein by reference.
- i) The Draft Negative Declaration ("ND") for PLN100446 was prepared in accordance with CEQA and circulated for public review from June 25, 2012 through July 24, 2012 (SCH#: 2012061079).
- j) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2/Site Suitability), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings. These documents are on file in the RMA-Planning Department (PLN100446) and are hereby incorporated herein by reference.
- k) 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. The Initial Study was sent to the California Department of Fish and Game for review, comment, and to recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).
- l) The County has considered the comments received during the public review period and they do not alter the conclusions in the Initial Study and Negative Declaration.
- m) The Monterey County Planning Department, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the

decision to adopt the negative declaration is based.

6. **FINDING:** **LONG-TERM WATER SUPPLY (PS-3.1)** "Ensure that new development is assured a long-term sustainable water supply."
- EVIDENCE:**
- a) The project is not necessarily "new" development in that the existing condition of the property includes 44 residential units and the completed project will have an equivalent 44 units. "Redevelopment" would be a more appropriate term.
 - b) The existing well on the property will continue to serve the residents. The well was drilled in 1996 to a depth of 690 feet, yields an estimated 500 gallons per minute, and meets current drinking water standards.
 - c) This agricultural employee (farm worker) housing project is development related to agricultural land uses within Zone 2C.
 - d) Policy PS-3.1 does not apply to the Camphora Apartment Replacement Project as the project meets exemption criteria (c) of Policy PS-3.1: (c) development related to agricultural land uses within Zone 2C of the Salinas Valley Groundwater Basin.
 - e) "Agricultural Employee Housing" is defined in Section 21.06.014 of the Monterey County Zoning Code Title 21 as, "any living quarters or accommodations of any type, including mobile homes, which comply with the building standards in the State Building Standards Code or an adopted local ordinance with equivalent minimum standards for building(s) used for human habitation, and buildings accessory thereto, where accommodations are provided by any person *for individuals employed in farming or other agricultural activities, including such individuals' families.* The agricultural employee housing is not required to be located on the same property where the agricultural employee is employed."
 - f) The project is within Zone 2C of the Salinas Valley groundwater basin.
 - g) Therefore, the reuse of this site to redevelop 44 agricultural employee housing units with an existing and proven water supply is an agricultural land use and is within Zone 2C of the Salinas Valley groundwater basin. This policy does not apply to the Camphora Apartment Replacement Project.
7. **FINDING:** **AFFORDABLE HOUSING OVERLAY (AHO) District Zoning Designation.** LU-2.11 "The County shall encourage the development of affordable and workforce housing projects through the establishment of an Affordable Housing Overlay Program, based on the following parameters:
- a. The following areas shall be designated as Affordable Housing Overlay (AHO) Districts:
 - (1) Mid-Carmel Valley
 - (2) Monterey Airport and Vicinity
 - (3) Highway 68 and Reservation Road.
 - (4) Community Areas prior to the adoption of a Community Plan.
 - (5) Rural Centers prior to the adoption of a Capital Improvement and Financing Plan."
 - *This is not applicable as the legal but non-conforming agricultural employees (farmworker) housing complex already exists outside of*

one of the five districts indicated in the General Plan. The applicant is requesting to newly place an AHO district over the Camphora Apartment site to make it legal and conforming to code.

b. "Properties shall meet the following suitability criteria in order to be eligible for the Affordable Housing Overlay Program:

(1) The property is located within an Affordable Housing Overlay (AHO) District;"

- *The applicant is requesting to newly place an AHO district over the Camphora Apartment site.*

(2) "Development within the Affordable Housing Overlay District shall be approved on a project-by-project basis and achieve the following levels of affordability (plus or minus 1%):

- 10% Very Low
- 15% Low
- 15% Moderate
- 20% Workforce I, and
- 40% Workforce II.

Individual projects may increase the percentage of Very Low, Low and Moderate income categories by reducing the percentage of Workforce I or Workforce II income levels. A project may be allowed to replace up to 25% of the Workforce II housing allocation with market-rate units if one or more of the following criteria are met:

- i) the County has identified a different mix of levels needed for affordable housing in the local area;
- ii) special economic factors, such as land cost or infrastructure upgrades, affect the cost of development within the local area;
- iii) the applicant proposes to accommodate at least 15% farm worker housing."

- *The Camphora Apartment Replacement Project will provide 100% Farm worker (and related family) housing.*

- *The project exceeds the minimum percentages listed as developers are allowed to increase the percentage of Very Low, Low and Moderate income categories by reducing the percentage of Workforce I or Workforce II income levels. Increasing the very low and low income levels best serves the housing needs of farm workers.*

Taven -I think that this section should be deleted as it seems to be responding to iii above which deals with requesting market rate units.c.

"If a property meets all of the suitability criteria in "b" above, the property owner may voluntarily choose to develop an Affordable Housing Overlay project rather than a use otherwise allowed by the underlying land use designation."

- *The Applicant's project meets and exceeds the (income) suitability criteria in (b) above and has proposed to develop a voluntary AHO project.*

- *By meeting the criteria and requesting the AHO designation, this will allow the applicant to supplement the underlying allowances of the F/40 District with an Affordable Housing Overlay Project. In this manner, the resulting 44 unit Farmworker Housing project will be legal and conforming to the new F/40-AHO district to be applied*

to this 4.6 acre parcel (See Findings 1 and 4).

(d) "The minimum density for an Affordable Housing Overlay project shall be 6 units per acre up to a maximum of 30 units per acre. An average density of 10 units per acre or higher shall be provided. The maximum lot size for detached single-family affordable units shall be 5,000 square feet."

- *The property exceeds the minimum density requirements for an AHO, and is within the maximum density allowed. (44 units/4.6 acres = 9.56 units per acre.)*

e. "To encourage voluntary participation in the Affordable Housing Overlay process, the County shall provide incentives for Affordable Housing Overlay projects....."

- *The applicant's project meets the criteria for a waiver of land use and development fees under the existing fee ordinance for the Monterey County RMA Planning Department. Fees to conduct environmental review are not subject to the fee waiver allowance.*

DECISION

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

- 1) Recommend that the Board of Supervisors adopt a Negative Declaration;
- 2) Recommend that the Board of Supervisors adopt an ordinance amending Title 21 (Zoning Ordinance) Section 21-26 to add an Affordable Housing Overlay (AHO) District to the existing F/40 Farmland zoning designation on the subject parcel attached hereto as Attachment 1; and
- 3) Recommend that the Board of Supervisors approve a Use Permit to allow for the demolition of 44 substandard farmworker housing units and the construction of 44 new farmworker housing units in general conformance with the plans attached hereto as Attachment 2, subject to the Conditions of Approval attached hereto as Attachment 3.

PASSED AND ADOPTED this 25th day of July, 2012 upon motion of xxxxx, seconded by xxxxx, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mike Novo, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

This project involves a Planning Commission recommendation to the Board of Supervisors for final action.

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 the Monterey County Planning Department and Building Services Department office in Salinas.

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

EXHIBIT D
Attachment 1

Draft Ordinance

Exhibit D
Attachment 1

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AMENDING SECTION 21.08.060 OF TITLE 21 (MONTEREY COUNTY ZONING ORDINANCE) OF THE MONTEREY COUNTY CODE TO REZONE CERTAIN PROPERTY IN THE COUNTY OF MONTEREY

County Counsel Summary

This ordinance amends Section 21-26 of the Sectional District Maps of Section 21.08.060 of Title 21 (non-coastal zoning) of the Monterey County Code to rezone a 4.6 acre parcel to add an "Affordable Housing Overlay" zone. The ordinance rezones the parcel from "F/40" [Farmland, 40 acres per unit] zoning to "F/40-AHO" [Farmland, 40 acres per unit- Affordable Housing Overlay] zoning. The parcel (Assessor's Parcel Number: 257-031-005-000) is located at the near terminus of McCoy Road, south of the Soledad area correctional facilities, Central Salinas Valley Planning Area of the unincorporated area of the County of Monterey.

The Board of Supervisors of the County of Monterey ordains as follows:

SECTION 1. ZONING DISTRICT MAP. Section 21-26 of the Sectional District Maps of Section 21.08.060 of the Monterey County Code is hereby amended to rezone a 4.6 acre parcel located at the near terminus of McCoy Road, south of the Soledad area correctional facilities (Assessor's Parcel Number: 257-031-005-000) from "F/40" to "F/40-AHO," as shown on the map attached hereto as Exhibit 1 and incorporated herein by reference.

SECTION 2. FINDINGS. The parcel currently contains legal non-conforming residential uses and structural development. Policy LU-2.11 (relating to Affordable / Workforce Housing Program) of the 2010 Monterey County General Plan provides that if a project proposal meets all of the affordability criteria, the property owner may voluntarily choose to develop an Affordable Housing Overlay project, rather than a use otherwise allowed by the underlying land use designation. The proposed Camphora Apartment Replacement Project will qualify as 100% affordable under County standards. The Affordable Housing Overlay will enable the proposed Camphora Apartment Replacement Project for farm workers (agricultural employees) and their families to be consistent with the General Plan and zoning, and the use would be legal and conforming to the new F/40-AHO district.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not

affect the validity of the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it has passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 4. EFFECTIVE DATE. This Ordinance shall become effective on the thirty-first day following its adoption.

PASSED AND ADOPTED on this 31st day of July, 2012, by the following vote:

AYES: Supervisors

NOES:

ABSENT:

ABSTAIN:

Chair,
Monterey County Board of
Supervisors

A T T E S T:

GAIL T. BORKOWSKI,
Clerk of the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM

WENDY S. STRIMLING
Senior Deputy County Counsel

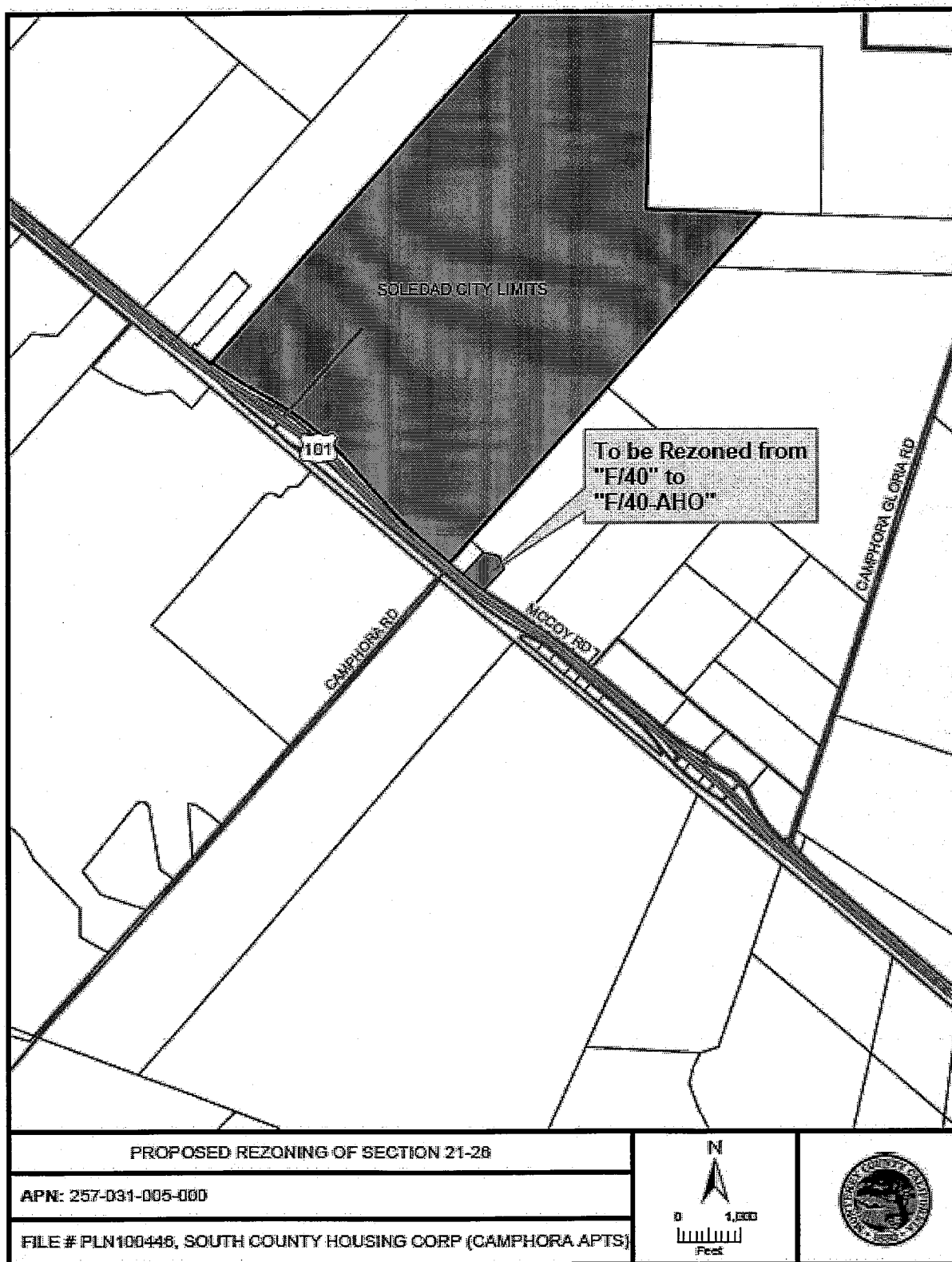
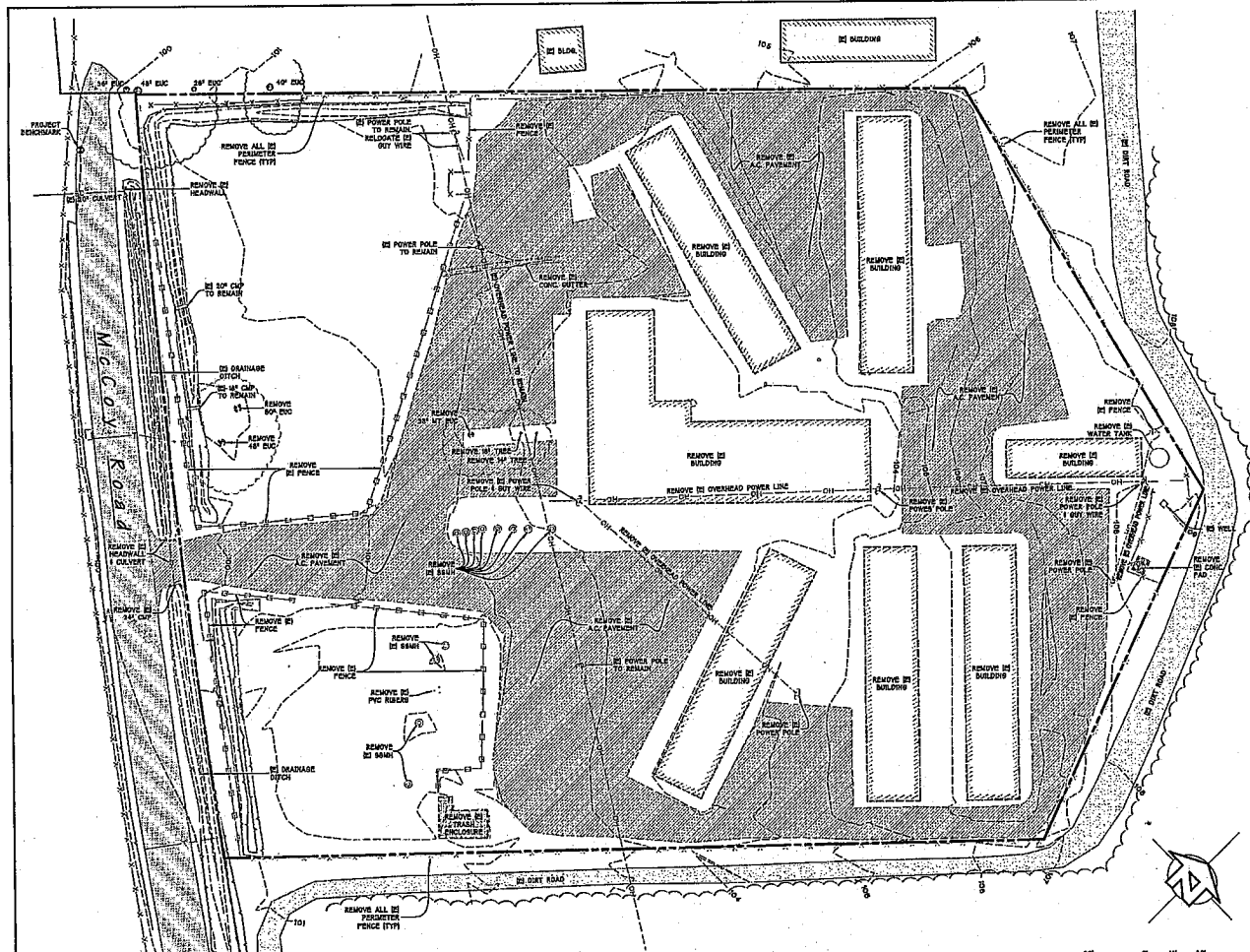


EXHIBIT D

Attachment 2

Site Development Plans, Floor Plans, Elevations



Existing Conditions & Demolition Plan
SCALE: 1" = 50'

TOTAL AREA OF THE SITE = 300,462 SQ. FT.
AREA OF EXISTING BUILDINGS = 28,880 SQ. FT.
AREA OF EXISTING PAVEMENT = 70,712 SQ. FT.
AREA OF EXISTING CONCRETE = 645 SQ. FT.
TOTAL AREA OF EXISTING IMPERVIOUS SURFACES = 100,843 SQ. FT.

Demolition Notes

1. ALL BUILDINGS AND SITE FEATURES TO BE REMOVED FOR PROPOSED DEVELOPMENT.
2. GENERAL CONTRACTOR WILL NOTIFY ARCHEOLOGICAL CONSULTANT UPON COMPLETION OF DEMOLITION WHEN BURIAL REMAINS IS EXPOSED. THIS NOTIFICATION MUST BE GIVEN AT LEAST 48 HOURS PRIOR TO READING.
3. CONTRACTOR TO TAKE PRECAUTIONS TO PROTECT EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR'S ACTIVITIES TO BE REPAIRED WITH NO ADDED COST TO OWNER.
4. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY WELLS, SEPTIC SYSTEMS OR UNDERGROUND UTILITIES THAT ARE DISCOVERED DURING DEMOLITION, REMOVAL AND ABANDONMENT. SHALL BE IN CONFORMANCE WITH LOCAL AND STATE REQUIREMENTS.
5. ALL TREES DESIGNATED FOR REMOVAL SHALL BE REMOVED FROM THE SITE INCLUDING ROOT SYSTEMS. REMOVAL OF THE TRUNKS AND BRANCHES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE SITE SOILS ENGINEERING REPORT RECOMMENDATIONS FOR TREES REMOVAL.
6. ALL DEMOLITION ACTIVITIES AT THE SITE SHALL BE UNDERTAKEN ACCORDING TO OSHA STANDARDS AND OTHER FEDERAL REGULATIONS TO PROTECT WORKERS FROM ASBESTOS AND LEAD-BASED PAINT, IF FOUND WITHIN BUILDINGS TO BE DEMOLISHED, AND TO PROPERLY DATE AND DISPOSE OF SUCH MATERIALS FOUND AT THE SITE IN ACCORDANCE WITH RECOMMENDATIONS FROM ENVIRONMENTAL TECHNICAL SERVICES, OR OTHER PROFESSIONAL BODY QUALIFIED FOR ANALYSIS OF ASBESTOS.
7. THE EXISTING SEPTIC SYSTEM SHALL BE IDENTIFIED AND SHALL BE ABANDONED ACCORDING TO SANITARY COUNTY HEALTH DEPARTMENT ORDINANCES AND/OR REGULATIONS.

Boundary Notes

648 HWY MONUMENT FOUND AS SHOWN AT THE WESTERLY CORNER OF SUBJECT PROPERTY HELD AS THE SAME PER RECORD HIGHWAY RIGHT OF WAY MAPS - STATION 340+00 TO 340+70. POINT ALONG CENTERLINE ROAD PER FOUND CL MONUMENT 45-18 AT STATION 340+70; RESULTING IN A CALCULATED DISTANCE OF 68.8 FEET DISTANCE AND 68.24 ALONG THE RIGHT OF WAY LINE TO THE P.O.T. A SEARCH FOR THE 648 MONUMENT AT THE P.O.T. AS CALLED FOR IN THE RECORD DESCRIPTION WAS PERFORMED, NOTHING FOUND.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS C2853, ZONE 4, 1993(5) GRID BEARING BETWEEN CALTRANS MONUMENTS 45-18 AND 45-20 ALONG THE CENTERLINE OF HWY 101 AS SHOWN HEREON FROM CALTRANS SUPPLIED COORDINATES. PROJECT COORDINATES ARE ADJUSTED DATUM SHIFT TO CURRENT C2853 (ZONE 4 - 2002.200) PER GPS OBSERVATIONS ON 12/07/10.

BASIS OF BEARINGS = N 49°58'44" W [N 57°32'00" W]

Benchmark

THE ELEVATIONS SHOWN ON THIS SURVEY ARE ON AN ASSUMED DATUM. THE SITE BENCHMARK IS A NAIL & STAKE ON THE SW SIDE OF THE AC PAVED ROAD APPROX. 54 FEET WESTERLY OF THE WESTERN CORNER OF THE SUBJECT PROPERTY.

BENCHMARK ELEVATION = 100.00' (ASSUMED DATUM) - ADD 72.10 FEET TO NAVD 83

NOTE:

THE BOUNDARY AND/OR TOPOGRAPHIC DATA SHOWN HEREON WAS PROVIDED TO IFLAND ENGINEERS, INC. BY: IFLAND SURVEY AND IS BASED UPON A FIELD SURVEY DATED: DECEMBER 2010.

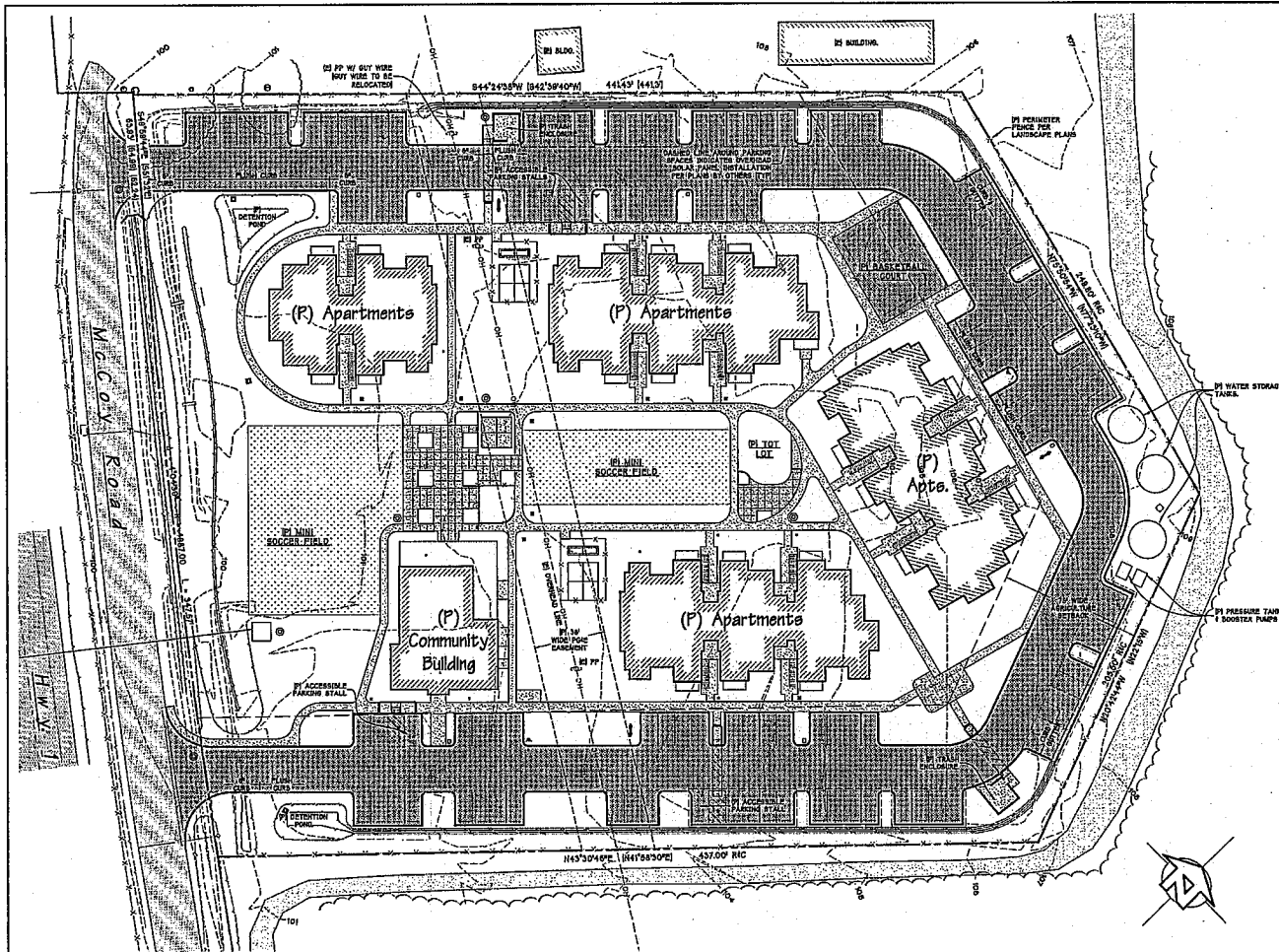
WHILE IFLAND ENGINEERS HAS MADE A SITE VISIT TO FIELD CHECK THE DATA PROVIDED, WE ASSUME NO RESPONSIBILITY FOR THE ACCURACY, COMPLETENESS AND SUFFICIENCY OF THE BOUNDARY AND/OR TOPOGRAPHIC DATA.

| | |
|------------------------------|---------------------|
| APPROVED FOR PLAN CHECK ONLY | |
| DATE | TIME |
| BY | BY |
| FOR PLAN CHECK ONLY | FOR PLAN CHECK ONLY |

| | |
|---------------------------------------|-------------------------|
| IFLAND ENGINEERS | |
| 32101 McCoy Road, Soledad, California | TEL: (408) 661-1111 |
| FAX: (408) 661-1112 | WWW.IFLANDENGINEERS.COM |
| Civil Engineering | Land Planning |
| Structural Design | Surveying |

| | |
|---------------------------------------|---------------------|
| Existing Conditions & Demolition Plan | |
| Camphora Apartments | |
| APN: 257-03-005 | City: Santa Clara |
| Per: South County Housing | County: Santa Clara |
| Design: RYAN | Drawn: RYAN |
| Date: 12/07/10 | Revised: 12/07/10 |

| | |
|---------|-------|
| Sheet | C1 |
| Job No. | 08035 |



Site Preliminary Plan

SCALE: 1" = 30'



| DATE | REVISION | BY | CHKD |
|-------|----------|------|------|
| 08/03 | 1 | RYAN | RYAN |

DESIGNED BY: J. RYAN
 DRAWN BY: J. RYAN
 CHECKED BY: J. RYAN
 APPROVED BY: J. RYAN



Preliminary Site Plan
Camphora Apartments
 32101 McCoy Road, Soledad, California

| | |
|------------------|---------------------------|
| APN: 267-031-005 | Port South County Housing |
| DATE: 08/03 | DESIGN: RYAN |
| DRAWN: RYAN | CHECKED: RYAN |
| SHEET: C2 | JOB NO. 08035 |



2. ALL UTILITY CONSTRUCTION TO CONFORM TO COUNTY OF MONTEREY STANDARD CONSTRUCTION DETAILS.
3. WATER MAINS & LINES TO BE CLASS 300 C900 PVC EXCEPT THAT ALL FIRE PROTECTION PIPING WITHIN 5 FEET OF A BUILDING SHALL BE CLASS 300 DUCTILE IRON PIPE.
4. FIRE HYDRANTS: INSTALL MAINS JAMES MODEL 3240F OR 50 FIRE HYDRANT PER MONTEREY COUNTY WATER RESOURCES AGENCY STANDARDS [TYPE PROTECT HYDRANTS WITH CONCRETE FILLED PIPE BOLLARDS (1) PER HYDRANT.

| STORM DRAIN PIPE SCHEDULE | | | | | |
|---------------------------|--------------|-------|----------------|-------|------------|
| LOCATION | SIZE INCH | TYPE | LENGTH FEET | SHAPE | NOTES |
| A21 - A21 | 4" | HPIPE | 41 | 120R | |
| A23 - C43 | 8" | HPIPE | 15 | 120R | |
| C81 - C83 | 8" | HPIPE | 18 | 120R | |
| C83 - C83 | 8" | HPIPE | 48 | 120R | |
| C84 - C83 | 8" | HPIPE | 41 | 120R | |
| C85 - C83 | 8" | HPIPE | 81 | 120R | |
| C83 - C14 | 8" | HPIPE | 38 | 120R | |
| C86 - C87 | 8" | HPIPE | 81 | 120R | |
| C87 - C14 | 8" | HPIPE | 80 | 120R | |
| C88 - OUTLET | 12" | HPIPE | 71 | 183R | DAIRYHILL |
| A41 - OUTLET | 4" | HPIPE | 8 | 120R | DAIRYHILL |
| A24 - OUTLET | 4" | HPIPE | 8 | 120R | DAIRYHILL |
| A24 - PUMP DITCH | 4" | HPIPE | 30 | 120R | LOS LINDOS |
| A27 - OUTLET | 4" | HPIPE | 8 | 120R | DAIRYHILL |
| A28 - OUTLET | 4" | HPIPE | 10 | 120R | DAIRYHILL |
| A29 - OUTLET | 4" | HPIPE | 8 | 120R | DAIRYHILL |
| A30 - OUTLET | 4" | HPIPE | 8 | 120R | DAIRYHILL |

[illegible]

Grading Notes

1. ALL PROPOSED WORK SHALL BE DONE IN ACCORDANCE WITH LATEST COUNTY OF MONTEREY MUNICIPAL CODE, APPROVED BY THE PUBLIC WORKS DEPARTMENT.
2. ALL GRADING SHALL BE DONE UNDER THE DIRECTION AND SUPERVISION OF THE GEOTECHNICAL ENGINEER. UPON COMPLETION OF ALL GRADING, A FINAL GEOTECHNICAL REPORT SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT BY THE GEOTECHNICAL ENGINEER. COMPLIANCE WITH THE COUNTY'S GRADING ORDINANCE. THE REPORT SHALL INCLUDE LOCATIONS AND ELEVATIONS OF FIELD DENSITY TESTS, SUMMARIES OF FIELD AND LABORATORY TESTS, AND ANY OTHER SUBSTANTIATING DATA DEVELOPED BY THE GEOTECHNICAL ENGINEER.
3. ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY EARTH SYSTEMS PACIFIC, DATED JANUARY 3, 2011. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE COMPLETED PROJECT AND CERTIFY IN WRITING THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE GEOTECHNICAL REPORT.
4. GRADE LANDSCAPED (PAVED) AREAS BETWEEN BUILDINGS & WALKWAYS AS REQ'D TO DRAIN AWAY FROM BUILDINGS. PROVIDE MIN. 2% SLOPE AWAY FROM BUILDINGS, WITHIN 5'-0" OF BUILDING FOUNDATIONS.
5. ALL CLEARING, SITE PREPARATION OR EARTH WORK SHALL BE PERFORMED UNDER INSPECTION BY THE GEOTECHNICAL ENGINEER AND TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
6. A GRADING PERMIT FROM THE CHIEF BUILDING OFFICIAL WILL BE REQUIRED PRIOR TO COMMENCEMENT OF WORK.
7. A PRE-GRADING CONFERENCE AT THE SITE IS REQUIRED PRIOR TO THE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, CONTRACTOR, ENGINEER, GEOTECHNICAL ENGINEER, AND CITY INSPECTOR, OR THEIR REPRESENTATIVES.
8. GRADING SHALL BE DONE DURING PERIODS OF DRY WEATHER, AND PROTECTIVE MEASURES SHALL BE INCORPORATED DURING GRADING TO PREVENT SILTATION FROM ANY GRADING PROJECT HALTED DUE TO RAIN. NO EARTH MOVING ACTIVITIES SHALL OCCUR BETWEEN OCTOBER 15TH AND APRIL 15TH.
9. IN THE EVENT THAT ANY UNUSUAL CONDITIONS, NOT COVERED IN THE GEOTECHNICAL REPORT, ARE ENCOUNTERED DURING GRADING OPERATIONS, THE GEOTECHNICAL ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTIONS.
10. A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY PRIOR TO SCHEDULING OF ANY INSPECTIONS.
11. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.
12. WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.
13. ALL GRADING SHALL CONFORM TO MONTEREY COUNTY GRADING ORDINANCES # 2535 AND EROSION CONTROL ORDINANCE # 2806.

| STORM DRAIN STRUCTURE SCHEDULE | | | | | STORM DRAIN PIPE SCHEDULE | | | | |
|--------------------------------|---------------|-------|------|-------|---------------------------|------|------|--------|-------|
| NO. | TYPE | SIZE | INCH | UNITS | LOCATION | SIZE | TYPE | LENGTH | NOTES |
| C01 | "CONCRETE VSI | 10.58 | | | A01 - A25 | 4" | HDPE | 41 | 1.2X |
| C02 | "CONCRETE VSI | 10.57 | | | A02 - C03 | 6" | HDPE | 99 | 1.00X |
| C03 | "CONCRETE VSI | 10.57 | | | C01 - C03 | 6" | HDPE | 15 | 1.00X |
| C04 | "CONCRETE VSI | 10.54 | | | C02 - C03 | 6" | HDPE | 48 | 1.00X |
| C05 | "CONCRETE VSI | 10.54 | | | C04 - C05 | 6" | HDPE | 41 | 1.00X |
| C06 | "CONCRETE VSI | 10.57 | | | C05 - C06 | 6" | HDPE | 61 | 1.00X |
| C07 | "CONCRETE VSI | 10.56 | | | C03 - C06 | 6" | HDPE | 51 | 1.00X |
| C08 | "CONCRETE VSI | 10.50 | | | C06 - C07 | 6" | HDPE | 21 | 1.00X |
| A01 | "HDPE 800 | 10.18 | | | C07 - C08 | 6" | HDPE | 60 | 1.00X |
| A02 | "HDPE 800 | 10.31 | | | C08 - OUTLET | 12" | HDPE | 71 | 1.2X |
| A03 | "HDPE 800 | 10.18 | | | A04 - OUTLET | 4" | HDPE | 8 | 1.00X |
| A04 | "HDPE 800 | 10.18 | | | A05 - OUTLET | 4" | HDPE | 8 | 1.00X |
| A05 | "HDPE 800 | 10.18 | | | A06 - POP-UP DITCH | 4" | HDPE | 10 | 1.00X |
| A06 | "HDPE 800 | 10.18 | | | A07 - OUTLET | 4" | HDPE | 8 | 1.00X |
| A07 | "HDPE 800 | 10.18 | | | A08 - OUTLET | 4" | HDPE | 10 | 1.00X |
| A08 | "HDPE 800 | 10.18 | | | A09 - OUTLET | 4" | HDPE | 8 | 1.00X |
| A09 | "HDPE 800 | 10.18 | | | A10 - OUTLET | 4" | HDPE | 8 | 1.00X |

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Camphora Apartments

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| A.02 | Building 1 Elevations |
| A.03 | Building 1 Plans |
| A.04 | Building 1 Roof Plan |
| A.05 | Building 2 Elevations |
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South County Housing

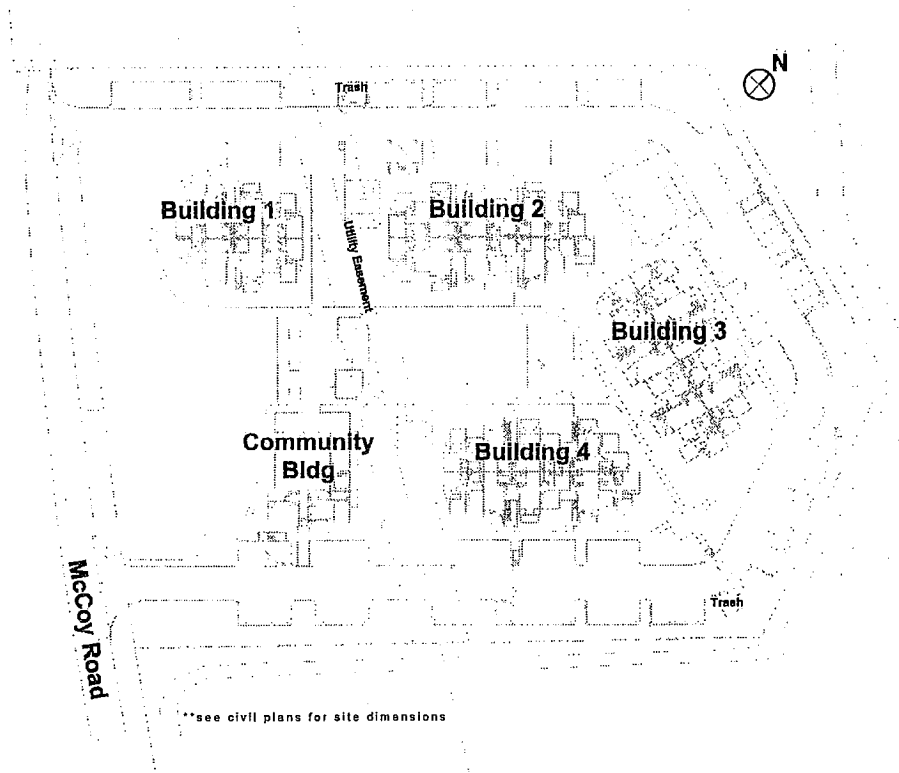
7455 Carmel St.
 Gilroy, California 95020
 408 843 9263 Main
 408 842 0277 Fax

Soledad, California
 [20090043]

June 16, 2011

Architecture + Planning
 17922 Fitch
 Irvine, California 92614
 ktgy.com
 949 851 2133 Main
 949 474 8489 Fax

T.01
ktgy



Site Summary

Lot Size: 200,457.81 SF (4.6 Acres)
 Total Units: 44 Units
 Proposed Density: 9.6 du/ac
 Proposed Lot Coverage: 31,930 SF
 Proposed FAR: .29

Unit Summary

Plan 1 (2BR / 880 NSF): 22
 Plan 2 (3BR / 1138 NSF): 22
 Total Units: 44

Area Summary

Building 1: 9,633 GSF
 Building 2: 14,962 GSF
 Building 3: 14,687 GSF
 Building 4: 14,687 GSF
 Community Bldg: 4,301 GSF
 Total Building Area: 58,270 GSF

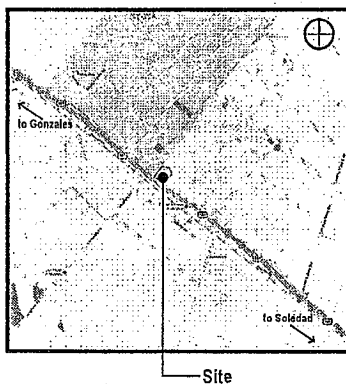
Parking Summary

Covered Resident Parking: 65 spaces
 Open Resident Parking: 23 spaces
 Total Resident Parking: 88 spaces (2 sp/du)
 Parking Required (per SB1818): 66 spaces

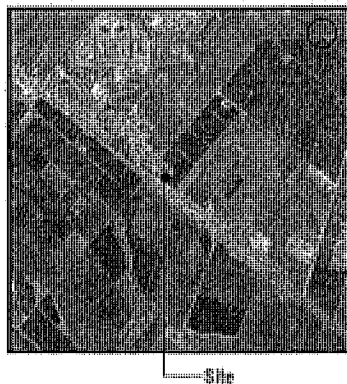
Guest Parking: 18 spaces
 Community Building Parking: 15 spaces

Total Parking Provided: 121 spaces

Vicinity Map



Aerial



Enlargement



Architectural
 Site Plan **SP.01**

Scale 0 10 20 30

South County Housing

7455 Carmel St.
 Gilroy, California 95020
 408 843 9263 Main
 408 842 0277 Fax

Camphora Apartments

Soledad, California
 [20090043]

June 16, 2011

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 ktgy.com
 949 851 2133 Main
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Existing Site Photos

SP.02

South County Housing

7455 Carmel St.
Gilroy, California 95020
408 843 9263 Main
408 842 0277 Fax

Camphora Apartments

Soledad, California
[20090043]

June 16, 2011

Architecture + Planning
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133 Main
949 474 8488 Fax





Building 3
**Typical Colored
 Elevations** A.01

Scale 0 1 8 12

South County Housing

7455 Carmel St.
 Gilroy, California 95020
 408 843 9263 Main
 408 842 0277 Fax

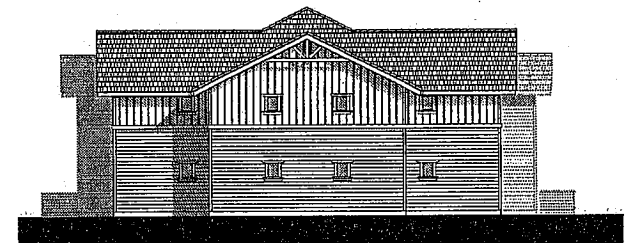
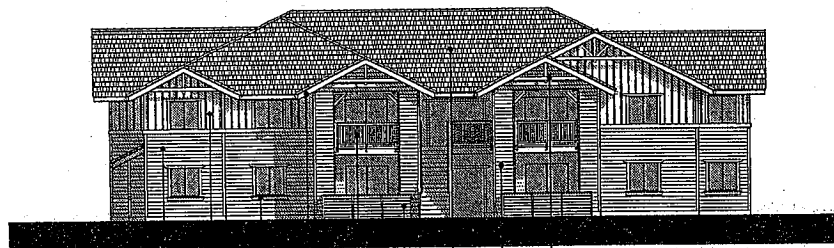
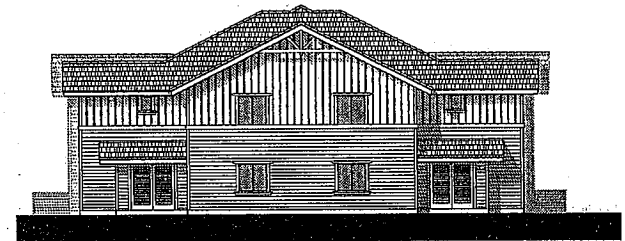
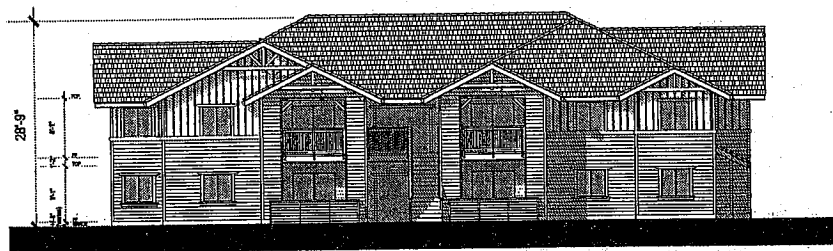
Camphora Apartments

Soledad, California
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 17922 Fitch
 Irvine, California 92614
 ktgy.com
 949 851 2133 Main
 949 474 8489 Fax





Horizontal Siding
Sharon Bird (Sharon Values 1991)

Vertical Board & Batten Siding
Deer Hills (Deer Hills Values 1991)

Wood Trim
Saulsbury (Sharon Values 1979)

Wood Fascia
Deer Hills (Deer Hills Values 1991)

Vertical Wood Railing
Sharon Bird (Sharon Values 1991)

Horizontal Wood Railing
Sharon Bird (Sharon Values 1991)

Composite Roof Tile
Deer Hills (Deer Hills Values 1991)

Horizontal Siding
Saulsbury (Sharon Values 1979)

Wood Cable End Detail
Sharon Bird (Sharon Values 1991)

8-Plex Building 1 Elevations

A.02

Scale 0 4 8 12

South County Housing

7455 Carmel St.
Gilroy, California 95020
408 843 9263 Main
408 842 0277 Fax

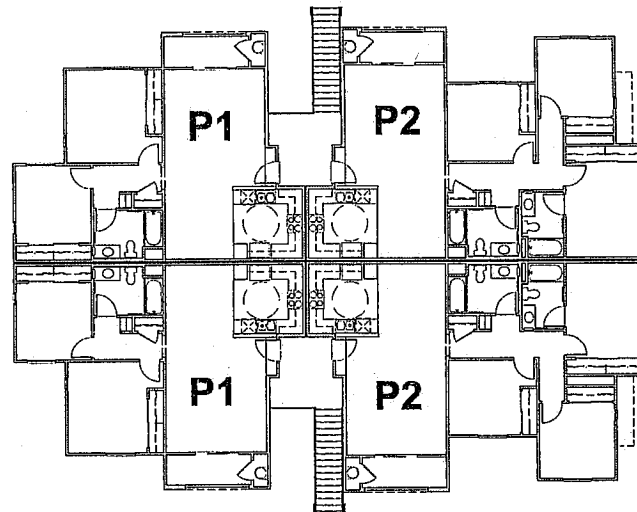
Camphora Apartments

Soledad, California
[20090043]

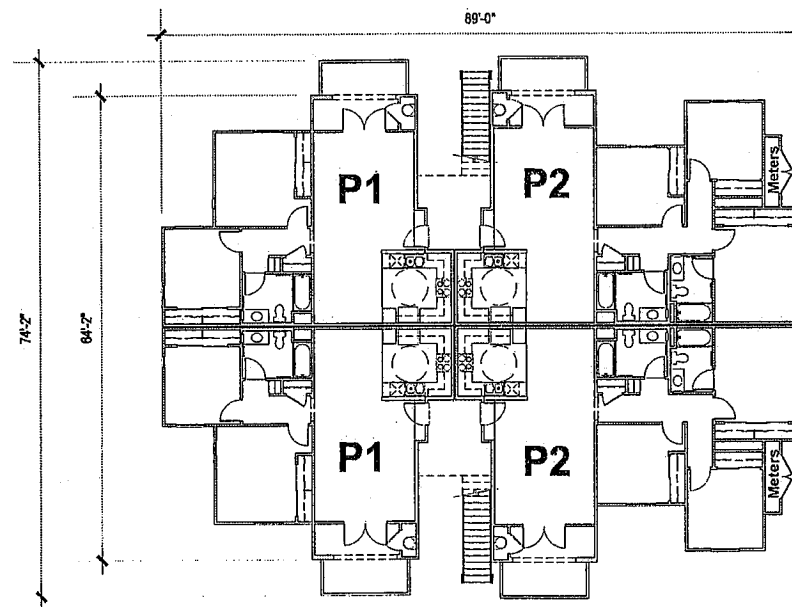
June 16, 2011

Architecture + Planning
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133 Main
949 474 8489 Fax



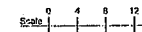


Second Floor



First Floor

8-Plex
Building 1
Plans



A.03

South County Housing

7455 Carmel St.
Gilroy, California 95020
408 843 9263 Main
408 842 0277 Fax

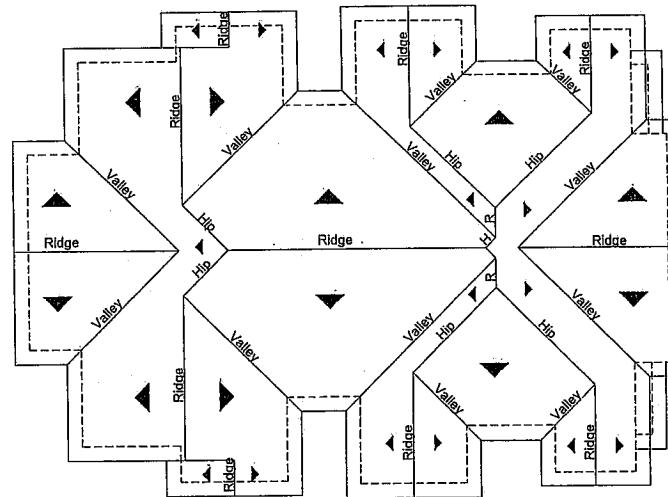
Camphora Apartments

Soledad, California
[20090043]

June 16, 2011

Architecture + Planning
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133 Main
949 474 8489 Fax





Slope: 6:12 typ. (UNO)

Building 1 Roof Plan

Scale 0 4 8 12

A.04

South County Housing

7455 Carmel St.
Gilroy, California 95020
408 843 9263 Main
408 842 0277 Fax

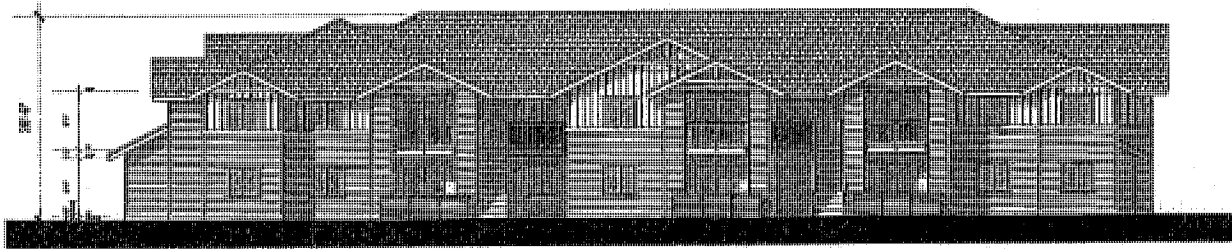
Camphora Apartments

Soledad, California
[20090043]

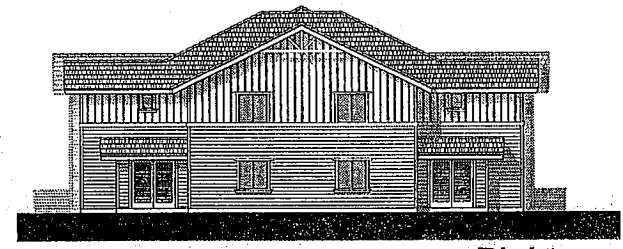
June 16, 2011

Architecture + Planning
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133 Main
949 474 8489 Fax

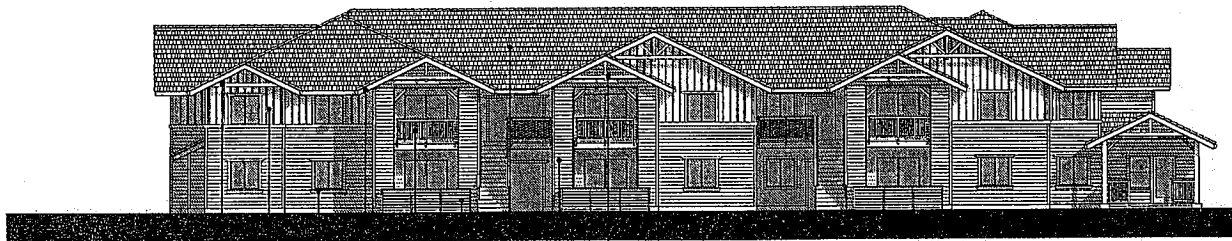




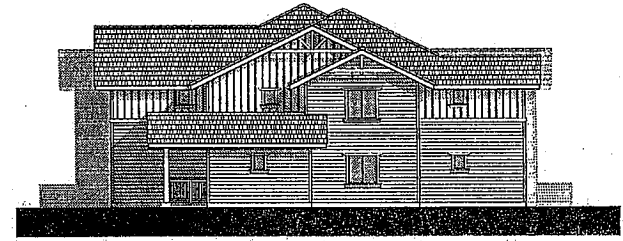
Front



Right



Rear



Left

Horizontal Siding
Bluestone Siding (Shaw-Welch 1119)
Vertical Board & Batten Siding
Dover White (Shaw-Welch 1119)
Wood Trim
Knarled (Shaw-Welch 1119)
Wood Fascia
Dover White (Shaw-Welch 1119)
Vertical Wood Railing
Horizontal Siding (Shaw-Welch 1119)
Horizontal Wood Railing
Horizontal Siding (Shaw-Welch 1119)
Composite Roof Tile
Santos Cedar (Shaw-Welch 1119)
Horizontal Siding
Knarled (Shaw-Welch 1119)
Wood Gable End Detail
Bluestone Siding (Shaw-Welch 1119)

12-Plex
**Building 2
Elevations**

A.05

Scale 0 4 8 12

South County Housing

7455 Carmel St.
Gilroy, California 95020
408 843 9263 Main
408 842 0277 Fax

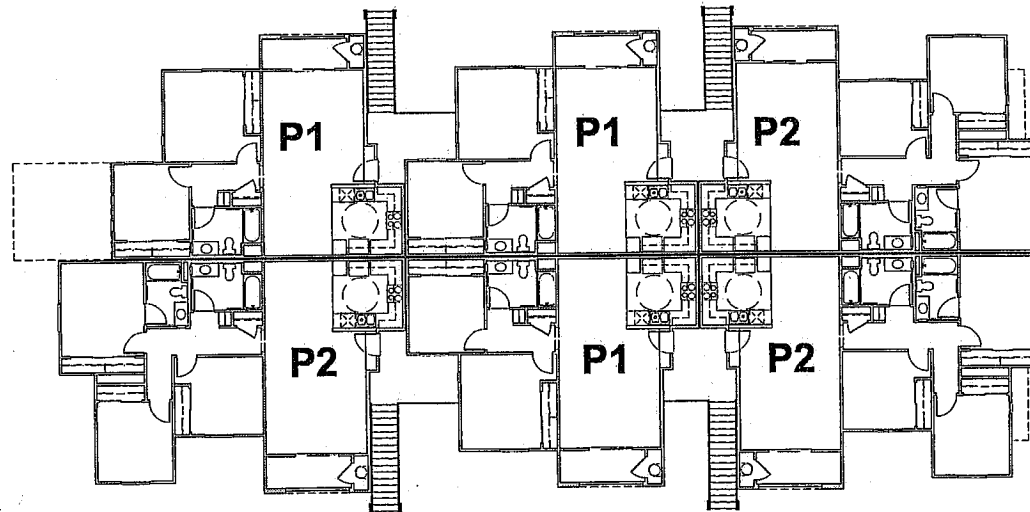
Camphora Apartments

Soledad, California
[20090043]

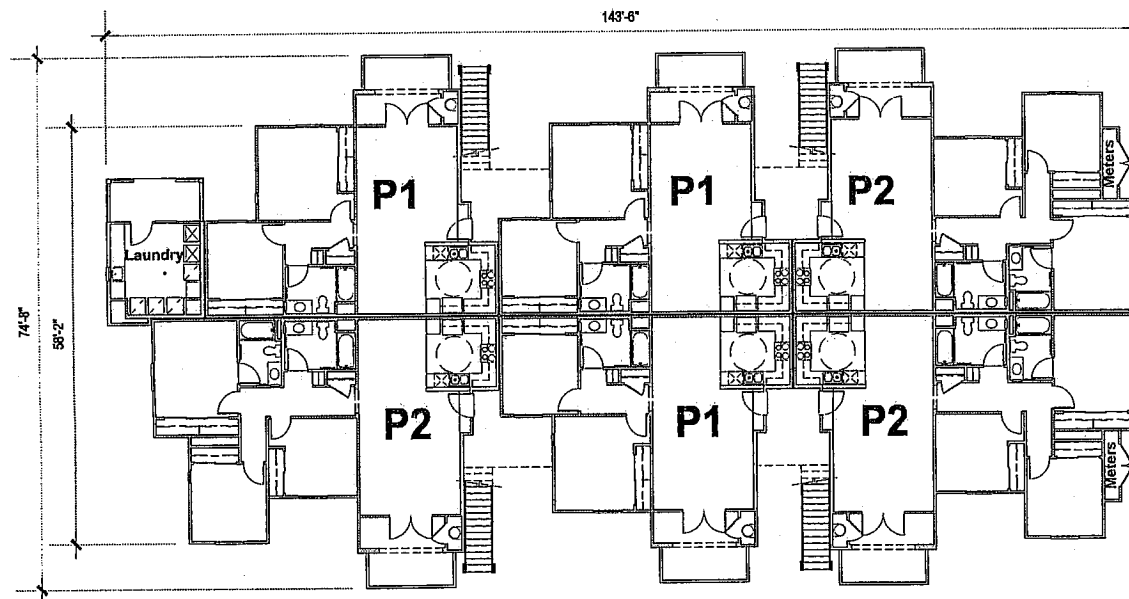
June 16, 2011

Architecture + Planning
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133 Main
949 474 8489 Fax





Second Floor



First Floor

12-Plex
**Building 2
Plans**

Scale 0 4 8 12

A.06

South County Housing

7455 Carmel St.
Gilroy, California 95020
408 843 9263 Main
408 842 0277 Fax

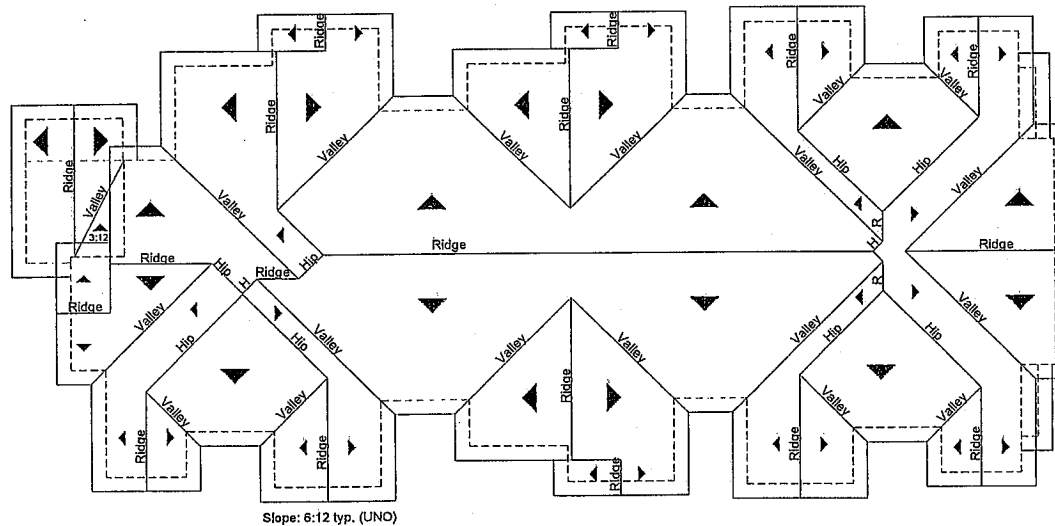
Camphora Apartments

Soledad, California
[20090043]

June 16, 2011

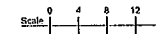
Architecture + Planning
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133 Main
949 474 8489 Fax





Building 2 Roof Plan

A.07



South County Housing

7455 Carmel St.
Gilroy, California 95020
408 843 9263 Main
408 842 0277 Fax

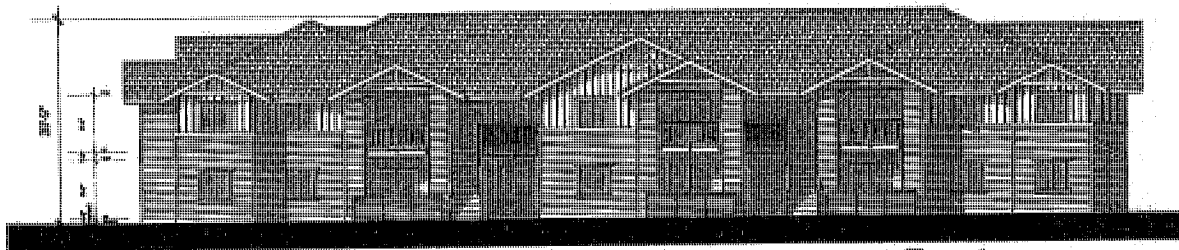
Camphora Apartments

Soledad, California
[20090043]

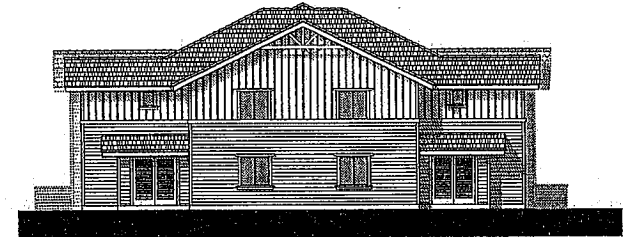
June 16, 2011

Architecture + Planning
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133 Main
949 474 8489 Fax

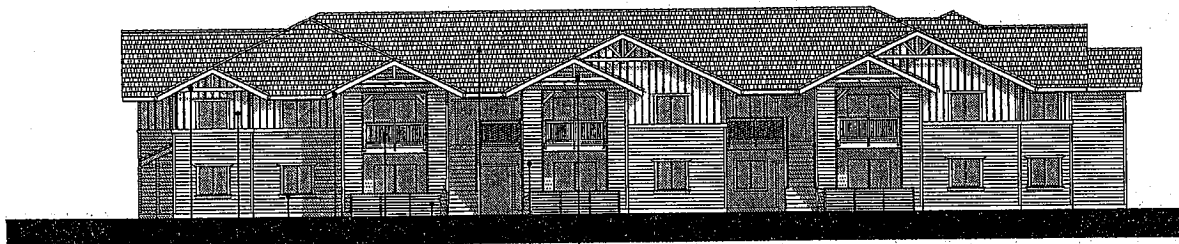




Front



Right



Rear



Left

Horizontal Siding
Shoreland Brown (Shoreland Williams 1115)

Vertical Board & Batten Siding
Shoreland Brown (Shoreland Williams 1115)

Wood Trim
Shoreland Brown (Shoreland Williams 1115)

Wood Fascia
Shoreland Brown (Shoreland Williams 1115)

Vertical Wood Railing
Shoreland Brown (Shoreland Williams 1115)

Horizontal Wood Railing
Shoreland Brown (Shoreland Williams 1115)

Composite Roof Tile
Shoreland Brown (Shoreland Williams 1115)

Horizontal Siding
Shoreland Brown (Shoreland Williams 1115)

Wood Gable End Detail
Shoreland Brown (Shoreland Williams 1115)

12-Plex
Buildings 3&4
Elevations A.08

Scale 0 4 8 12

South County Housing

7455 Carmel St.
Gilroy, California 95020
408 843 9263 Main
408 842 0277 Fax

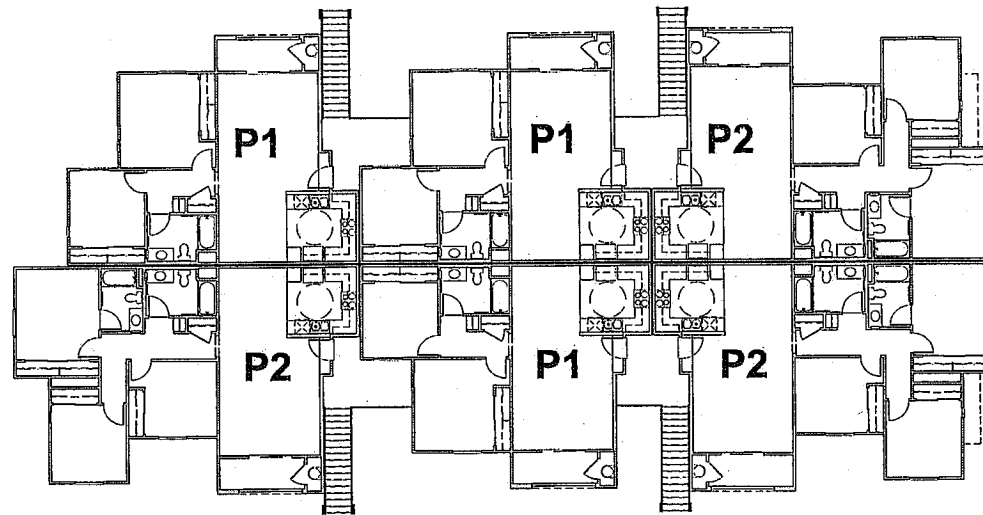
Camphora Apartments

Soledad, California
[20090043]

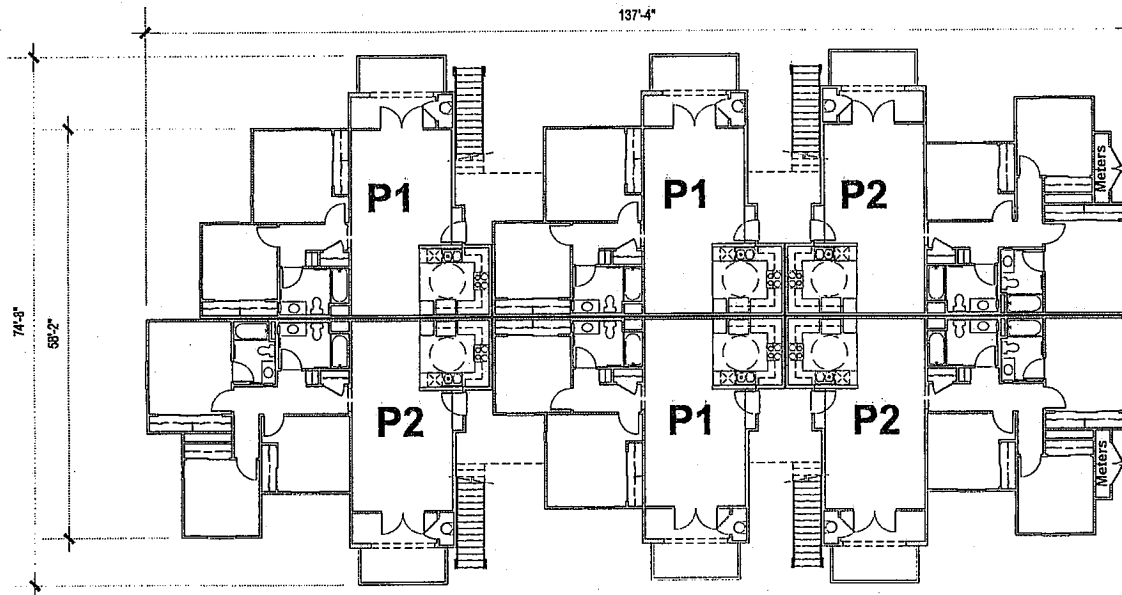
June 16, 2011

Architecture + Planning
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133 Main
949 474 8489 Fax

ktgy



Second Floor



First Floor

12-Plex
Buildings 3 & 4
Plans

Scale 0 1 2 12

A.09

South County Housing

7455 Carmel St.
Gilroy, California 95020
408 843 9263 Main
408 842 0277 Fax

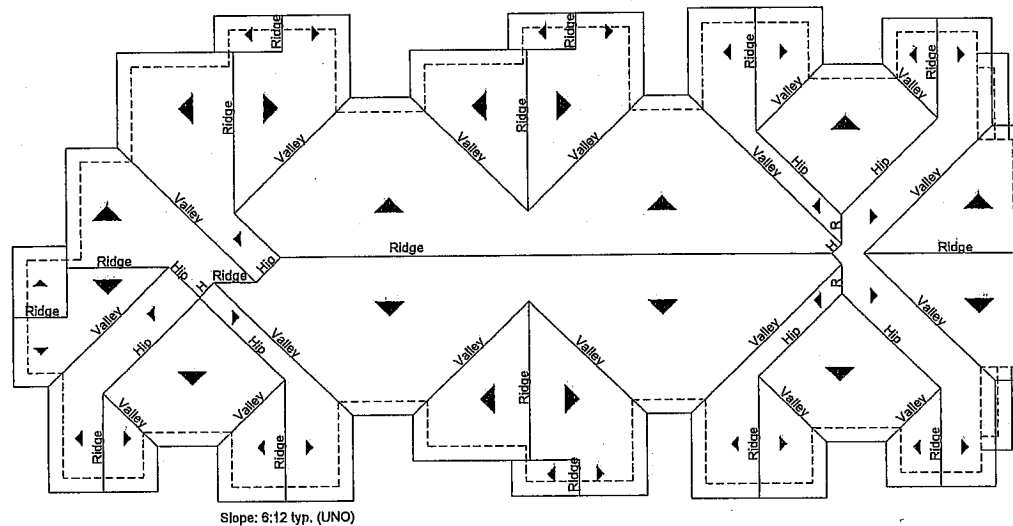
Camphora Apartments

Soledad, California
[20090043]

June 16, 2011

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Irvine, California 92614
ktgy.com
949 851 2133 Main
949 474 8489 Fax





Buildings 3&4 Roof Plan A.10

Scale 0 4 8 12

South County Housing

7455 Carmel St.
Gilroy, California 95020
408 843 9263 Main
408 842 0277 Fax

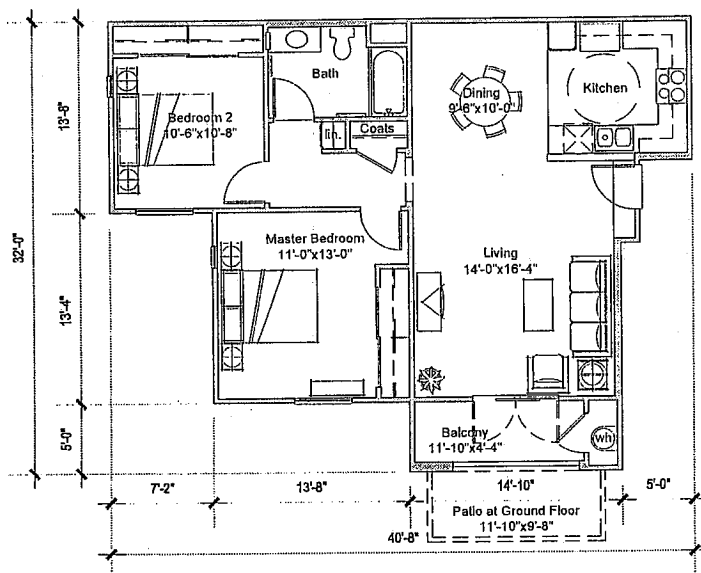
Camphora Apartments

Soledad, California
[20090043]

June 16, 2011

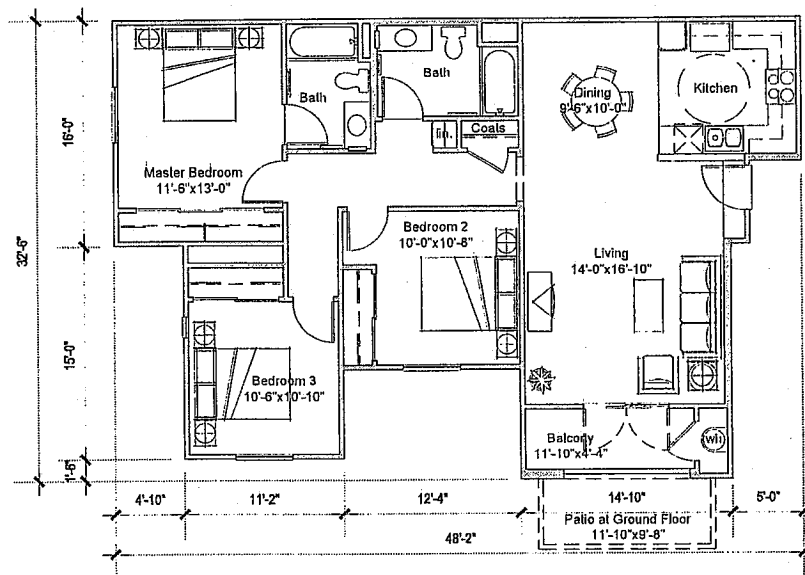
Architecture + Planning
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133 Main
949 474 8489 Fax





Plan 1

2 Bedroom / 1 Bath / 880 NSF



Plan 2

3 Bedroom / 2 Bath / 1138 NSF

Unit Plans A.11

Scale 0 2 4 6

South County Housing

7455 Carmel St.
Gilroy, California 95020
408 843 9263 Main
408 842 0277 Fax

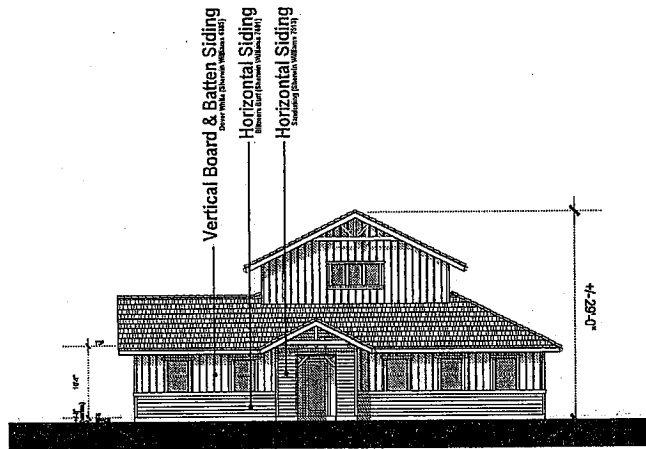
Camphora Apartments

Soledad, California
[20090043]

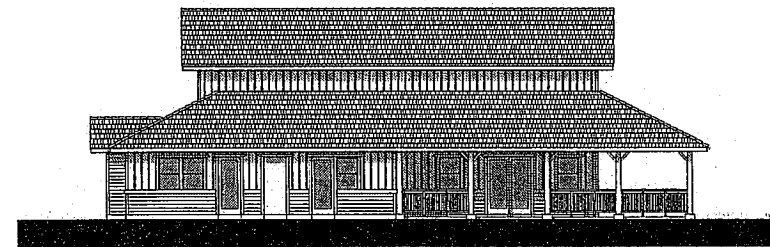
June 16, 2011

Architecture + Planning
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133 Main
949 474 8489 Fax

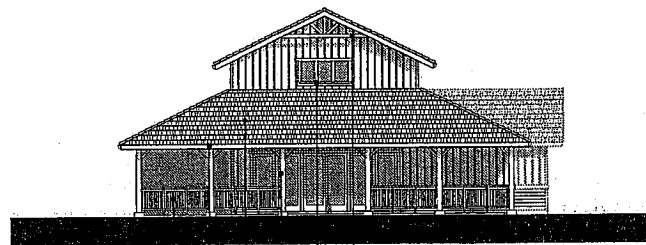




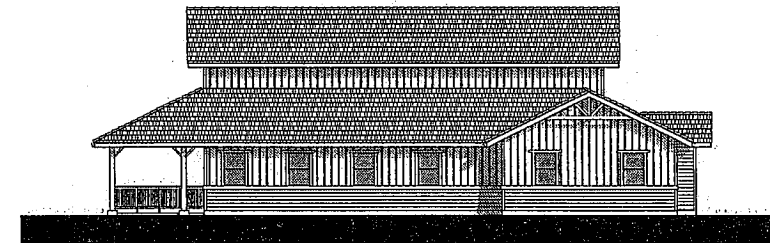
Front



Right



Rear



Left

Community Building Elevations

A.12

Scale 0 4 8 12

South County Housing

7455 Carmel St.
 Gilroy, California 95020
 408 843 9263 Main
 408 842 0277 Fax

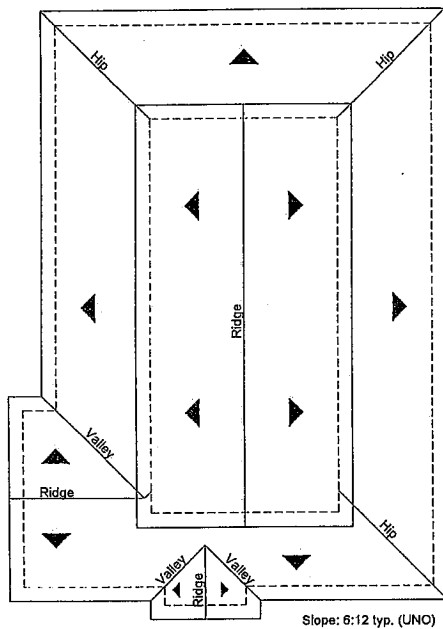
Camphora Apartments

Soledad, California
 [20090043]

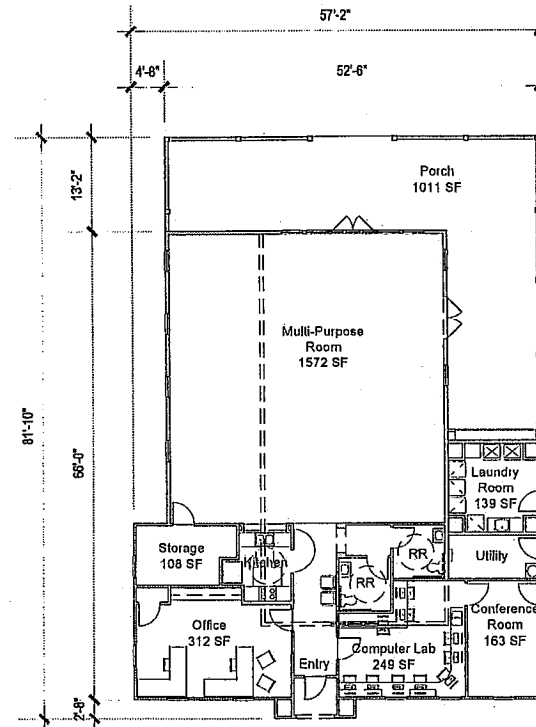
June 16, 2011

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 Irvine, California 92614
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 949 474 8489 Fax





Roof Plan



Floor Plan

3064 NSF

**Community
Building
Plan**

Scale: 0 4 8 12

A.13

South County Housing

7455 Carmel St.
Gilroy, California 95020
408 843 9263 Main
408 842 0277 Fax

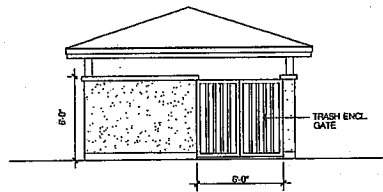
Camphora Apartments

Soledad, California
[20090043]

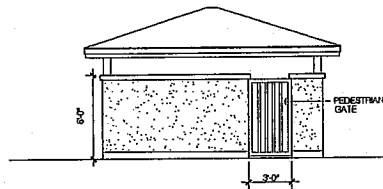
June 16, 2011

Architecture + Planning
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133 Main
949 474 8489 Fax

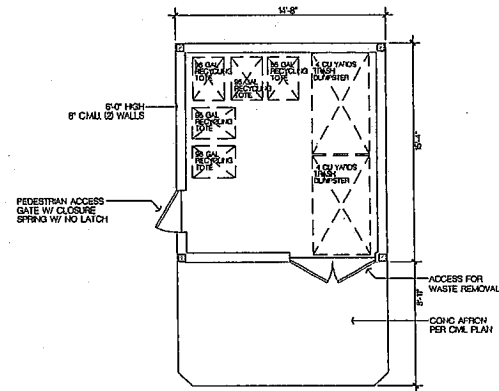




Front



Side



Plan

Trash Enclosure

A.14

Scale 0 2 4 6

South County Housing

7455 Carmel St.
Gilroy, California 95020
408 843 9263 Main
408 842 0277 Fax

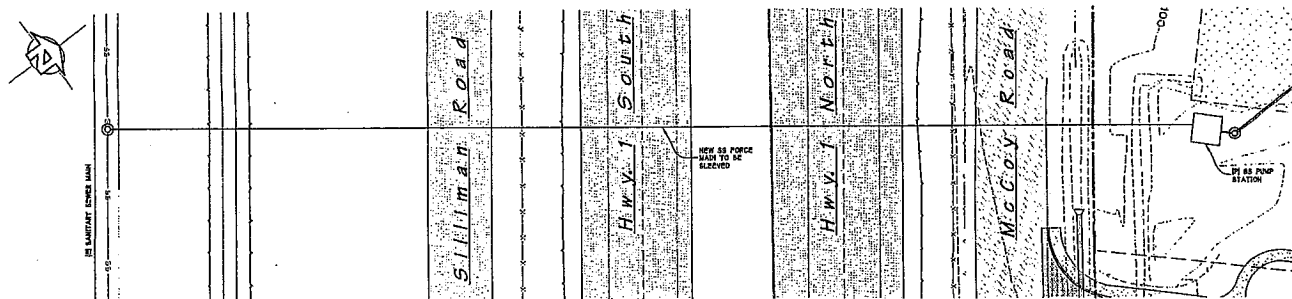
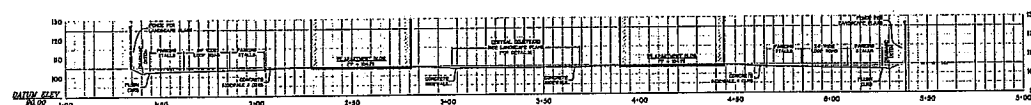
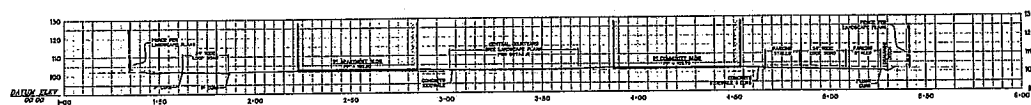
Camphora Apartments

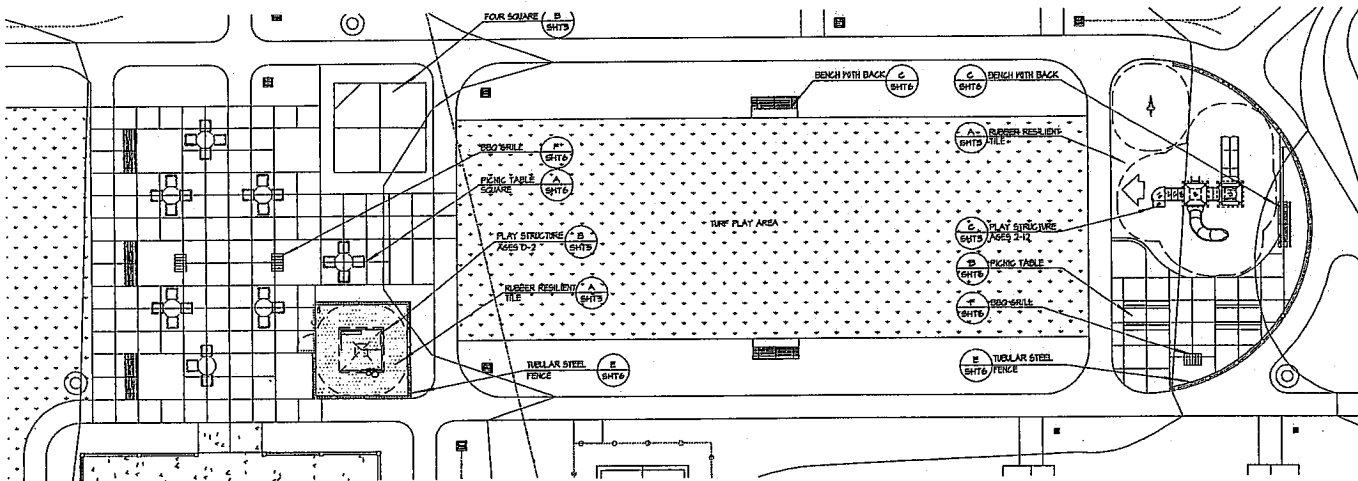
Soledad, California
[20090043]

June 16, 2011

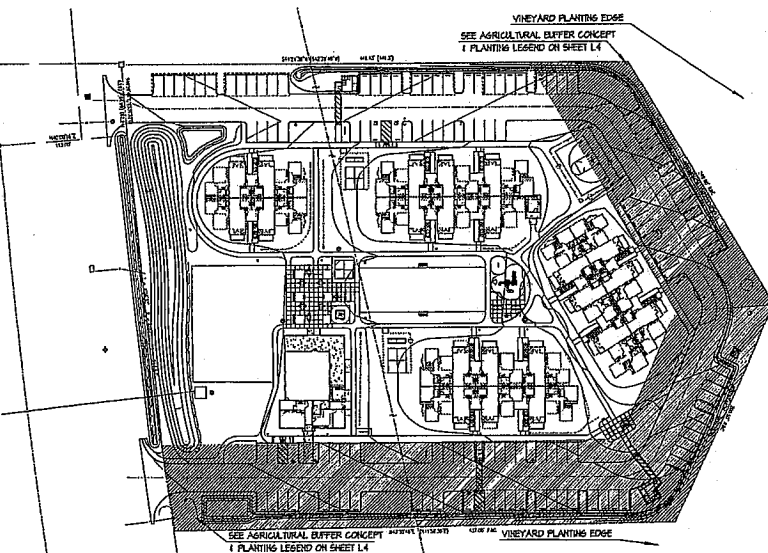
Architecture + Planning
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133 Main
949 474 8489 Fax



[illegible]

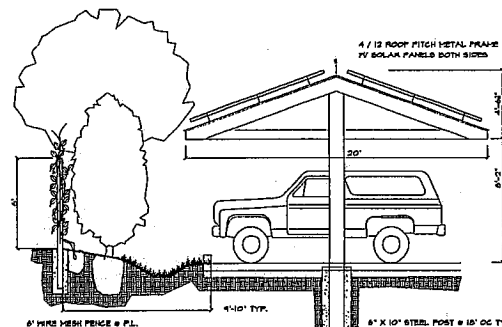
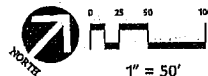


CENTRAL COURTYARD CONCEPT



AGRICULTURAL BUFFER (75') • VINEYARD & PL BOUNDARY

SEE PLANTING PLAN FOR WIND & DUST SCREENING DETAIL
SEE CIVIL FOR DETAIL OF LAND USE & ADJACENT PROPERTIES



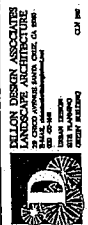
CARPORT SIDE VIEW

AGRICULTURAL BUFFER PL EDGE CONCEPT

Trees, shrubs, vines and grasses are used to provide a buffer between the adjacent agricultural land uses and the housing project. Plant material for this purpose has been selected which have screening and wind resistance characteristics (see Planting Legend).

- TYPICAL SYMBOLS LEGEND**
FEATURES SHOWN ON PLAN OR PROPOSED AS SCENE DEVELOPMENT
- NEW CONCRETE COURTYARD
15' x 9' PATTERN B.C.C.
DESK IN FID, F.W. PATTERN WFL
 - NEW CONCRETE PAVEMENTS
1/2\"/>

For Plan Check Only

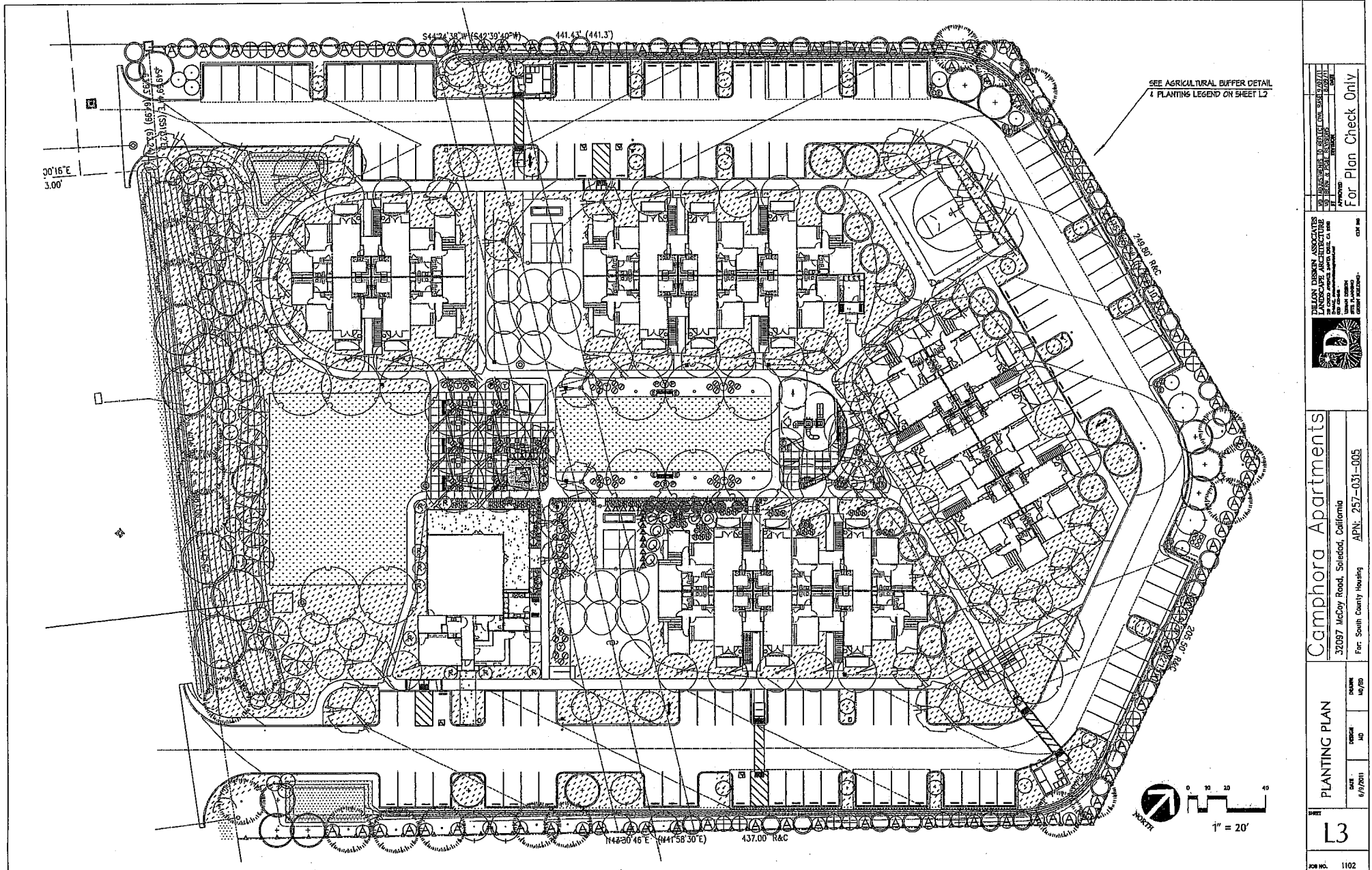


Camphora Apartments
32097 McCoy Road, Salsalad, California
APN: 257-031-005

COURTYARD AND
AG BUFFER CONCEPTS
DATE 6/8/2011
DRAWN 10/7/2011

L2

1102



FOR PLAN CHECK ONLY

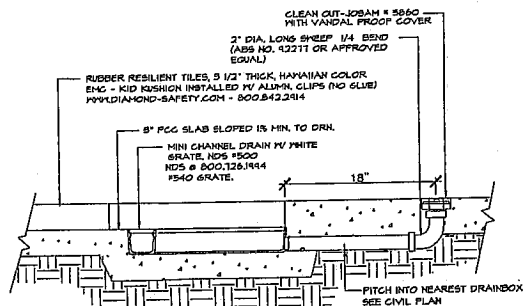


Camphora Apartments
37097 McCoy Road, San Diego, California
For: South County Housing APN: 257-031-005

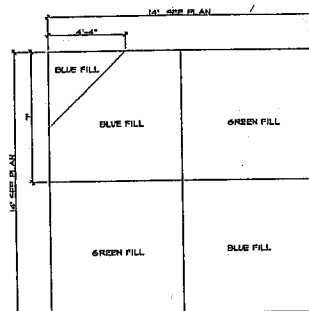
PLANTING PLAN
DATE: 6/2/2011
DESIGN: JG
SCALE: 1/8" = 1'-0"

L3

1102

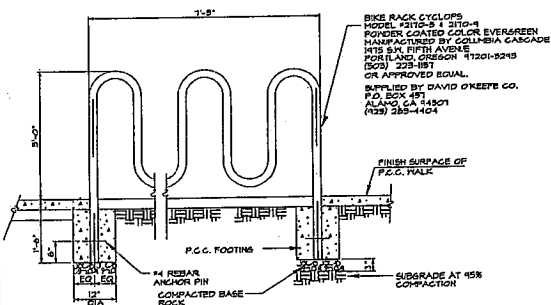


A PLAY AREA RUBBER RESILIENT TILES

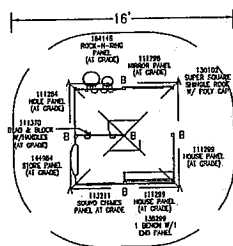


NOTES: ALL LINES TO BE 1/2\"/>

B 4 SQUARE LINES

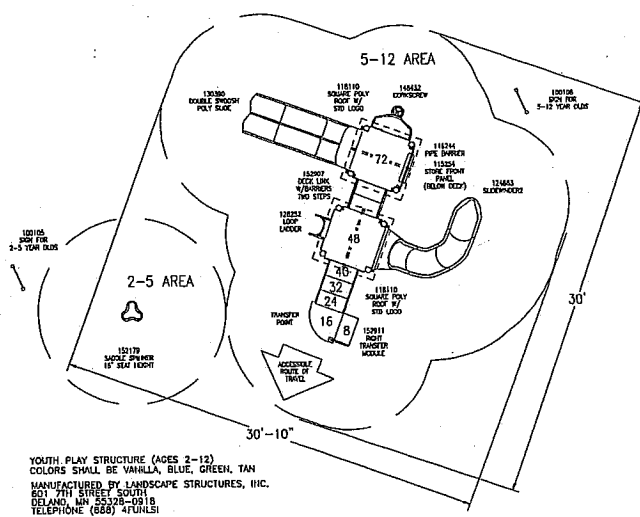


D BIKE RACK



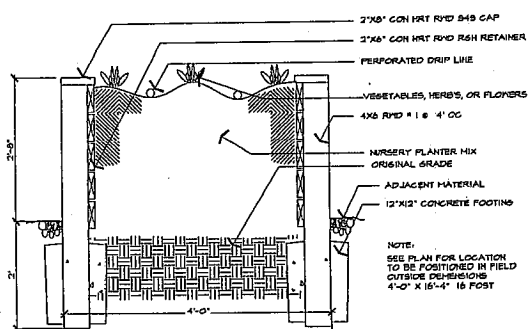
PLAY STRUCTURE (AGES 0-2) 11'0\"/>

E PLAY STRUCTURE, AGES 0-2 YEARS

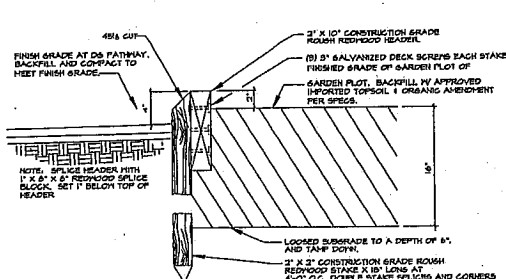


YOUTH PLAY STRUCTURE (AGES 2-12)
COLORS SHALL BE VANILLA, BLUE, GREEN, TAN
MANUFACTURED BY LANDSCAPE STRUCTURES, INC.
801 7TH STREET SOUTH
DELAND, MI 49153-0918
TELEPHONE (800) 474-1151
DISTRIBUTED BY ROSS RECREATION EQUIPMENT
229 SEA RIDGE ROAD
APIES, CA 95503
TELEPHONE (831) 698-9110
FAX (831) 698-9112

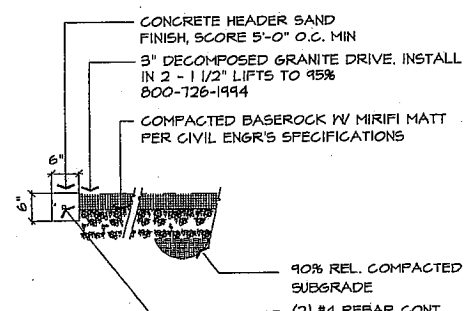
C PLAY STRUCTURE, AGES 2-12 YEARS



F ACCESSIBLE PLANTER

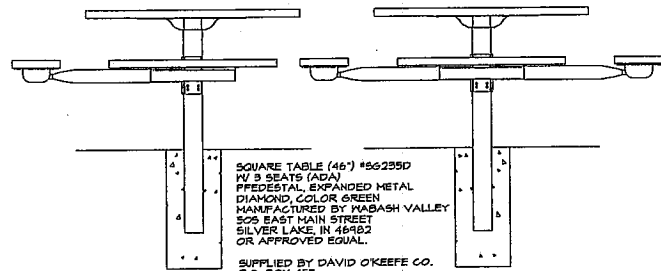


G GARDEN PLOT HEADER & SOIL



H DG WALKWAY

| | | |
|--|--|---------------------------------------|
| <p>FOR PLAN CHECK ONLY</p> <p>APPROVED: [Signature]</p> <p>DATE: 5/9/2011</p> | | <p>CONSTRUCTION DETAILS</p> <p>L5</p> |
| <p>Camphora Apartments</p> <p>32087 McCoy Road, Sausalito, California</p> <p>For: South County Housing</p> | | <p>APN: 257-031-005</p> |
| <p>DESIGN ASSOCIATES</p> <p>LANDSCAPE ARCHITECTURE</p> <p>1000 DIAMOND SAFETY.COM - 800.843.2314</p> | | <p>CONTRACT NO. 1102</p> |

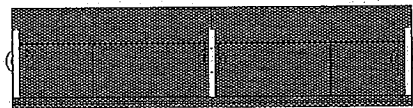


SQUARE TABLE (48") #56235D
W/ 3 SEATS (ADA)
PFEDESTAL, EXPANDED METAL
DIAMOND, COLOR GREEN
MANUFACTURED BY WABASH VALLEY
305 EAST MAIN STREET
SILVER LAKE, IN 46182
OR APPROVED EQUAL.

SUPPLIED BY DAVID O'KEEFE CO.
P.O. BOX 451
ALAMO, CA 94501
PHONE (925) 283-4404
FAX (925) 283-4444

INSTALL PER MANUFACTURER'S
INSTRUCTIONS.

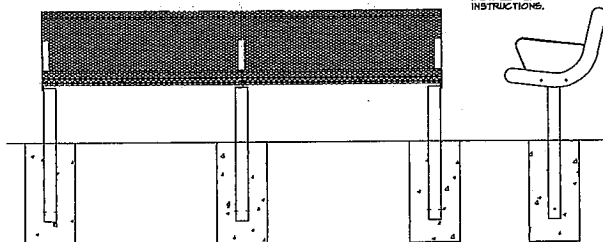
A PICNIC TABLE, SQUARE



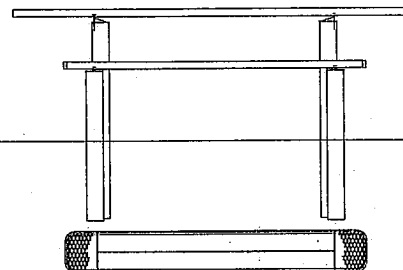
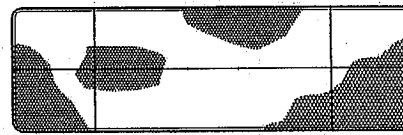
BENCH W/ ARMS (8') #F42ID
MULTI-PFEDESTAL, EXPANDED METAL
DIAMOND, COLOR GREEN
MANUFACTURED BY WABASH VALLEY
305 EAST MAIN STREET
SILVER LAKE, IN 46182
OR APPROVED EQUAL.

SUPPLIED BY DAVID O'KEEFE CO.
P.O. BOX 451
ALAMO, CA 94501
PHONE (925) 283-4404
FAX (925) 283-4444

INSTALL PER MANUFACTURER'S
INSTRUCTIONS.



C BENCH WITH BACK

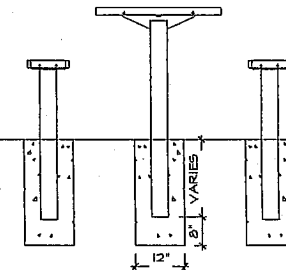


INSTALL FOOTINGS PER
MANUFACTURER'S INSTRUCTIONS.

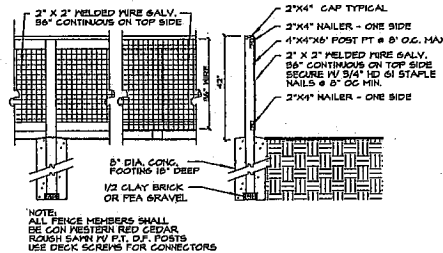
PICNIC TABLE (ADA B) #562010
MULTI-PFEDESTAL, EXPANDED METAL
DIAMOND, COLOR GREEN
MANUFACTURED BY WABASH VALLEY
305 EAST MAIN STREET
SILVER LAKE, IN 46182
OR APPROVED EQUAL.

SUPPLIED BY DAVID O'KEEFE CO.
P.O. BOX 451
ALAMO, CA 94501
PHONE (925) 283-4404
FAX (925) 283-4444

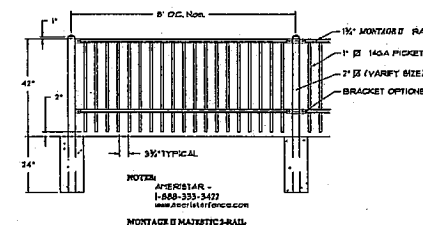
INSTALL PER MANUFACTURER'S
INSTRUCTIONS.



B PICNIC TABLE



NOTE:
ALL FENCE MEMBERS SHALL
BE CON WESTERN RED CEDAR
ROUGH SAWN W/ FT. D.F. POSTS
USE DECK SCREWS FOR CONNECTORS

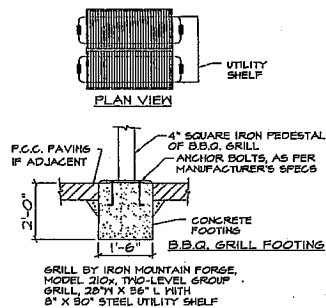


NOTE:
AFTERSTAR -
1-800-333-5422
www.afterstarfence.com

MONTAGE II MATHEMATIC 3-RAIL

D WOOD & WIRE FENCE @ GARDEN

E TUBULAR STEEL PLAY AREA FENCE



PLAN VIEW

UTILITY
SHELF

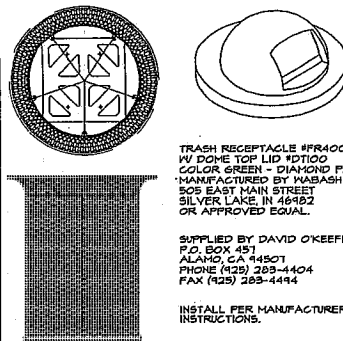
P.C.C. PAVING
IF ADJACENT

4" SQUARE IRON PFEDESTAL
OF B.B.Q. GRILL
ANCHOR BOLTS, AS PER
MANUFACTURER'S SPECS

CONCRETE
FOOTING

1'-6" B.B.Q. GRILL FOOTING

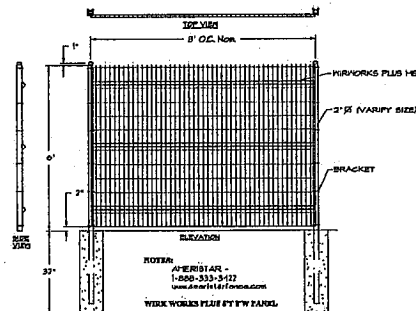
GRILL BY IRON MOUNTAIN FORGE,
MODEL 210X, TWO-LEVEL GROUP
GRILL, 28 3/4" X 56" L WITH
8" X 50" STEEL UTILITY SHELF



TRASH RECEPTACLE #F400
W/ DOME TOP LID #D100
COLOR GREEN - DIAMOND PATTERN
MANUFACTURED BY WABASH VALLEY
305 EAST MAIN STREET
SILVER LAKE, IN 46182
OR APPROVED EQUAL.

SUPPLIED BY DAVID O'KEEFE CO.
P.O. BOX 451
ALAMO, CA 94501
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FAX (925) 283-4444

INSTALL PER MANUFACTURER'S
INSTRUCTIONS.



NOTE:
AFTERSTAR -
1-800-333-5422
www.afterstarfence.com

WIRE WORKS PLAY FT FTW FENCE

H WIRE MESH FENCE @ PL

I X

F BAR-Q DUAL GRILL PFEDESTAL

G TRASH & RECYCLE RECEPTACLE

FOR PLAN CHECK ONLY

DELTON DESIGN ASSOCIATES
LANDSCAPE ARCHITECTURE
305 EAST MAIN STREET
SILVER LAKE, IN 46182
PHONE (925) 283-4404
FAX (925) 283-4444

Camphora Apartments
32087 McCoy Road, Soledad, California
For South County Housing
APN: 257-031-005

CONSTRUCTION
DETAILS

L6

EXHIBIT D

Attachment 3

Conditions of Approval

Monterey County Planning Department
DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan
PLN100446

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

This Use Permit (The Camphora Apartment Replacement Project) allows for the demolition of 44 substandard agricultural employee (farm worker) housing units; and the construction of 44 new agricultural employee (farm worker) housing units consisting of:

- a. 22 two-bedroom (880 square foot) and 22 three-bedroom (1,138 square foot) garden apartments;
- b. A 4,300 square foot community building with a meeting room, office, storage, laundry room and computer lab;
- c. A half-court basketball area, two turf-covered play areas, a tot lot, barbecue patio and seating area, and extensive landscaping;
- d. Solar panels placed on the covered parking areas;
- e. Grading of approximately 5,000 cubic yards of cut and 4,500 cubic yards of fill; and
- f. Connection to the City of Soledad sewer infrastructure.

The property is located at 32101 McCoy Road, Soledad (Assessor's Parcel Number 257-031-005-000), Central Salinas Valley Area Plan.

This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. 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 Department)

**Compliance or
Monitoring
Action to be Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

The applicant shall record a notice which states: "A Zone Change and Use Permit (Resolution _____) was approved by the Board of Supervisors for Assessor's Parcel Number 257-031-005-000 on July 31, 2012. The permit was granted subject to 29 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

**Compliance or
Monitoring
Action to be Performed:**

Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

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

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

If, during the course of construction, cultural, archaeological, 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 can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)

**Compliance or
Monitoring
Action to be Performed:**

The Owner/Applicant shall adhere to this condition on an on-going basis. Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

**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 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, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless.
(RMA - Planning Department)

**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, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

5. PD005 - FISH AND GAME FEE NEG DEC

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

Pursuant to the State Public Resources Code § 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 Department)

**Compliance or
Monitoring
Action to be Performed:**

Within 5 working days of project approval, the applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department.

6. PD007- GRADING WINTER RESTRICTION

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department.
(RMA - Planning Department and Building Services Department)

**Compliance or
Monitoring
Action to be Performed:**

The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

7. PD009 - GEOTECHNICAL CERTIFICATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning Department and Building Services Department)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Owner/Applicant/Geotechnical Consultant shall submit certification by the geotechnical consultant to the RMA-Building Services Department showing the project's compliance with the geotechnical report.

8. PD010 - EROSION CONTROL PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to the RMA - Planning Department and the RMA - Building Services Department for review and approval.

The Owner/Applicant, on an on-going basis, shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.

9. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Landscape Plans as submitted, reviewed and approved by the County of Monterey, partially satisfy this condition. Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

10. PD014(A) & LIGHTING & EXTERIOR LIGHTING PLAN

Responsible Department: Planning Department

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 applicant shall submit 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 Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA & Planning Department)

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 the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.

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

11. PD016 - NOTICE OF REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states that the following reports are on file with the Monterey County RMA - Planning Department:

- a. Geotechnical Engineering Report, South County Housing, Camphora Apartments, (LIB120132) Prepared by Earth Systems Pacific, dated January 25, 2011.
- b. Phase I Environmental Site Assessment, Camphora Labor Camp, (LIB120133) Prepared by Earth Systems Pacific, dated July 10, 2009.
- c. Additional Phase II Pesticide Testing, Camphora Apartments, (LIB120135) Prepared by Earth Systems Pacific, dated May 16, 2011.
- d. Phase II Addendum Arsenic (LIB120136) Prepared by Earth Systems Pacific, dated August 16, 2011.
- e. Trip Generation and Traffic Operations Study for the Proposed Camphora Residential Development, (LIB120137) Prepared by Hexagon Transportation Consultants, Inc., dated March 1, 2011.
- f. Phase I Archaeological Study for the Camphora Apartments, Project, (LIB120138) Prepared by Doane and Breschini, December 2010.
- g. Acoustical Analysis, Camphora Apartments, (LIB120139) Prepared by Brown-Buntin Associates, Inc., dated July 28, 2011.
- h. Preliminary Sewer Demand Calculations for Camphora Housing Redevelopment Project (Revised). (LIB120140) Prepared by Ifland Engineers, dated November 17, 2011.
- i. Relocation Plan, Camphora Apartments (LIB120143) Prepared by Autotemp, dated August 2010.

All development shall be in accordance with these reports. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to the RMA - Planning Department.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning Department.

12. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three years, to expire on July 31, 2015 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

13. PD035 - UTILITIES UNDERGROUND

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

14. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: In accordance with Monterey Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition activities as required by the Air District.

15. EHSP01 - WATER SYSTEM IMPROVEMENTS (STATE PERMITTED SYSTEM)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design the water system improvements to meet the standards as found in Titles 17 and 22 of the California Code of Regulations and as found in the Residential Water Supply Standards. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to installing system improvements submit engineered plans for the water system improvements to EHB for review and approval.

16. EHSP02 - FIRE FLOW STANDARDS

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to installing system improvements submit plans for the proposed water system improvements to the local fire protection agency for review and approval.

Submit a set of signed or wet-stamped water system plans approved by the local fire protection agency to EHB for review and approval.

17. EHSP03 - ABANDON EXISTING ONSITE WASTEWATER TREATMENT SYSTEM(S)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The existing onsite wastewater treatment system (OWTS) currently serving 32101 McCoy Rd, Soledad shall be demolished or abandoned pursuant to the standards found in Monterey County Code (MCC), Chapter 15.20.090. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits apply for and obtain an OWTS Demolition permit for each existing system from the Environmental Health Bureau.

Demolish or abandon the existing OWTS according to the standards found in MCC 15.20.090.

18. EHSP04 - SEWER SYSTEM IMPROVEMENT DESIGN

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Engineered plans for the sewer system including all necessary redundancies shall be submitted to and approved by the City of Soledad. Plans shall be in conformance with Monterey County Code, Chapter 19.13 and the California Plumbing Code, Title 24 part 5 of the California Code of Regulations. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits submit plans to the City of Soledad for review and approval.

Submit written verification from the City of Soledad to the Environmental Health Bureau that plans have been reviewed and approved.

19. PW0001 - ENCROACHMENT (COM)

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the Department of Public Works and construct a commercial driveway connection to McCoy Road and all necessary improvement along the entire frontage of property. The design and construction is subject to the approval of the Public Works Director. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permit Issuance Owner/Applicant shall obtain an encroachment permit from DPW.

Improvements are to be completed prior to final of Building permit. Applicant is responsible to obtain all permits and environmental clearances.

20. PW0007 - PARKING STD

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works)

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

21. PW0008 - DEDICATION

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Dedicate to the County of Monterey, additional 10 feet along the entire frontage of the property on McCoy Road for street and right-of-way purposes. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits issuance the Applicant's surveyor shall prepare description of area to be dedicated. DPW can prepare deed.

22. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. (Public Works)

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

23. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

24. PWSP01 - NON-STANDARD (IMPROVEMENTS)

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Construct McCoy Road to cul-de-sac street standards along the property frontage. (Public Works)

Compliance or Monitoring Action to be Performed:

1. Owner/Applicant/Engineer shall submit improvement plan prepared by a Registered Civil Engineer to construct improvements along property frontage prior to Building permit for review and approval by the Department of Public Works.
2. Owner/Applicant shall construct improvements prior to final of Building permit.

25. PWSP02 - NON-STANDARD (SIGNAGE)

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Install W70 CA signage upstream of the intersection along Gloria-Camphora Road and cross-traffic does not stop W4-wp signage at the McCoy Road approach and as directed by the Department of Public Works. (Public Works)

Compliance or Monitoring Action to be Performed: Owner/Applicant shall install all signage prior to final of Building permit.

26. WRSP1 - STORMWATER DETENTION (NON-STANDARD CONDITION)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer, addressing on-site and off-site impacts. The plan shall include detention facilities to mitigate the impact of impervious surface stormwater runoff. The plan shall also include oil/grit separators for paved parking areas. Supporting calculations and construction details shall also be provided. Pond(s) shall be fenced for public safety. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

27. WRSP2 - COMPLETION CERTIFICATION (NON-STANDARD CONDITION)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater detention facilities have been constructed in accordance with the approved drainage plan. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

28. RHO001 - Affordable Housing Agreement

Responsible Department: Redevelopment

Condition/Mitigation Monitoring Measure: Prior to issuance of the Use Permit, the applicant shall execute an Affordable Housing Agreement with the County, in a form acceptable to the Economic Development Director, that restricts the rents charged for the housing units to be affordable to very low- and low-income households earning not more than 60% of the County's Area Median Income (AMI). The term of affordability will be fifty five (55) years, consistent with the various state funding sources that are anticipated. Other provisions such as income qualification of the tenants and monitoring shall be as consistent with the County's Inclusionary Housing Program as possible, dependent on the ultimate funding sources. (Economic Development Dept.)

Compliance or Monitoring Action to be Performed: The applicant shall execute an Affordable Housing Agreement with the County, in a form acceptable to the Economic Development Director, that restricts the rents charged for the housing units to be affordable to very low- and low-income households earning not more than 60% of the County's Area Median Income (AMI).

29. FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. Approved water systems shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards shown in Table 2 of the Monterey County General Plan, NFPA Standard 1142, or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available Responsible Land Use Department: Mission Soledad Fire District.

**Compliance or
Monitoring
Action to be Performed:**

1. Prior to issuance of permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule a fire dept. clearance inspection for each phase of development.

EXHIBIT E

Vicinity Map

CENTRAL SALINAS VALLEY



APPLICANT: SOUTH COUNTY HOUSING CORP (CAMPBORA APTMNTS)

APN:257-031-005-000

FILE # PLN100446

Water 2500' Limit 300' Limit City Limits

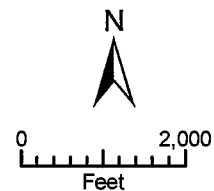


EXHIBIT F

Negative Declaration and Initial Study

County of Monterey
State of California

NEGATIVE DECLARATION

FILED

JUN 22 2012

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

| | |
|-----------------------------|---|
| Project Title: | The Camphora Apartment Replacement Project |
| File Number: | PLN100446 |
| Owner: | South County Housing Corporation |
| Project Location: | 32101 McCoy Road, Soledad |
| Primary APN: | 257-031-005-000 |
| Project Planner: | Taven M. Kinison Brown |
| Permit Type: | A Rezone and Use Permit |
| Project Description: | A rezoning request to add an Affordable Housing Overlay (AHO) district to the existing Farmland Zoning designation on the subject parcel; a Use Permit to allow for the demolition of 44 substandard farm worker housing units; the construction of 44 new farm worker housing units; and connection to the City of Soledad sewer infrastructure. |

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

| | |
|------------------------------|--------------------------------------|
| Decision Making Body: | Monterey County Board of Supervisors |
| Responsible Agency: | County of Monterey |
| Review Period Begins: | June 25, 2012 |
| Review Period Ends: | July 24, 2012 |

Further information, including a copy of the application and Initial Study are available at the Monterey County Planning & Building Inspection Department, 168 West Alisal St, 2nd Floor, Salinas, CA 93901 (831) 755-5025.

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT
168 WEST ALISAL, 2ND FLOOR, SALINAS, CA 93901
(831) 755-5025 FAX: (831) 757-9516



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION MONTEREY COUNTY BOARD OF SUPERVISORS

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Negative Declaration, pursuant to the requirements of CEQA, for a Rezone and Use Permit (The Camphora Apartment Replacement Project, File Number PLN100446) at 32101 McCoy Road, Soledad (APN 257-031-005-000) (see description below).

The Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Resource Management Agency – Planning Department, 168 West Alisal, 2nd Floor, Salinas, California. The Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link:

<http://www.co.monterey.ca.us/planning/docs/environmental/circulating.htm>.

The Planning Commission will consider this proposal at a meeting on Wednesday July 25, 2012 at 9:00 am in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. The Planning Commission will be making a recommendation to the Board of Supervisors who will take final action on the project, tentatively scheduled for July 31, 2012. Written comments on this Negative Declaration will be accepted from June 25, 2012 to July 24, 2012. Comments can also be made during the public hearing.

Project Description: The Camphora Apartment Replacement proposal consists of the following entitlements:

- 1) A rezoning request to add an Affordable Housing Overlay (AHO) district to the existing Farmland Zoning designation on the subject parcel; and
- 2) A Use Permit to allow for the demolition of 44 substandard farm worker housing units; and the construction of 44 new farm worker housing units consisting of:
 - a. 22 two-bedroom (880 square foot) and 22 three-bedroom (1,138 square foot) garden apartments;
 - b. A 4,300 square foot community building with a meeting room, office, storage, laundry room and computer lab;
 - c. A half court basketball area, two turf covered play areas, a tot lot, barbecue patio and seating area, and extensive landscaping;
 - d. Solar panels placed on the covered parking areas;
 - e. Grading of approximately 5,000 cubic yards of cut and 4,500 cubic yards of fill;
 - f. And connection to the City of Soledad sewer infrastructure.

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

CEQAcomments@co.monterey.ca.us

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-

mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Department to ensure the Department has received your comments.

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

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

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

County of Monterey
Resource Management Agency – Planning Department
Attn: Mike Novo, Director of Planning
168 West Alisal, 2nd Floor
Salinas, CA 93901

Re: The Camphora Apartment Replacement Project; File Number PLN100446

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

____ No Comments provided
____ Comments noted below
____ Comments provided in separate letter

COMMENTS: _____

DISTRIBUTION

1. State Clearinghouse (15 CD copies + 1 hard copy of the Executive Summary) – include the Notice of Completion

2. County Clerk's Office
3. CalTrans District 5 – San Luis Obispo office
4. Association of Monterey Bay Area Governments
5. Monterey Bay Unified Air Pollution Control District
6. City of Soledad
7. Mission Soledad Rural Fire, C/O CSG Consultants
8. Monterey County Agricultural Commissioner
9. Monterey County Water Resources Agency
10. Monterey County Public Works Department
11. Monterey County Parks Department
12. Monterey County Environmental Health Bureau
13. Monterey County Sheriff's Office, Attn: David Crozier
14. LAFCO, Attn: Thom McCue
15. Seth Capron, South County Housing Corporation, 7455 Carmel Street, Gilroy CA 95020
16. Mat Huerta, South County Housing Corporation, 7455 Carmel Street, Gilroy CA 95020
17. The Open Monterey Project
18. LandWatch
19. Property Owners within 300 feet (Notice of Intent only)

Revised 02-02-2012

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

168 WEST ALISAL ST., 2nd FLOOR, SALINAS, CA 93901

PHONE: (831) 755-5025 FAX: (831) 757-9516



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: The Camphora Apartment Replacement Project

File No.: PLN100446

Project Location: 32101 McCoy Road, Soledad

Name of Property Owner: South County Housing Corporation

Name of Applicant: Seth Capron, South County Housing Corporation

Assessor's Parcel Number(s): 257-031-005-000

Acreage of Property: 4.6 Acres

General Plan Designation: Farmlands 40AC Minimum Parcel Size

Zoning District: F/40

Area Plan: Central Salinas Valley Area Plan

Lead Agency: Resource Management Agency – Planning Department

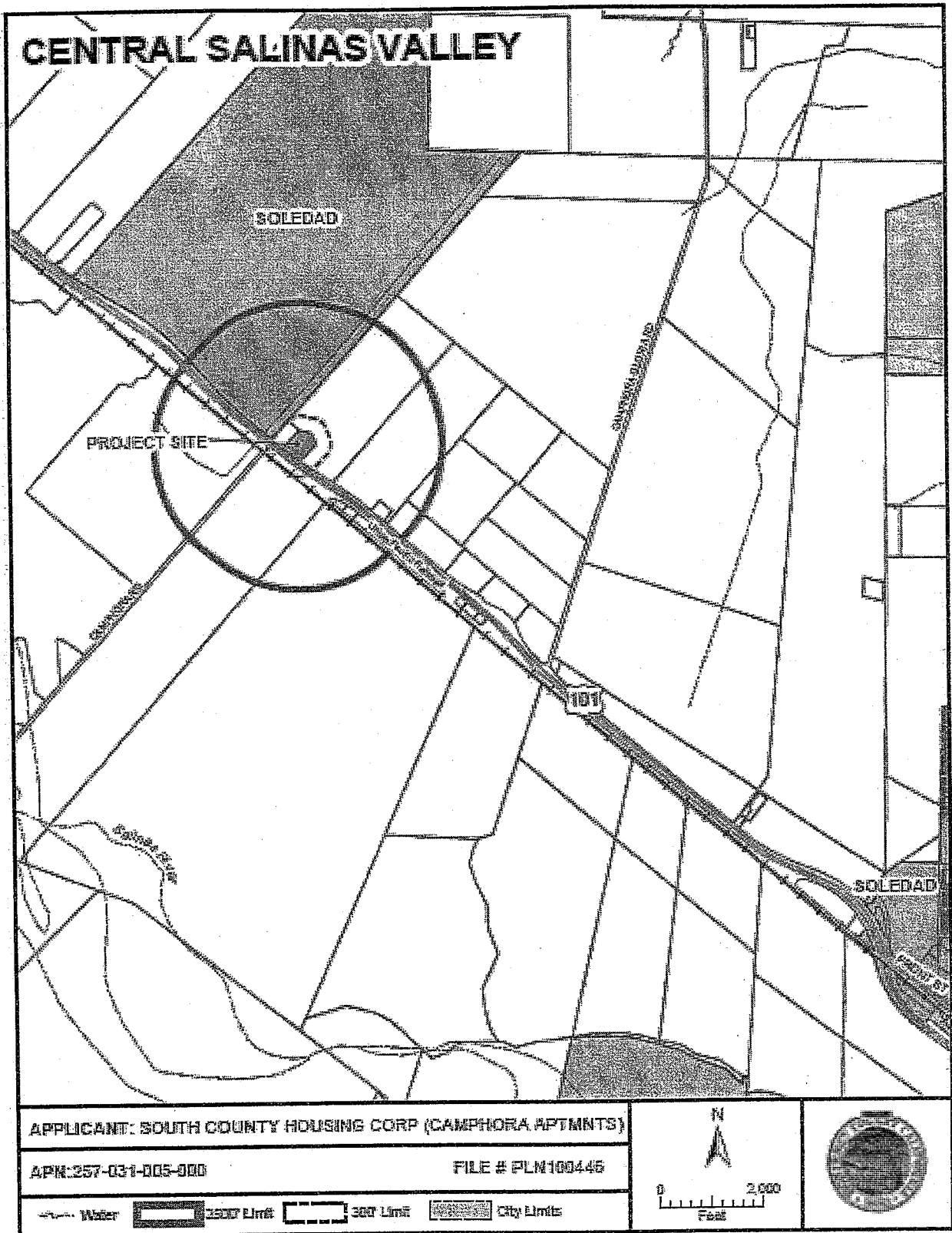
Prepared By: Taven M. Kinison Brown

Date Prepared: June 22, 2012

Contact Person: Taven M. Kinison Brown

Phone Number: 831-755-5173

Location and Vicinity Map



II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

History and Existing Structures

The project is the reconstruction of a Soledad area farm labor housing project approved in September of 1958 for as many as 1,000 men on a parcel less than 5 acres in area, known then as Villa Casa Apartments or Villa Camphora (Use Permit #3352). The site is also referred to as the Camphora Labor Camp. This new project will be referred to as the Camphora Apartment Replacement Project.

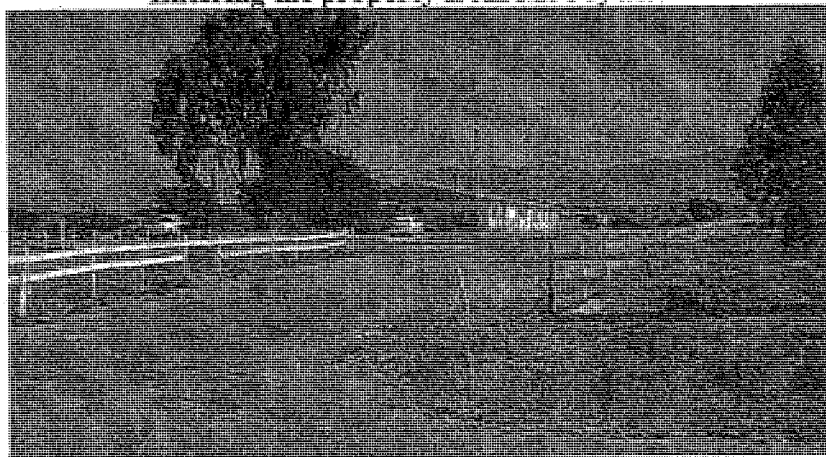


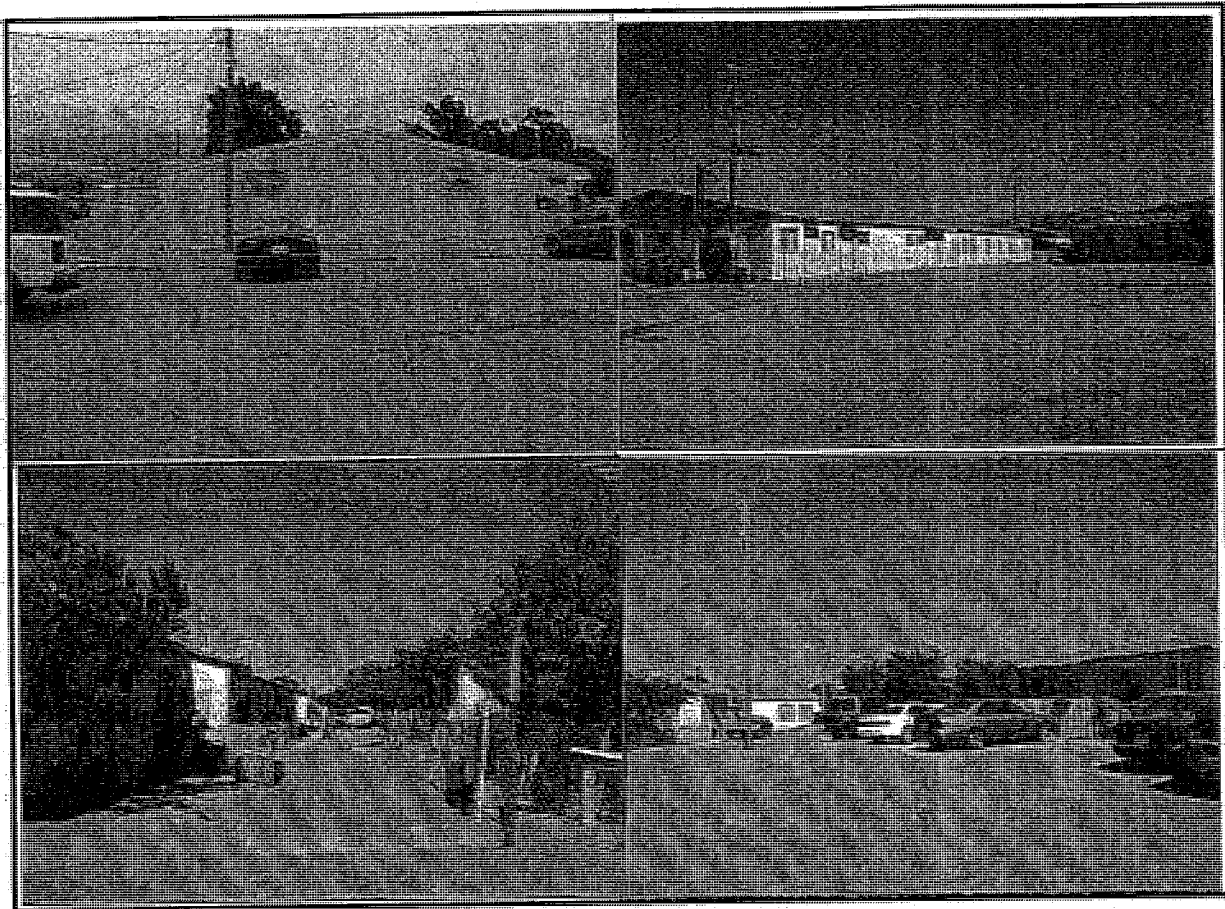
Forty-four units were constructed on the site in the 1960s consisting of seven buildings ranging from 8-10 units per building and all still remain without any notable modifications for 50 years. There are 42 two-bedroom/1 bath units, 1 three bedroom /1 bath unit and 1 one-bedroom/1 bath unit. All units have small kitchens but no living/family room areas and are constructed of cinder

block walls with pitched composition shingle roofs. The northeastern half of the subject site maintains the seven single-story rural residential structures while the southwestern third of the site, fronting McCoy Road, is comprised of hard-packed soils with several groups of eucalyptus trees, extensive pavement and dry-grassy areas above leach field lines. The northeastern edge of the property includes a water well, water tank, and a group of pressure tanks. There are no formal parking spaces or driveways, playgrounds or other common-area recreational facilities. There is a community room and laundry facility, yet there are no windows and only one door on that structure. Topographically, the site is sloped gently toward the southwest. Low earth berms and relatively shallow drainage ditches are present parallel to McCoy Road.



Entering the property from McCoy Road





Correspondence from the California Division of Housing in 1963 and later the Department of Housing and Community Development in 1966 confirmed a maximum legal occupancy of 500 employees/residents would be allowed. County records confirm the applicant's (Valentine Reyes) desire to, "build for 500 men and messing facilities for 1000 men at a later date."

Correspondence in January 1989 from a property representative to the County Health Department determined that approximately 168 residents lived at Villa Camphora. Since this time and up to the present, additional residents have crowded into the aging 44 units, and as of August 2010 there were 185 residents of which 66 were under the age of 18.

Need

As a measure of housing density, a standard of 2 persons per bedroom and 2 persons per common area was used by South County Housing in 2010 to determine the degree of overcrowding. Under this method, thirteen households were considered overcrowded. The present proposal is intended to alleviate overcrowded conditions for the residents, alleviate specific environmental concerns (see following sections) and to bring the property up to current health, safety and building codes. Of particular concern, septic systems on this less than 5-acre parcel have continually failed and have needed service over the decades. Current Health

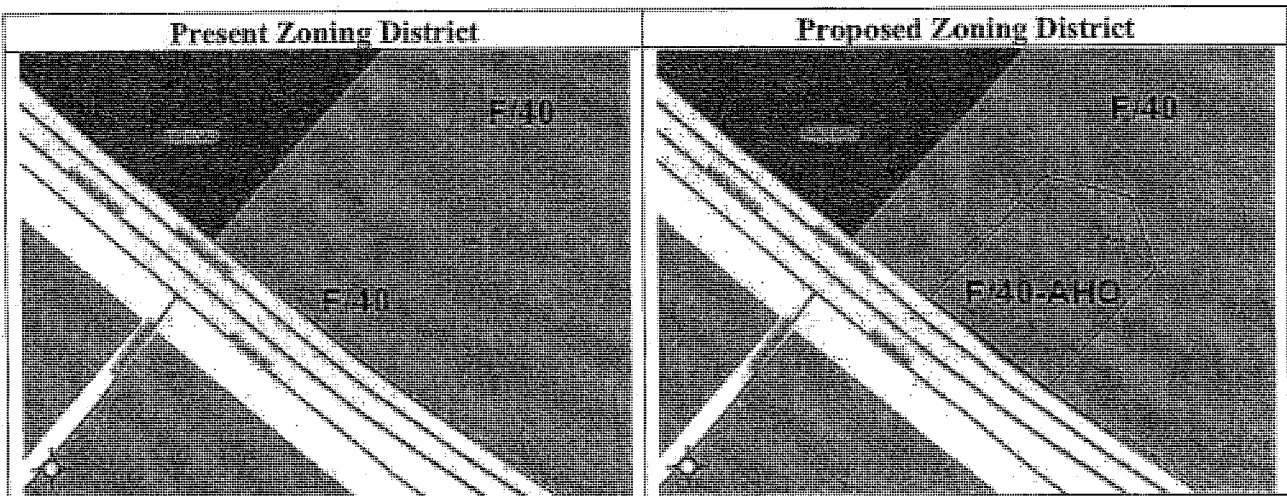
Department standards provide that a land area less than 5 acres in area would only have the potential for 4 septic systems to serve 4 single family residences – much less a population of 185 persons.

Present Proposal.

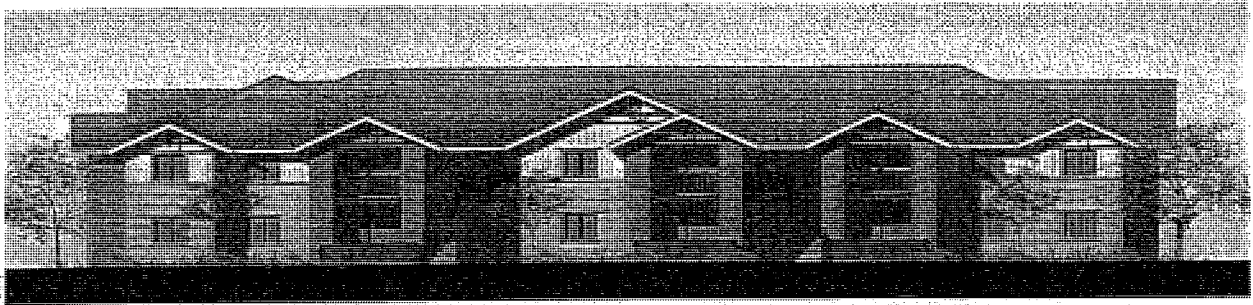
To bring the property into compliance with the 2010 General Plan, the applicants are requesting to add an Affordable Housing Overlay zoning designation to the property, and to redevelop the existing number of units to serve the existing population in the spirit of the new General Plan. As the subject property is zoned F/40, the present concentration of residential uses and structural development on a Farmland zoned parcel is considered non-conforming.

The Camphora Apartment Replacement proposal consists of the following County of Monterey entitlements:

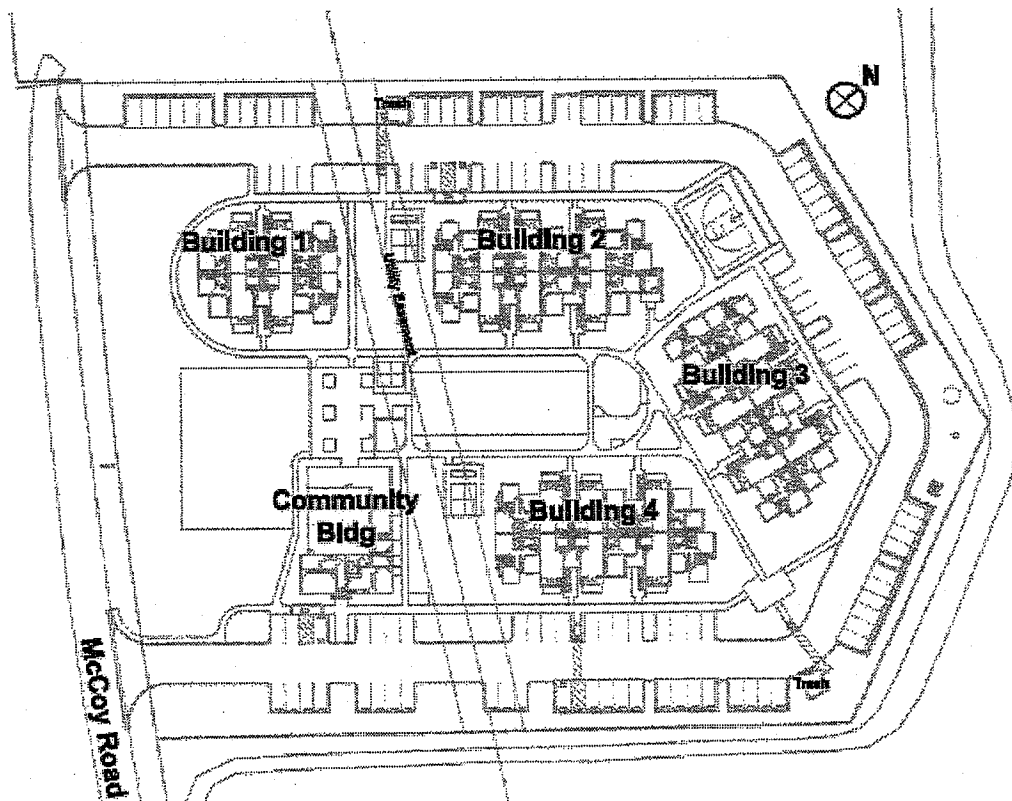
- 1) A rezoning request to add an Affordable Housing Overlay (AHO) district to the existing Farmland Zoning designation on the subject parcel; and
- 2) A Use Permit to allow for the demolition of 44 substandard farm worker housing units; and the construction of 44 new farm worker housing units consisting of:
 - a. 22 two-bedroom (880 square foot) and 22 three-bedroom (1,138 square foot) garden apartments;
 - b. A 4,300 square foot community building with a meeting room, office, storage, laundry room and computer lab;
 - c. A half court basketball area, two turf covered play areas, a tot lot, barbecue patio and seating area, and extensive landscaping;
 - d. Solar panels placed on the covered parking areas;
 - e. Grading of approximately 5,000 cubic yards of cut and 4,500 cubic yards of fill; and
 - f. Connection to the City of Soledad sewer infrastructure.



Representative Elevation of the Camphora Apartment Replacement



Drawing from the applicant's project description, the South County Development Corporation proposes to demolish all the existing improvements on the property except the existing water well. The housing units and community room will be replaced on a one-for-one basis with 44 new garden apartment units. The new complex will consist of 22 two-bedroom 880 square foot units and 22 three-bedroom 1,138 square foot units. They will be built in four clusters in a two-story walk-up configuration. A 4,300 square foot community center will be constructed and will house a large multipurpose room, manager's office, computer lab, kitchen, two baths and laundry room. See attached plans and elevations.



Circulation and Parking

The entire site will be improved with formal on-site circulation and parking, recreation facilities and extensive landscaping. A loop driveway will provide access to all of the units. A total of 121 parking spaces will be provided including 65 covered spaces for residents plus another 23 open

uncovered spaces for resident use. Eighteen additional guest spaces and 15 spaces to serve the community building will also be built. Buses and transit will be able to safely navigate the site to supplement transportation to area work sites.

Recreation and Landscaping

Recreational facilities will be provided for residents to use including a basketball half-court, two turf covered play areas, a tot lot, and a picnic and barbecue area adjacent to the community building. The property will be extensively landscaped. A landscaped earthen berm will be constructed along the McCoy Road frontage of the site to provide for visual separation and noise attenuation from nearby Highway 101.

100% Affordable Housing

Residents now living at the Camphora site are low to very low income families with approximately 66% in occupations classified by the County Economic Development Department as Agricultural Workers (formerly the Housing and Redevelopment Agency). The proposed project will qualify as 100% affordable under County standards. Current residents will be provided temporary housing and relocation during the reconstruction of the site. Extensive rules attached to grant funding sources are in place to assure the least amount of displacement and the right to return for existing residents.

Sewer System Improvements

The on-site septic system will be abandoned and a sewer force main will be installed to connect the Camphora Apartment complex to the City of Soledad sewer system. An existing sewer from the Soledad Prison complex north of the property runs southward along the west side of Highway 101 and then connects to the City of Soledad system. The project will install a connection to that sewer line by tunneling under McCoy Road and Highway 101. Upon approval of the rezoning and development proposal by the County of Monterey, it will be necessary for the project proponents to approach the Local Agency Formation Commission of Monterey County (LAFCO) to seek an "extra-territorial provision of services" to formalize the sewer service being provided by the City of Soledad. A can-and-will serve letter has been issued by the City.

Water Supply and Quality

The existing well on the property will continue to serve the residents. The well was drilled in 1996 to a depth of 690 feet, yields an estimated 500 gallons per minute and meets current drinking water standards. Additional water storage will be incorporated into the project to assure fire flow requirements are met.

Green Building

The new complex will meet "green" building performance standards with the goal of achieving net zero energy use by off-setting projected energy consumption with a large photovoltaic system (solar panels) mounted on the roofs of carports. Upon completion, the construction of the Camphora Apartment complex is intended to meet a LEED Gold level or higher.

B. Surrounding Land Uses and Environmental Setting:

As described above, the site is a 4.6-acre parcel occupied by an aged farmworker housing facility with numerous safety and public health concerns. The site is about halfway between the communities of Soledad and Gonzales in Monterey County and is bound to the southwest by McCoy Road, Highway 101 and the Union Pacific Railroad (UPRR) tracks. Adjacent developed properties to the north include the Hacienda Labor Camp and the Salinas Valley State Prison / Soledad Correctional Facility. Other surrounding lands are cultivated with vineyards.



Regional Features

The project is in the central portion of the Salinas Valley, a major agricultural area. Unique and sensitive areas in the Salinas Valley area include the Pinnacles National Monument and habitat areas for the endangered California condor, among other rare species. These features are located in the non-agricultural Gabilan Range to the east of the Salinas Valley and will be unaffected by the project. The Salinas Valley is seismically active and the project site is approximately 4.35 miles northeast of the Rinconada Fault and approximately 14 miles southwest of the San Andreas Fault (creeping segment). Strong ground shaking should be expected during the design life of the planned development.

Local Features and Environmental Setting / Issues

Noise U.S. 101 and the Union Pacific Railroad (UPRR) are located to the southwest of the site and provide a significant source of noise. Special building construction and site development

considerations have been identified as necessary to attenuate elevated noise levels for some of the closer units to these noise generators.

Roads and Access McCoy Road serves the project site and other industrial/commercial uses and is a two-lane roadway that runs in a north-south direction and extends north from its intersection with the US 101 northbound onramp to its termination point approximately 250 feet north of the existing project site entrance. The pavement of McCoy Road was measured to be 23 feet wide with centerline striping and no shoulders. The pavement width on McCoy Road narrows to generally 20 feet wide at the project entrance with no centerline striping. Sight distance along McCoy Road is adequate since its horizontal alignment is generally straight with very little vegetation. While no increase in the Camphora population or traffic trips are expected with project approval, and hence no mitigation measures addressing capacity improvements are deemed necessary for the project, safety measures, such as increased signage and refreshed pavement striping and markings have been identified. Some additional paving has also been identified to supplement the existing too-narrow 20 foot roadway width of the McCoy Road frontage along the project site to meet minimum County Standards.

Agriculture and Soils The site (prior to the 1960s) and the surrounding areas have been in constant agricultural production for many decades. The organochlorine pesticides DDE, DDT and dieldrin have been detected on the site and several extensive testing regimes and correspondence with the State Department of Toxic Substance Control (DTSC) have occurred. Additionally, there are naturally occurring arsenic levels at the site that exceed present Regional Water Quality Control Board (RWQCB) Environmental Screening Levels. The DTSC has issued a No Further Action Letter based on the soils testing provided by the applicant. These will be further discussed in Section VI.

Septic Systems As introduced above, septic systems on this less than 5-acre parcel have continually failed and have needed constant service over the decades. To alleviate the public health concern of ground water and surface contamination and to serve such an apartment facility it is appropriate to connect to a public sewer.

Overcrowding The existing 44 residential units in six buildings and the one community structure on the property cover approximately 29,586 square feet according to plans submitted by the applicant. Presently these 44 units house approximately 185 persons and at least 13 of these units are overcrowded. Approval of the South County Housing proposal would result in providing nearly 45,000 square feet of living space for the same 44 "households," adding 22 three-bedroom units where no three-bedroom units previously existed. The project also includes a 4,301 square foot common use community center.

Historic Resources While these onsite structures were constructed in the 1960s, none are considered historic. The project area contains no resources listed in the California Inventory of Historical Resources (March 1976), California Historical Landmarks, and the National Register of Historic Places. Within one mile of the project area, the State Highway 101 alignment to the southwest of the project area has been recorded as a historic resource, as well as a farm complex one mile to the southeast.

C. Other public agencies whose approval is required:

The following agencies are being approached or have already provided funding for predevelopment, soft costs and construction:

| | Agency | Type of Approval |
|---|--|--|
| • | Monterey County Redevelopment Agency | Awarded some funding in 2010 |
| • | California CDBG through Monterey County [Community Development Block Grant Program] | Grant application submitted by Monterey County in April 2012 |
| • | USDA 514 [United States Department of Agriculture Farm Labor Housing Loans and Grants Program] | Applied for unsuccessfully in August 2010 & August 2011. Will apply again in August 2012 |
| • | California HCD HOME - SCH CHDO [California Department of Housing and Community Development, HOME Investment Partnerships Program, assistance for Community Housing Development Organizations] | Will be apply in June 2012 |
| • | United States Department of Labor - Farmworker Housing Grant | One year award in summer of 2011; one year renewal applied for in May 2012 |
| • | California - Low Income Housing Tax Credits (TCAC) | Will be applied for after all other funding is secured |

The following agency approvals are required to implement the project:

| | | |
|---|--|--|
| • | Local Area Formation Commission (LAFCO) Extra-territorial service connection to Soledad Sewer | Applied for concurrently with Monterey County use permit |
| • | Monterey County Building Department Grading Permit | Will be applied for when funding is in place |
| • | Monterey County Building Department Building Permit | Will be applied for when funding is in place |
| • | Central Coast Regional Water Quality Control Board Storm Water Pollution Prevention Plan | Will be applied for when funding is in place |

III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS

Use the list below to indicate plans applicable to the project and verify their consistency or non-consistency with project implementation.

| | | | |
|----------------------------|-------------------------------------|---------------------------|-------------------------------------|
| General Plan/Area Plan | <input checked="" type="checkbox"/> | Air Quality Mgmt. Plan | <input checked="" type="checkbox"/> |
| Specific Plan | <input type="checkbox"/> | Airport Land Use Plans | <input type="checkbox"/> |
| Water Quality Control Plan | <input checked="" type="checkbox"/> | Local Coastal Program-LUP | <input type="checkbox"/> |

General Plan/Area Plan. The Project site is within the Central Salinas Valley Area Plan of the 2010 Monterey County General Plan. There are no relevant provisions of the Central Salinas Valley Area Plan that have a particular bearing on the project. The Area Plan speaks to several Special Treatment Areas and the Spence/Potter/Encinal Road Study Area and does not include the Camphora Apartment Replacement project site. This site is not within a designated sensitive or highly sensitive Scenic Highway Corridor. Additionally, the project site does not encroach on the Arroyo Seco or Salinas Rivers in regard to protecting areas for groundwater recharge, nor is the project a visitor serving commercial use. Consistency with the 2010 Monterey County General Plan is discussed in detail in Section VI; issues of appropriate and efficient Land Use, Affordable/Workforce Housing Programs, Adequate Public Facilities and Services, adjacency to Agricultural uses and maintaining the character and natural beauty of Monterey County.

Water Quality Control Plan. The project site is subject to the Water Quality Control Plan for the Central Coastal Basin (Salinas River Hydrological Unit) administered by the California Regional Water Quality Control Board Central Coast Region. Water quality problems most frequently encountered in the Central Coastal Basin pertain to excessive salinity or hardness of local ground waters. Increasing nitrate concentrations is a growing problem in the Salinas River Basin, Los Osos Creek Basin, the Santa Maria Valley, and near Arroyo Grande. This project includes the conversion of failing septic systems and connection to a municipal sewer system for the purposes of protecting water quality, preventing ground pollution and minimizing potential health hazards and exposures. Consistency of the project with the Water Quality Control Plan for the Central Coast Basin is further discussed in Section VI.

Air Quality Management Plan. The project site is subject to the 2008 Air Quality Management Plan of the Monterey Bay Unified Air Pollution Control District. While the project is meant to serve the same population of residents presently on the property and is not considered growth inducing, demolition and reconstruction activities will occur and will have temporary noise and potential air quality impacts. Consistency of the project with the 2008 Air Quality Management Plan is further discussed in Section VI.

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

☐ Check here if this finding is not applicable

FINDING: For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

EVIDENCE:

Mineral Resources - The site has been developed with farmworker housing since the mid 1960s and is not in an area of known mineral resources. No locally important mineral resources are indicated on GIS resource maps for the County of Monterey at the project site. In this manner, there will be no impact to mineral resources. (References 1, 2, 3, 7).

B. DETERMINATION

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Taven M. Kinison Brown
Signature

June 22, 2012
Date

Taven M. Kinison Brown

Project Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

| 1. AESTHETICS | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------|--|--------------------------------------|--|-------------------------------------|--------------------------|
| Would the project: | | | | | |
| a) | Have a substantial adverse effect on a scenic vista? (Source:1, 2, 3, 5, 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source:1, 2, 3, 5, 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Substantially degrade the existing visual character or quality of the site and its surroundings? (Source:1, 2, 3, 5, 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source:1, 2, 3, 5, 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion/Conclusion/Mitigation:

While traveling Highway 101 through Monterey County provides great views of hills, mountains and agricultural uses for most of the valley, the low lying flat areas of the Central Salinas Valley are not considered scenic vistas. Under the General Plan though, the hills and mountains that shape the bowl of the valley are considered sensitive and highly sensitive viewsheds. Highway 101 is not designated in Monterey County as a state scenic highway.

a) – b) Less Than Significant Impact. This particular project area is immediately adjacent to Highway 101 and lies south of an existing penal institutions, another labor camp and the flatter agricultural areas planted in grapes. Removal of aging farm labor housing structures, to be replaced by garden apartments as described above, will not have a adverse effect on a scenic vista, damage scenic resources, protected trees, rock outcroppings, or historic buildings within a state scenic highway. Therefore the project will have a less than significant impact on scenic vistas and scenic resources.

c) – d) Less Than Significant Impact. The redevelopment of the project site will provide an “up-grade” to the existing deteriorating site. The new structures and grounds are designed to be walk-up garden apartments with modern amenities and community areas such as a basketball half-court, turf play area, mini soccer field, tot lot, and a large picnic and barbecue area adjacent to the community building. The property will be extensively landscaped. A landscaped earthen berm will be constructed along the McCoy Road frontage of the site to provide for visual separation and noise attenuation from nearby Highway 101. This is a departure from the institutional style of the present facilities. New lighting fixtures will be provided adjacent to walks and areas that need lighting for safety. Standard conditions of approval by the County require that lighting plans be prepared and that all lighting be unobtrusive. The present quality of nighttime lighting is unknown for the site. Less than a mile to the north of the property is the

Salinas Valley State Prison / Soledad Correctional Facility that has very bright obtrusive lighting. Therefore the project will have a less than significant impact on the existing visual character, nor adversely impact nighttime views in the area.

2. AGRICULTURAL AND FOREST RESOURCES

| Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|-------------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1,2,3,5,7,19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1,2,3,4,7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1,2,3,5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1,2,3,5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1,2,3,5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation:

While located in the Central Salinas Valley among agricultural resources and farming areas, the 4.6 acre site has been developed with farmworker housing for 50 years and has not been farmed for that period. County geographic information resources data regarding Prime Farmland, Unique Farmland, or Farmland of Statewide Importance indicate that the site and areas northwest of the property as "Urban and Built-up Land." These areas are developed with worker housing. The northeastern and southeastern areas adjacent to the site are considered Prime Farmland. Properties southwest of the Camphora Apartment site, across McCoy Road, Highway 101, the Union Pacific Railroad tracks and Sillman Road (approximately 300 feet away) are also agricultural areas considered Prime Farmland and are protected under Williamson Act contracts.

a) No Impact. The redevelopment of this existing facility on a 4.6 acre site considered "Urban and Built-up Lands" does not convert farmland to non-agricultural use. Therefore the project will have a less than significant impact on Prime, Unique or Farmlands of Statewide Importance.

b) Less Than Significant Impact. Presently the site is zoned Farmland 40 (F/40) and is not under Williamson Act. While the farmworker housing facility does have a Use Permit dating back to its approval in 1958 and its construction in the 1960s, the development is considered legal, but non-conforming to current development standards. Site Development Standards in the F/40 zone specify a minimum building site of 40 acres and maximum building site coverage of 5%, except for greenhouses which are permitted up to 50% coverage with a Use Permit. The present site is 4.6 acres; much less than 40 acres, and has approximately 15% lot coverage. Under the F/40 zoning designation only, the construction of the project would require an acknowledgment of continued non-conformities, and exceptions to development standards. To remedy this situation, the applicants have requested to establish an Affordable Housing Overlay Zoning designation (AHO) to the property under the allowances of the 2010 General Plan. With a project that meets the criteria of the Affordable/Workforce Housing Program outlined in General Plan Policy LU-2.11, and a new Zoning Designation of F/40-AHO the proposed project would be legal and conforming to the General Plan and Zoning designations. As the AHO is part of the applicant's proposed project, it is not considered mitigation. Land Use and zoning consistency is discussed more thoroughly in Section VI.10. b) Land Use and Planning. Therefore the project will have a less than significant impact on agricultural uses or Williamson Act contracts.

c) - d) No Impact. The project site is not forested and therefore there will be no impact to such forest land resources.

e) No Impact. The site has been developed with farm labor housing for several decades. As the project is the removal and replacement of the same number of dwelling units and bringing such living units up to modern codes and health and safety standards, this is not seen as an intensification of use, or otherwise growth inducing with primary or secondary environmental impacts that could lead to conversion of Farmland to non-agricultural use. Therefore the project will have a less than significant impact on the conversion of farmlands to non-agricultural uses.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

| Would the project: | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------|---|--------------------------------|--|-------------------------------------|--------------------------|
| a) | Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1,10,20) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1,10,20) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

| Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1,10,20) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in significant construction-related air quality impacts? (Source: 1,6,10,13,20) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1,5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people? (Source: 1,5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation:

The project is the demolition of 44 existing residential units and the reconstruction of the same number of units on the same site. The project will involve the grading of approximately 5,000 cubic yards of cut and 4,500 cubic yards of fill. Following construction activities, no greater impact to air quality is foreseen. Construction practices to minimize dust and particulate matter during construction activities will be employed through the imposition of standard conditions of approval. Residential projects are generally exempt from requiring a permit issued by the Air District. According to the 2008 Air Quality Management Plan, prepared by the Monterey Bay Unified Air Pollution Control District, the criteria for Short-term Construction Impact and Long-term Operations are as follows:

- (1) Short-term Construction will emit less than 82 lb/day of PM₁₀ or: will not cause a violation of PM₁₀ AAQS at existing receptors; and the equipment used is "typical construction equipment."
- (2) Long-term operation of the project will:
 - i. Emit less than 137 lb/day of VOC or NO_x;
 - ii. Directly emit less than 550 lb/day of CO or will not cause a violation of CO Ambient Air Quality Standards (AAQS) at existing or reasonably foreseeable receptors;
 - iii. Not significantly impact traffic levels of service or will not cause a violation of CO AAQS at existing or reasonably foreseeable receptors;
 - iv. Directly emit less than 82 lb/day of PM₁₀ on-site or will not cause a violation of PM₁₀ AAQS or contribute 82 lb/day to an existing or projected violation at existing or reasonably foreseeable receptors;

- v. Not directly generate PM₁₀ along unpaved roads or will not cause a violation of PM₁₀ AAQS or contribute 82 lb/day to an existing or projected violation at existing or reasonably foreseeable receptors; and
- vi. Directly emit less than 150 lb/day of SO_x or will not cause a violation of SO₂ AAQS at existing or reasonably foreseeable receptors.

a) - c) Less than Significant Impact: The North Central Coast Air Basin is listed by the U.S. EPA and the California Air Resources Board (CARB) as being in attainment for all criteria air pollutants under federal standards, but is in non-attainment under state standards for PM-10 particulates and ozone.

The first criteria is if the project's air pollutant emissions with respect to the Federal and State Standards will not result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, delay their timely attainment, or interfere with the interim emission reductions specified in the Plan. Based on the air quality report for this project which was based on the California Emissions Estimator Model (CalEEMod) (May 2012) (REF #20), the air pollution emissions do not exceed the Federal or State Ambient Air Quality Standards. Results from the CalEEMod computations prepared by staff for the resultant air quality emissions (non-construction) generated by the project are as follows:

- i) The project is estimated to emit 6.79 lbs/day of NO_x. This is less than the 137 lb/day threshold.
- ii) The project is estimated to directly emit 28.87 lbs/day of CO. This is less than the 550 lb/day threshold.
- iii) The Project will not significantly impact traffic levels of service as it is the replacement of 44 residential units with 44 residential units.
- iv) The operational project is estimated to contribute 3.18 lbs/day of PM₁₀ on-site. This is less than the 82 lb/day of PM₁₀ threshold.
- v) The project will not directly generate PM₁₀ along unpaved roads, as all access points to the apartment complex are via paved roads.
- vi) The project is estimated to release 0.05 lbs /day of SO₂. This is less than the 150 lb/day of SO_x threshold.

Therefore, the project meets the first criteria for compliance with the Plan.

The second criteria is compliance with the control measures in the Plan. The Monterey Bay Unified Air Pollution Control District Air Quality CEQA analysis guidelines state that a multi-family residential project of no more than 1,080 units is normally less than significant. The project is the reconstruction of 44 existing residential units and therefore does not rise to a level of significance under this criteria. The computations as described above and below, verify this. Therefore the project will have a less than significant impact on implementation of the air quality plan, will not violate air quality standards or contribute to projected air quality violations, nor result in a cumulatively considerable net increase in criteria pollutants.

d) Less than Significant Impact - Based on the air quality report for this project which was based on the California Emissions Estimator Model (CalEEMod) (May 2012) (REF 20), the air pollution emissions do not exceed the Federal or State Ambient Air Quality Standards. Results

from the CalEEMod air quality computations prepared by staff for the construction activities for the project are as follows:

- i) Construction activities are estimated to emit 32 lbs/day of NO_x. This is less than the 137 lb/day threshold.
- ii) Construction activities are estimated to directly emit 24.11 lbs/day of CO. This is less than the 550 lb/day threshold.
- iii) Construction activities will not affect Levels of Service as local roads currently operate at a Level of Service A and the addition of construction vehicle traffic, while the apartment residents have been relocated, will actually be less traffic than the operational phase of the project.
- iv) Construction activities are estimated to contribute 3.5 lbs/day of PM₁₀ on-site. This is less than the 82 lb/day of PM₁₀ threshold.
- v) Construction activities will not directly generate PM₁₀ along unpaved roads, as all access points to the apartment complex are via paved roads.
- vi) Construction activities are estimated to release 0.05 lbs /day of SO₂. This is less than the 150 lb/day of SO_x threshold.

Standard dust control measures will be implemented during the construction phase of the project and an asbestos survey will be required by the Monterey Bay Unified Air Pollution Control District prior to demolition of the existing buildings. Any identified asbestos-containing materials will be abated in accordance with current regulations prior to demolition. The project will comply with all of the District's applicable rules and regulations. Therefore, construction activities generated by the project will not result in significant air quality impacts.

e) – f) Less Than Significant Impact. The replacement of existing residential units will not introduce substantial pollutant concentrations, nor introduce objectionable odors, and there are no known sensitive receptors within the vicinity of the project site, aside from the neighboring labor camp. Therefore the project will have a less than significant impact on these criteria air quality criteria.

| 4. BIOLOGICAL RESOURCES | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1,5,7,19,23) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1,5,7,19,23) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

4. BIOLOGICAL RESOURCES

| Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1,5,7,19,23) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1,5,7,19,23) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1,2,3,4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1,5,7,19,23) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation:

a) - e) No Impact. The property is a developed residential site that was formerly agricultural (50 years in the past); no significant wildlife habitat or natural features are present and the site does not include protected trees. Surrounding lands are either developed or active farmland. The planned project will not affect a listed endangered or threatened species or adversely affect a proposed critical habitat for an endangered or threatened species, or jeopardize the continued existence of a proposed endangered or threatened species. Therefore, the project will not have an impact on these resources.

f) No Impact. Redevelopment of the project site will not conflict with any applicable habitat conservation plan or natural community conservation plan. In review of the websites of the California Department of Fish and Game (CDFG) and United States Fish and Wildlife Service (USFWS) there are no adopted habitat conservation plan or natural community conservation plan along this portion of the Salinas Valley. There are plans in place to protect Yadon's piperia (*Piperia yadonii*) at Pebble Beach, Yadon's Piperia and Hooker's Manzanita at the Presidio of Monterey and Presidio of Monterey Annex Monterey County, and numerous species at Fort Ord: smith's Blue Butterfly, Western snowy plover, California red-legged frog, sand gila, Monterey spineflower, robust spineflower, black legless lizard and Yadon's Piperia. In this manner there will be no impact to these resources or conflicts with adopted plans at the project site.

5. CULTURAL RESOURCES

| Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 1,7,14,19) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 1,7,14,19) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1,7,14,19) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1,14,19) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion/Conclusion/Mitigation:

a) – d) Less Than Significant Impact. While the onsite structures were constructed in the 1960s, none are considered historic. The project area contains no resources listed in the California Inventory of Historical Resources (March 1976), California Historical Landmarks, and the National Register of Historic Places. Within one mile of the project area, the State Highway 1 alignment to the southwest of the project area has been recorded as a historic resource, and a farm complex one mile to the southeast has been identified. No paleontological resources or unique geologic features have been identified on the site. Therefore, construction of the project would not cause a substantial adverse change in the significance of a historical resource or archaeological resource, or directly or indirectly destroy a unique paleontological resource site or unique geologic feature.

While no human remains are expected to be unearthed, a standard practice for the County of Monterey is to apply a condition of approval alerting the site developer to the proper practices to follow should such an occurrence happen during construction.

- "If archaeological resources or human remains are unexpectedly discovered during any construction, work shall be halted within 50 meters (± 160 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the Lead Agency and implemented."

6. GEOLOGY AND SOILS

| Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 1,2,11) Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking? (Source: 1,2,7,11) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? (Source: 1,2,7,11) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides? (Source: 1,2,7,11) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? (Source: 1,15) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 1,7,11) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source: 1,7,11) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1,6,12,16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion/Conclusion/Mitigation:

a.i) No Impact. According to the geotechnical report, the site is located within the seismically active Salinas Valley but is outside Alquist-Priolo Earthquake Fault Zones. The site is approximately 4 miles northeast of the Type B Rinconada Fault, 10 miles southeast of the Monterey Bay-Tularcitos fault and 14 miles southwest of the Type B San Andreas Fault (creeping segment). No Type A faults are mapped within 15 miles of the site. Therefore the project will have a less than significant impact on exposure of people or structures to substantial adverse effects including the risk or loss, injury or death involving rupture of a known earthquake fault.

a.ii) Less Than Significant Impact. Referencing the *Monterey County, California Multi-Jurisdictional Hazard Mitigation Plan, Figure E-6. Earthquake Hazard Areas*, it is probable that the site will experience moderate seismic events. According to the geotechnical report, strong ground shaking should be expected during the design life of the planned development. At a minimum, the planned improvements should be designed to resist seismic shaking in accordance with current California Building Code (CBC) requirements. Seismic design parameters based on the 2010 Edition of the California Building Code are presented in the geotechnical report. Therefore the project will have a less than significant impact on exposure of people or structures to substantial adverse effects including the risk or loss, injury or death involving strong seismic ground shaking.

a.iii) Less Than Significant Impact. Based on the Monterey County Relative Liquefaction Susceptibility Map, the site is in an area having a low liquefaction potential and potentially liquefiable soils were not encountered in borings. No mitigation measures have been determined necessary. Therefore the project will have a less than significant impact on exposure of people or structures to substantial adverse effects including the risk or loss, injury or death involving seismic related ground failure including liquefaction.

a.iv) No Impact. The site is in the flat central areas of the agricultural Salinas Valley, far removed from slopes or potential landslides. Therefore the project will have a less than significant impact on exposure of people or structures to substantial adverse effects including the risk or loss, injury or death involving landslides.

b) No Impact. Approval of the project would not result in soil erosion or substantial loss of top soil in that the site has been disturbed for many decades and any "quality" top soil has been long lost. Standard construction techniques and drainage methods will be employed during construction and in final site development; no increased potential for soil erosion is anticipated. Therefore the project will have a less than significant impact on soil erosion or the loss of topsoil.

c) – d) Less Than Significant Impact. The primary geotechnical concern is the potential for disturbance of the soil during demolition of the existing structures and removal of the septic system. A program of remedial grading is recommended to recompact soils disturbed during demolition and to increase the density of the loose soils within the foundation bearing zone. Such grading and compaction will be done in accordance with current California Building Code (CBC) requirements, and therefore, does not rise to the level of "mitigation" for the purposes of this environmental review. On- or off-site landslide potential, lateral spreading, subsidence, liquefaction or collapse are not concerns for this project. The soils at the boring locations are non-plastic and therefore should have a low expansion potential. Measures other than moistening and compacting the soil are not considered necessary. Therefore the project will have a less than significant impact on unstable soils.

e) Less Than Significant Impact. As introduced in the Project Description, the project site has had problematic and historically failing septic systems. Present Monterey County Code for sizing septic systems would restrict a 4.6 acre project site to serving no more than 4 single-family households. The site presently serves 186+/- persons and the soils, septic system components and leach areas are not serving such a large population well. The on-site septic

system is to be abandoned and a sewer force main will be installed to connect the Camphora Apartment complex to the City of Soledad sewer system. An existing sewer from the Soledad Prison complex north of the property runs southward along the west side of Highway 101 and then connects to the City of Soledad system. The project will install a connection to that sewer line by tunneling under McCoy Road and Highway 101. In this manner, the project proposes to alleviate a chronic issue with the soils of the project site, as septic treatment systems will no longer be used. Therefore the project will have a less than significant impact on soils incapable of adequately supporting the use of septic tanks or alternate alternative wastewater disposal systems.

7. GREENHOUSE GAS EMISSIONS

| Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1,6,10,20) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1,6,10,20) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion/Conclusion/Mitigation:

a) – b) Less than Significant Impact. The project is the replacement of existing residential units. The project's air quality impacts have been analyzed by staff through the California Emissions Estimator Model (CalEEMod) and data has been presented in the Air Quality Section above. None of the criteria air quality pollutants for the construction and operational phases will be exceeded by implementation of the project (See Section VI.3). The project includes a full complement of new landscaping including the planting of 55+ mixed hardwood and other trees, an attempt to be "off-the grid" for electricity production with the incorporation of photovoltaic solar panels above the carports, and the project proponents intend to construct the project to meet a LEED Gold level or higher. In this manner, the project's contributions to Greenhouse Gas Emissions are considered less than significant.

8. HAZARDS AND HAZARDOUS MATERIALS

| Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1,6,12) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1,6,12) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source:1,5,7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1,6,12,21) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source:1,2,5,7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1,2,5,7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source:1,2,6,7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source:1,2,6,7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion/Conclusion/Mitigation:

Due to the age and history of the existing facilities, there are remnants of past agricultural and building practices that are no longer used and have been long discontinued due to human and environmental health concerns. DDT and other organochlorine pesticides have not been used in decades for agricultural applications, and lead paint and asbestos are no longer allowed to be used in residential applications. Additionally, there are naturally occurring arsenic levels at the

site that exceed present RWQCB Environmental Screening Levels. The applicant has prepared several reports carefully evaluating potential hazards and hazardous materials at the project site:

- Phase I Soil Analysis. Phase I Environmental Site Assessment, Camphora Labor Camp, 32101 McCoy Road, Soledad, California. Prepared by Earth Systems Pacific, dated July 10, 2009.
- Additional Phase II Pesticide Testing, Camphora Apartments, 32101 McCoy Road, Soledad, California. Prepared by Earth Systems Pacific, dated May 16, 2011.
- Phase II Addendum - Arsenic, Camphora Apartments 32101 McCoy Road, Soledad, California. Prepared by Earth Systems Pacific, dated August 16, 2011.

Each of these reports and the conclusions within were reviewed by the California Department of Toxic Substance Control (DTSC), who responded with a letter to Mr. Seth Capron, Senior Project Manager, South County Housing Corporation, dated August 18, 2011. These reports and the conclusions and recommendations of the California Department of Toxic Substance Control will be discussed further below.

a) Less Than Significant Impact. The project is the demolition of existing deteriorating residential structures and replacement with the same number of modern garden apartments. While there are concerns and precautions to be made during the construction process as described herein, there will be no new creation of significant hazards to the public, nor the introduction of routine transport, use or disposal of hazardous materials produced on site. Therefore the project will have a less than significant impact on the public due to routine transport, use or disposal of hazardous materials.

b) Less Than Significant Impact. As described in the Project Description and above, there is the potential of releasing several materials known to be hazardous during the construction processes. This section will address: organochlorine pesticides, lead (paint), asbestos, and naturally occurring arsenic.

The organochlorine pesticides DDE, DDT and Dieldrin.

The organochlorine pesticides DDE, DDT and Dieldrin were detected on the Site. Dieldrin, endrin and toxaphene were detected on the site at levels above the California Human Health Screening Level (CHHSL) thresholds. The elevated levels are concentrated within the upper foot of soil at the site with impacts to a depth of about 2 feet at a particular sampling location (S-8). Using the California Department of Toxic Substances Control's Hazard-Risk Calculator (Cal EPA 2005) for DDE, DDT and dieldrin, the residential carcinogenic risk is 2.03 with dieldrin being the risk driver. A risk-index value greater than one indicates that the cancer risk exceeds one in one million if no remedial action is performed.

According to Mark E. Piros, P.E. Unit Chief – South Bay Counties Brownfields and Environmental Restoration Program of the CDTSC, "The risk from dieldrin, DDE and DDT in site soil ... is within the acceptable risk range as prescribed by the U.S. EPA and used by DTSC." Toxicity measurements were applied to measurements of soil materials from the upper one foot of soil at the site. The Monterey County Monterey Health Department, Division of

Environmental Health, Hazardous Materials Management Services also concluded that the toxicological assessment conducted by the State Department of Toxic Substance Control (DTSC) determined that the concentrations of these contaminants are within the acceptable risk range as prescribed by the USEPA and DTSC. Therefore, no significant hazard to the public or the environment exists pertaining to these materials and that the addition of mitigation measures has been determined not necessary. In this manner of the existing readings being within standards accepted by the US EPA, State of California and Monterey County Health Department, there is a less than significant impact to the public or environment for this criterion.

Lead Paint and Asbestos

To address the potential discovery and resolution of lead paint and asbestos during demolition of this aging farm worker housing facility, the following conditions of approval can and will be applied to the project. As the remediation of these materials are addressed sufficiently under present laws and codes, they do not rise to the level of being mitigation measures.

Lead Paint - If, during demolition of the existing on-site residence, paint is separated from the building material (e.g. chemically or physically), the paint waste shall be evaluated independently from the building material by a qualified hazardous materials inspector to determine its proper management. All hazardous materials shall be handled and disposed in accordance with local, state and federal regulations. According to the Department of Toxic Substances Control (DTSC), if paint is not removed from the building material during demolition (and is not chipping or peeling), the material can be disposed of as construction debris (a non-hazardous waste). The landfill operator shall be contacted prior to disposal of building material debris to determine any specific requirements the landfill may have regarding the disposal of lead-based paint materials. The disposal of demolition debris shall comply with any such requirements.

Asbestos - Prior to the demolition of existing structures, the structures shall be sampled as part of an asbestos survey in compliance with the National Emission Standards for Hazardous Air Pollutants (NESHAP). If asbestos is found, asbestos-related work, including demolition, involving 100 square feet or more of asbestos containing materials (ACMs) shall be performed by a licensed asbestos abatement contractor under the supervision of a certified asbestos consultant and asbestos shall be removed and disposed of in compliance with applicable state laws. Regardless of whether asbestos is identified in any building, prior to demolition the Air Pollution Control District (APCD) shall be notified and an APCD Notification of Demolition and Renovation Checklist shall be submitted to both APCD and the RMA - Planning Department.

Complying with local, state and federal regulations in the manner described in the two conditions of approval above that will be applied to the project will assure a less than significant environmental effect for potential exposure to lead paint and asbestos.

Arsenic

There are naturally occurring Arsenic levels at the site that exceed present Regional Water Quality Control Board (RWQCB) Environmental Screening Levels and California Human Health Screening Levels (CHHSL). According to the letter to Mr. Seth Capron, Senior Project Manager, South County Housing Corporation from the California Department of Toxic

Substance Control, dated August 18, 2011, "the range of arsenic detected in soil samples collected at the site was 1.7 to 4.7 milligrams per kilogram (mg/kg). The Phase II Addendum Report concludes these detections can be attributed to naturally-occurring concentrations of arsenic. DTSC agrees that the detected arsenic is within the range of naturally occurring concentrations."

As the California Department of Toxic Substance Control concludes that, "no further action is required at the site," the potential impact of exposure to naturally-occurring arsenic has been determined to be less than significant.

c) No Impact. The Project is not within one-quarter mile of an existing or proposed school and as a residential land use, is not expected to emit hazardous emissions or handle hazardous or acutely hazardous materials. Therefore the project will have a less than significant impact to schools in this manner.

d) No Impact. Accessing the California Department of Toxic Substance Control website (EnviroStor June 4, 2012), (<http://www.envirostor.dtsc.ca.gov/public/>) the project site is not a listed hazardous materials site in Monterey County. The CDTSC acknowledges that an evaluation was conducted (as described herein) and that, "Row crops were grown and a labor camp was located on the site in the past. At the time the Phase I Environmental Site Assessment was performed, there were six occupied multi-residential structures on the site. Development of the site as a multi-family apartment complex was planned at the time DTSC issued the no further action letter." Therefore the project will have a less than significant impact to the public or the environment for potential exposure to listed hazardous materials site in Monterey County.

e) – f) Less Than Significant Impact. Referencing Monterey County GIS data for Monterey County reveals that no public or special use airports are within two miles of the Camphora Apartment Replacement project site, and therefore no public safety hazard is assumed as related to the project's vicinity to public or special use airports. While private airstrips in the Salinas Valley serve to support agricultural production in the Valley, no private airstrips have been identified in the vicinity of the project site. Therefore the project will have a less than significant impact to public safety in this manner.

g) – h) Less Than Significant Impact. The project is the replacement of existing residential units with the same number of units in the same location and is considered urban and not adjacent to wildlands. No conflict or interference with emergency response plans or emergency evacuation plans is anticipated. The project site is not located within a State Responsibility Area (SRA) fire hazard zone, but is within the Mission Soledad Rural Fire Protection District. Development review comments received from the Fire Department offer a condition of approval that the project's water system not only meet drinking water demands but meet the requirements for fire suppression. Therefore the project will have a less than significant impact to emergency response plans, and will not expose people or structures to wildland fire risks.

9. **HYDROLOGY AND WATER QUALITY**

| Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? (Source: 1,6,16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1,6) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial <u>erosion or siltation</u> on- or off-site? (Source: 1,5,7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in <u>flooding</u> on- or off-site? (Source: 1,5,6,7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1,5,6,7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? (Source: 1,5,6,7,16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 1,2,5,6,7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 1,2,5,6,7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 1,2,5,6,7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? (Source: 1,2,7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation:

a) Less Than Significant Impact. The project is not expected to violate any water quality standards or waste discharge requirements, in that it is the redevelopment of an existing facility to meet modern housing and building and safety codes, including connecting the apartment complex to a formal sewer system and cleaning up and removing the existing septic treatment areas and facilities. The Monterey County Water Resources Agency will be requiring a stormwater detention plan to address on-site and off-site impacts. The plan will include detention facilities to attenuate the impact of impervious surface stormwater runoff. Best management practices will be incorporated into construction activities to attenuate unintended run-off. In this manner the project will have a less than significant impact to water quality standards or waste discharge requirements. Therefore the project will have a less than significant impact to water quality and waste discharge requirements.

b) Less Than Significant Impact. The existing well on the property will continue to serve the residents. The well was drilled in 1996 to a depth of 690 feet, yields an estimated 500 gallons per minute and meets current drinking water standards. In this manner, the project is not expected to substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level in that the service level and draw needed from this well will still serve the same number of residential units. Therefore the project will have a less than significant impact on depletion of groundwater supplies.

c) – d) Less Than Significant Impact. The project will not substantially alter the existing drainage pattern of the site in a manner that would result in substantial erosion or siltation on- or offsite or substantially increase the rate or amount of surface run-off in a manner that would result in flooding on- or off-site., in that the project area is in a flat area of the Salinas Valley and no substantial grading is to occur changing contours or surface flow directions or generally increasing erosion. No stream channels or river courses will be affected by the redevelopment of this site. A landscaped berm will be incorporated into the western frontage of the project site that may affect some flows and drainage, but this is not considered to be significant. Therefore the project will have a less than significant impact on existing drainage patterns of the site or area.

e) Less Than Significant Impact. The project will not substantially create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, in that the Water Resources Agency has required a stormwater detention plan to address on-site and off-site impacts, so that such impacts do not occur. The plan will include detention facilities to attenuate the impact of impervious surface stormwater runoff and will include oil/grit separators for paved parking areas. The applicant will also be required to provide certification from a registered civil engineer or licensed contractor that stormwater detention facilities have been constructed in accordance with the approved drainage plan. Therefore the project will have a less than significant impact on the creation or contribution of runoff.

f) Less Than Significant Impact. The project will not substantially degrade water quality, in that the Monterey County Environmental Health Bureau is requiring that water system improvements

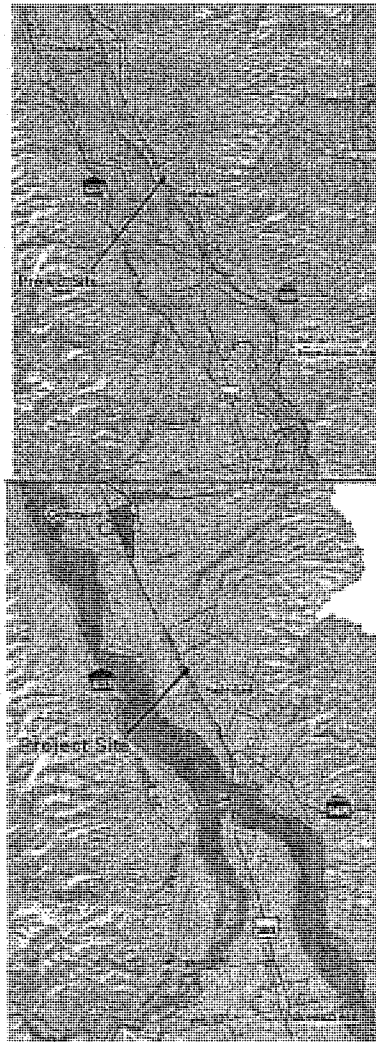
meet the standards as found in Titles 17 and 22 of the California Code of Regulations and as found in the Residential Water Supply Standards. Additionally, the existing onsite wastewater treatment system (OWTS) will be demolished or abandoned pursuant to the standards found in Monterey County Code (MCC), Chapter 15.20.090. In this manner the project will not substantially degrade water quality. Therefore the project will have a less than significant impact on water quality.

g) - h) No Impact. Drawing from Geographical Information System maps prepared by the County of Monterey included in the 2010 General Plan, the project would not place housing within a 100-year flood hazard area, nor place structures within a 100-year flood hazard area which would impede or redirect flood flows. Therefore the project will have a less than significant impact regarding these criteria.

100-year Flood Hazard Area indicated in shaded areas west of the site running in a north west to southeast direction.

i) Less Than Significant Impact. While proximate to areas that may become inundated as a result of dam failure, the project site, agriculture fields and developments on the east side of US Highway 101 in this vicinity are not modeled to be subject to significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore the project will have a less than significant impact regarding this criterion.

j) No Impact. The project site and location in the central portion of the Salinas Valley do not expose it to inundation by seiche, tsunami, or mudflow. Therefore the project will have no impact on these criteria.



Salinas Dam Failure Inundation Areas indicated in shaded areas west of the site running in a north west to southeast direction.

impact on

10. LAND USE AND PLANNING

| Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|-------------------------------------|-------------------------------------|
| a) Physically divide an established community? (Source: 1,2,3,5,18) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1,2,3,4,6,16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1,5,7,19,23) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation:

a) Less than Significant Impact: The project is the demolition and reconstruction of a long-standing residential complex housing approximately 185 persons among 44 units. The potential for permanent displacement and division of this community could be considered potentially significant – yet the applicant, South County Housing Corporation has built into their project a formal Relocation Plan (Reference 18) whose intent and purpose is to retain as many qualifying residents as possible.

The Relocation Plan provides for Moving Expense Payments and Temporary Relocation Expenses where housing costs will be limited to their current rent plus utilities. "South County Housing will pay any increased costs for housing directly to the prearranged temporary landlord. Due to the temporary nature of these moves accommodations will also be made for storage of personal property, if necessary. If a household does not return to the Camphora Apartments upon notification of an available unit, any rental or relocation assistance will be terminated."

From the Relocation Plan prepared by Auto Temp for South County Housing (SCH):

As a result of the Project, based upon available information, SCH anticipates that all but five of the existing households will be temporarily displaced, to allow reconstruction to occur in an orderly and safe manner. Five of the households have not participated in the interview process and are presumed to be over income to remain on site and will potentially be permanently displaced.

This Plan sets forth policies and procedures which would be necessary to conform to statutes and regulations established by the Federal, Uniform Relocation Act (46 U.S.C. § 4600 et seq.), its implementing regulations (49 C.F.R.) Part 24); and, the California Relocation Assistance Law, California Government Code Section 7260 et seq (the "CRAL") and the California Relocation Assistance and Real Property Acquisition

Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (the "Guidelines") for residential displacements and the funding agencies' own rules and regulations.

Currently, there are 185 residents on site, of which 66 are under the age of 18. Most households with children expressed a desire to remain in the current school district during their temporary displacement. Nine households rely upon public transportation, while 13 households requested to remain in close proximity to doctors and medical facilities.

The standard housing density utilized provides for two (2) persons per bedroom and one person in a common living area for tenant occupied units although, this can be adjusted to include two persons in the common living area. If a family's size is above or below these standards, then those families would be referred to appropriate sized housing, if available. Currently, thirteen households are considered "over-crowded", and the newly constructed units, which include three bedroom units, will be able to accommodate the larger households.

Relocation activities will consider individual household needs to be close to public transportation, employment, schools, public/social services and agencies, recreational services, parks, community centers, or shopping.

Relocation Assistance information and assistance will be provided in the primary language of the displaced occupants, in order to assure that all displaced occupants obtain a complete understanding of the relocation plan and eligible benefits.

In this manner of the applicant complying with state laws regarding the potential of displacements of persons and the potential to divide and established community, the applicant's proposed Relocation Plan provides for the current residents to maintain and continue in their community. In this manner this potential impact is considered to be less than significant.

b) Less Than Significant Impact. The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The following table has been assembled from the applicable policies of the 2010 General Plan to demonstrate the project's consistency with the policies and regulations.

| GPU Goals and Policy Numbers | Text of GPU Goals and Policies | Review of project consistency |
|--|--|--|
| GOAL LU-1 PROMOTE APPROPRIATE AND ORDERLY GROWTH AND DEVELOPMENT WHILE PROTECTING DESIRABLE EXISTING LAND USES. | | |
| LU 1.7 | Clustering of residential development to those portions of the property which are most suitable for development and where appropriate infrastructure to support that development exists or can be provided shall be strongly encouraged. Lot line adjustments among four lots or fewer, or the re-subdivision of more than | The project is the redevelopment of an existing 44 residential units on a parcel less than 5 acres in area. While the site has been used for concentrated residential living for decades, this housing Replacement Project will make the site and living conditions more |

| GPU Goals and Policy Numbers | Text of GPU Goals and Policies | Review of project consistency |
|------------------------------|---|--|
| | four contiguous lots of record that do not increase the total number of lots, may be allowed pursuant to this policy without requirement of a general plan amendment. | "suitable." Water and transportation infrastructure are present and sewer service will be provided by a connection to the City of Soledad sewer service and through a LAFCO action. |
| LU-1.11 | Development proposals shall be consistent with the General Plan Land Use Map designation of the subject property and the policies of this plan. | <p>The 2010 General Plan designates the property as Farmland. The General Plan also provides that Affordable Housing Overlays (AHO) may be proposed by applicants.</p> <p>If a property meets all of the suitability criteria, the property owner may voluntarily choose to develop an Affordable Housing Overlay project, rather than a use otherwise allowed by the underlying land use designation. See discussion below for Policy 2.11. With an AHO designation applied to the property, and development according to the proposal provided by the applicant, the project will be consistent with the policies of the Plan.</p> |
| LU-1.12 | Structures in electrical transmission corridors or rights-of-way shall be prohibited | An electrical transmission line presently runs through the property in a northwest to southeast direction. New structures have been sited to not be directly under these transmission lines and to meet the setback needs of the utility. |
| LU-1.18 | If the standards in this General Plan render a legal lot of record substandard in size, the substandard size of the parcel shall not by itself render the parcel a legal nonconforming use. Any proposed expansion, enlargement, extension, or intensification of uses on such a lot shall not be prohibited due to its substandard size unless there are overriding public health impacts. Development of the lot shall comply with all other policies, standards and designated land use requirements of this Plan. | The 4.6 acre parcel is zoned F/40 and maintains the legal, but non-conforming Camphora Housing Development. Standards for this F/40 district most appropriately provide for farming operations and relatively large parcels and become complicated for smaller parcels that have relatively greater lot coverage needs. While this policy would not necessarily prohibit the "extension" of non-conforming uses on such a small lot, the applicant's proposal to develop consistent with the parameters of the AHO designations described in the General Plan will allow the redevelopment of the lot to comply with additional policies, standards and designated land use requirements of this Plan, and become a legal and conforming development. See discussion of the <i>Affordable / Workforce Housing Program</i> below. |
| LU-1.19 | Community Areas, Rural Centers and | The Applicant has proposed that an |

| GPU Goals and Policy Numbers | Text of GPU Goals and Policies | Review of project consistency |
|--|---|--|
| | <p><u>Affordable Housing Overlay</u> districts are the top priority for development in the unincorporated areas of the County. Outside of those areas, a Development Evaluation System shall be established to provide a systematic, consistent, predictable, and quantitative method for decision-makers to evaluate developments of five or more lots or units and developments of equivalent or greater traffic, water, or wastewater intensity.....</p> | <p>Affordable Housing Overlay (AHO) be applied to this property and has proposed a development consistent with and exceeding the affordability and suitability criteria for such developments. In Policy LU-1.19, the General Plan treats AHOs equally to Community Areas and Rural Centers as being a priority for development in unincorporated areas. In this manner, the project is not subject to the Development Evaluation System required of LU-1.19. The criteria and thresholds for an existing or proposed designation of an AHO are clarified in the Affordable / Workforce Housing program of LU-2.11 below.</p> |
| LU-1.20 | <p>Residential development within unincorporated Monterey County shall be limited to area build-out. Area build-out means specific land use/density designations as mapped in the area plans and adopted as part of this General Plan. The Resource Management Agency shall develop a tracking system for build-out by Planning Area and shall present an annual report before the Planning Commission.</p> | <p>As stated above, the property is designated as F/40 and the development standards within that designation apply well to large lot farming activities. The term "build-out" is relatively incongruous with a discussion of agricultural and farmland uses as F/40 it is not a district intended for residential development – only those residential units that would support and enhance the use of prime, productive and unique farmlands. F/40 allows: single family dwellings, not exceeding four accessory to the agricultural use; licensed residential care homes; and farm worker / employee housing facilities – yet parcel sizes can range from less than one acre to thousands of acres. The redevelopment of 44 residential units on this less than 5 acre site will not contribute additional residential density as at least 44 units have existed on this site for decades.</p> |
| <p>GOAL LU-2 ENCOURAGE RESIDENTIAL DEVELOPMENT OF VARIOUS TYPES AND DENSITIES FOR ALL INCOME LEVELS IN AREAS WHERE SUCH DEVELOPMENT WOULD BE ACCESSIBLE TO MAJOR EMPLOYMENT CENTERS AND WHERE ADEQUATE PUBLIC SERVICES AND FACILITIES EXIST OR MAY BE PROVIDED.</p> | | |
| LU-2.1 | <p>Sufficient sites for housing shall be designated, including rental housing, factory built housing and mobile homes, to make adequate provision for the existing and projected needs of all economic segments of the community.</p> | <p>This policy relates more to where new housing sites should be located in the County. The redevelopment of this site for a very low and low income demographic does though provide for an existing and projected (continuing) need to provide such housing opportunity.</p> |
| LU-2.2 | <p>Residential development shall be limited in areas that are unsuited for more intensive development due to physical hazards and</p> | <p>Reuse and redevelopment of the present site should not be limited here for need of protecting natural resources, avoiding</p> |

| GPU Goals and Policy Numbers | Text of GPU Goals and Policies | Review of project consistency |
|------------------------------|--|---|
| | development constraints, the need to protect natural resources, or the lack of public services and facilities. | physical hazards and constraints or for lack of public services. Having been intensely used for decades for farmworker housing at this same density, the site is suited for this "intensive" development". The provision of additional public services, such as the connection to the Soledad sewage treatment system, and the removal of aged and failing onsite septic systems further protect the residents as well as adjacent farmland and agricultural resources. |
| LU-2.3 | High density residential areas shall be designated closest to urban areas, in community areas, rural centers or existing unincorporated communities. | This policy relates more to where new high density housing sites should be located in the County. Projects that meet the criteria for establishment of an Affordable Housing Overlay are treated equally under the 2010 General Plan as Community areas and Rural Centers. While certainly not an "urban" setting, the project is and will be rebuilt to a density exceeding 9.5 units to the acre. And while the project is still to be served by an on-site high producing water well instead of an municipal water system, the project's tie-in to Soledad's sewage treatment system is a good utilization of its proximity to the urban services afforded by the City of Soledad. |
| LU-2.4 | Areas designated for residential use shall be located with convenient access to employment, shopping, recreation, and transportation. Higher density residential areas should be located with convenient access to public transit. | The site is not presently designated for residential use but with the AHO will be. As the site is to continue to serve farm workers, the site does maintain convenient access to employment and is quickly accessible to Highway 101. The site has been designed in consideration of farm worker buses being able to easily enter and drive through and pick up employees. The nearest shopping opportunity will remain the City of Soledad. |
| LU-2.8 | The County shall designate and establish regulations for an Agricultural Buffer/conservation easement (AB) designation to protect the existing agricultural operation (see <i>Policy AG-1.2</i> for buffer criteria). | See below.. |
| AG-1.2 | The County shall require that well-defined buffer areas be provided as partial mitigation for new non-agricultural development proposals that are located adjacent to agricultural land uses on farm lands designated as Prime, of Statewide | The site presently has relatively no agriculture buffer and does not maintain a conservation easement for this purpose. The 4.6 acre residentially developed site is not considered Prime Farmland, of Statewide Importance, Unique, or of |

| GPU Goals and Policy Numbers | Text of GPU Goals and Policies | Review of project consistency |
|---|--|---|
| | <p>Importance, Unique, or Local Importance.</p> <p>a. Criteria. The following criteria shall be used to establish agricultural buffers to protect current and reasonably foreseeable future agricultural operations:</p> <ol style="list-style-type: none"> 1. The type of non-agricultural use proposed, site conditions and anticipated agricultural practices. 2. Weather patterns, crop type, machinery and pesticide use, existence of topographical features, trees and shrubs, and possible development of landscape berms to separate the non-agricultural use from the existing agricultural use. <p>b. Buffers. Buffers and/or easements shall be:</p> <ol style="list-style-type: none"> 1. Designed to comply with applicable state and local laws regulating school buffers, pesticide buffers, and other controls. 2. Provided on the land designated for the proposed new use and not on the adjacent agricultural land unless by mutual agreement between the two landowners. Buffer maintenance will be the responsibility of the underlying fee title owner and shall be enforceable by the County of Monterey. 3. Designed to be used for the purposes and manner described in this policy and for no other purposes unless agreed to by abutting landowners. Drainage, shading, vegetation, and erosion control shall be made beneficial to the adjacent agricultural use. <p>In circumstances in which a buffer is not meant to be permanent, it will be terminated once the underlying agricultural purpose for the buffer no longer exists. The Agricultural Advisory Committee shall review and make recommendations on establishment of, and changes to, buffer zones.</p> | <p>Local Importance – although neighboring vineyard properties to the northeast and southeast are considered Prime Farmland.</p> <p>The new project sets residential structures and the community building back into the property 75-90 feet from property lines. Within this 75-90 foot wide area is the circular drive path through the site, the pedestrian pathways, landscaping and tree plantings, water storage tanks, carports with solar arrays, and new perimeter fencing.</p> <p>The Camphora Apartment Replacement project has been designed to assure that drainage, shading, vegetation / landscaping, and erosion control will not impact or compromise adjacent agricultural uses.</p> <p>In discussing the plan with the Monterey County Agricultural Commissioners Office, they found the 75-90 foot wide agricultural buffer proposal to be an improvement over the present Camphora Apartment configuration which has structures 15 to 22 feet from property lines. The Agricultural Commissioners office indicated that the proposal was in keeping with the intent and purposes of agricultural buffers as provided for in the Plan</p> <p>It is apparent that after five decades of this site being used for residential purposes that the clear demarcation and fencing of the residential property from the adjacent vineyards has not deteriorated or compromised the adjacent agricultural practices. The continued use of this site by virtually the same residents and with new perimeter fencing should not change this relationship.</p> |
| Affordable/Workforce Housing Program | | |
| LU-2.11 | The County shall encourage the development of affordable and workforce housing projects through the establishment of an Affordable Housing Overlay Program, based on the | The County has not yet developed the Affordable Housing Overlay Program since adoption of the General Plan October 2010, yet this project has been |

| GPU Goals and Policy Numbers | Text of GPU Goals and Policies | Review of project consistency |
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| | <p>following parameters.</p> <p>a. The following areas shall be designated as Affordable Housing Overlay (AHO) Districts: (1)-(5)</p> <p>b. Properties shall meet the following suitability criteria in order to be eligible for the Affordable Housing Overlay Program:</p> <p>(1) The property is located within an Affordable Housing Overlay (AHO) District;</p> <p>(2) Development within the Affordable Housing Overlay District shall be approved on a project-by-project basis and achieve the following levels of affordability (plus or minus 1%):</p> <ul style="list-style-type: none"> • 10% Very Low • 15% Low • 15% Moderate • 20% Workforce I, and • 40% Workforce II. <p>Individual projects may increase the percentage of Very Low, Low and Moderate income categories by reducing the percentage of Workforce I or Workforce II income levels. A project may be allowed to replace up to 25% of the Workforce II housing allocation with market-rate units if one or more of the following criteria are met:</p> <ul style="list-style-type: none"> i) the County has identified a different mix of levels needed for affordable housing in the local area; ii) special economic factors, such as land cost or infrastructure upgrades, affect the cost of development within the local area; iii) the applicant proposes to accommodate at least 15% farm worker housing. | <p>submitted for review and processing.</p> <p>This is not applicable as the legal but non-conforming farmworker housing complex already exists outside of one of the five districts indicated in the GP. The applicant is requesting to newly place an AHO district over the Camphora Apartment site to make it legal and conforming to code.</p> <p>The applicant is requesting to newly place an AHO district over the Camphora Apartment site.</p> <p>The Camphora Apartment Replacement Project will be providing 100% Farm worker (and related family) housing.</p> <p>The project is consistent with the minimum percentages listed to the left as developers are allowed to increase the percentage of Very Low, Low and Moderate income categories by reducing the percentage of Workforce I or Workforce II income levels. The increase of these very low and low income levels serves the housing needs of farm workers.</p> <p>While the applicant, who proposes to provide much more than 15% farm worker housing units under item iii), may request to provide some market rate units, it is staff's understanding that the applicant's funding sources require South County Housing to make this 100% affordable to farm workers. Such a project, not constrained by these funding source requirements could though provide an alternative combination of affordability and still meet the requirements.</p> |
| | <p>3) Mixed use development that combines residential with commercial uses shall be encouraged to tie in with surrounding commercial and residential land uses. A mix of housing types shall be provided on sites in excess of 5 acres, i.e., at least two</p> | <p>This is not a mixed use development.</p> <p>The site is less than 5 acres in area and a single housing type (for-rent apartments) is proposed.</p> |

| GPU Goals and Policy Numbers | Text of GPU Goals and Policies | Review of project consistency |
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| | <p>product types, such as for-rent apartments, for-rent townhomes, ownership townhomes, or ownership single family homes. On sites of less than 5 acres, a single housing type may be allowed. The mix of housing types and designs shall be sensitive to neighboring uses.</p> | |
| | <p>c. If a property meets all of the suitability criteria in "b", above, the property owner may voluntarily choose to develop an Affordable Housing Overlay project, rather than a use otherwise allowed by the underlying land use designation.</p> | <p>The Applicant's project meets and exceeds the (income) suitability criteria in (b) above and has proposed to develop a voluntary AHO project.</p> <p>By meeting the criteria and requesting the AHO designation, this will allow the applicant to supplement the underlying allowances of the F/40 District with an Affordable Housing Overlay Project. In this manner the resulting 44 unit Farmworker Housing project will be legal and conforming to the new F/40-AHO district to be applied to this 4.6 acre parcel.</p> |
| | <p>d. The minimum density for an Affordable Housing Overlay project shall be 6 units per acre, up to a maximum of 30 units per acre. An average density of 10 units per acre or higher shall be provided. The maximum lot size for detached single-family affordable units shall be 5,000 square feet.</p> | <p>The property exceeds the minimum density requirements for an AHO, and is within the maximum density allowed.</p> <p>44 units / 4.6 acres = 9.56 units per acre.</p> |
| | <p>e. To encourage voluntary participation in the Affordable Housing Overlay process, the County shall provide incentives for Affordable Housing Overlay projects such as:</p> <ul style="list-style-type: none"> (1) Density bonuses; (2) Streamlined permitting process, including assigning experienced staff to such projects, hiring outside contract planners, plan checkers and building inspectors (at the cost of the developer) (3) Waiver or deferral of planning and building permit fees (but not fees for the purpose of financing infrastructure); (4) Priority allocation of resource capacity such as water and sewer over other projects not yet approved. (5) Modified development standards and grant funding assistance. | <p>The applicant's project meets the criteria for a waiver of land use and development fees under the existing fee ordinance for the Monterey County RMA Planning Department. Fees to conduct environmental review are not subject to the fee waiver allowance.</p> |

| GPU Goals and Policy Numbers | Text of GPU Goals and Policies | Review of project consistency |
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| | f. Within Community Areas, affordable housing projects meeting the provisions of this policy may proceed prior to adoption of a Community Plan and needed regional infrastructure as long as all project related infrastructure improvements are made concurrent with the development. | This project is not within a Community Plan area. |
| | g. Within Rural Centers, affordable housing projects meeting the provisions of this policy may proceed prior to preparation of an Infrastructure and Financing Study as long as all project related infrastructure improvements are made concurrent with the development. | This project is not within a Rural Center |
| | h. When affordable housing overlay projects are proposed in Community Areas that are also designated Redevelopment Areas, tax increment may be used from the project area to finance off-site infrastructure and level of service improvements and to subsidize the Very Low and Low income units within the Affordable Housing Overlay project. | This project is not within a Community Area and is not in a designated Redevelopment Area. Redevelopment Areas are no longer sanctioned /empowered by the State of California. |
| | i. The Board of Supervisors shall review the 25% exemption cap for market rate units (<i>paragraph b.2 above</i>) every two years to assure that this Affordable Housing Overlay policy achieves its intended goal of encouraging developers to voluntarily produce Affordable Housing Overlay projects. | This October 2012 will be two years since GP approval |
| LU-2.12 | <p>Monterey County shall establish a program for retaining affordable housing units. For-sale housing units with affordability restrictions developed within redevelopment project areas (Boronda, Castroville, Fort Ord, and Pajaro), Community Areas and Rural Centers prior to the adoption of their Plans, as well as any project developed under the Affordable Housing Overlay Program shall be consistent with term of affordability provisions in State Redevelopment law. Rental units shall be deed restricted in perpetuity countywide.</p> <p>(More to LU-2.12 yet not applicable to rental units)</p> | <p>The project does not develop for-sale units, but it is a proposed project under the AHO program.</p> <p>The affordability provisions in State Redevelopment law have gone away with dissolution of Redevelopment Agencies February 1, 2012.</p> <p>According to Jane Barr of the Monterey County Economic Development Department, "the Project is in conformance with the Affordable Housing Overlay. Specifically, it conforms to Section LU-2.12 regarding the County's program for retaining affordable housing units. It is expected that the Project will be 100% affordable. The rental units will be deed-restricted for a term that is consistent with other affordable housing funding sources. It is expected that the term will be for a minimum of 55 years."</p> |
| LU-2.13 | The County shall assure consistent application | Whereas the County must act |

| GPU Goals and Policy Numbers | Text of GPU Goals and Policies | Review of project consistency |
|------------------------------|---|--|
| | <p>of an Affordable Housing Ordinance that requires 25% of new housing units be affordable to very low, low, moderate, and workforce income households. The Affordable Housing Ordinance shall include the following minimum requirements:</p> <ol style="list-style-type: none"> 6% of the units affordable to very low-income households 6% of the units affordable to low-income households 8% of the units affordable to moderate-income households 5% of the units affordable Workforce I income households | <p>evenhandedly in requiring new housing units created under an Affordable Housing Ordinance to have 25% of the units affordable according to the 6%, 6%, 8% and 5% figures, the applicant has proposed a project where all of the 44 units will be affordable to very low and low-income farm workers. This greatly exceeds the targeted minimums.</p> |
| City Centered Growth | | |
| LU-2.14 | <p>Work with AMBAG and cities to direct the majority of urban growth including higher density housing development into cities and their spheres of influence with an emphasis on redevelopment and infill.</p> | <p>The project is not really urban growth – but it is higher density housing development according to County Standards.</p> <p>The project is the re-use of a developed site between the major developed areas of the City of Soledad: the city core and the Correctional Facilities to the north. Upon approval of LAFCO, the City of Soledad will provide sewer service to the Camphora Apartments.</p> |
| LU-2.15 | <p><i>Urban Reserve</i> (UR). An Urban Reserve overlay shall be applied in areas where an incorporated City may expand (annex) or provide the necessary infrastructure to a proposed project. Growth limits identified in a City's adopted general plan and determined to be consistent with the County's adopted General Plan may be included as part of the Urban Reserve area. Expansion of an Urban Reserve shall be subject to <i>Policy LU-2.18</i> and may be established through a Memorandum of Understanding (MOU) between a City and the County. Development in an Urban Reserve area shall be determined by the County's underlying land use designation. The County shall consult with the pertinent City regarding projects located within their Urban Reserve.</p> | <p>The Camphora Apartment Complex is approximately 1.3 miles north of the City of Soledad Sphere of Influence line and is not within an Urban Reserve (UR) Area.</p> <p>While the project does not propose to expand the City of Soledad's Sphere of Influence, the City of Soledad has offered that it Can and Will serve the project with sewer service. As discussed within this report, a City sewer connection runs from the Correctional facilities north of the project and runs southward parallel to Highway 101.</p> |
| LU-2.16 | <p>In coordination with the cities, sufficient land shall be designated to locate new housing as close to employment centers as feasible, and to minimize conflicts, competition, and consumptive land use patterns.</p> | <p>This policy relates more to where new housing sites should be located in the County. The redevelopment of the long-used site though does minimize conflicts, competition, and consumptive land use patterns.</p> |
| LU-2.19 | <p>The County shall refer amendments to the</p> | <p>While the project was referred to the City</p> |

| GPU Goals and Policy Numbers | Text of GPU Goals and Policies | Review of project consistency |
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| | General Plan and zoning changes that would result in the creation of new residential, industrial, or commercial areas to the nearest cities for review and comment. | of Soledad for their review, the project does not represent an increase in new housing units, merely the replacement of 44 existing legal but non-conforming units. The addition of the Affordable Housing Overlay district (zone change) has been referred to Soledad for review and comment and will serve to have the resulting development be in conformance with the Monterey County General Plan and codes. |
| GOAL C-1 ACHIEVE AN ACCEPTABLE LEVEL OF SERVICE BY 2030 | | |
| C-1.8 | From the time of adoption of the General Plan until the time of adoption of a County Traffic Impact Fee, the County shall impose an ad hoc fee on its applicants based upon a fair share traffic impact fee study. | The County Traffic Impact Fee is currently being developed in accordance with the General Plan to address cumulative impacts to the County roadway system. In this instance, McCoy Road would be the County facility of potential impact. This project's traffic report did not identify cumulative impacts to the County Roadway system though; therefore mitigation fees for cumulative impacts to the County roadway system would not be applicable, according to the Public Works Department. |
| C-1.11 | In addition to the County Traffic Impact Fee established in <i>Policy C-1.8</i> , the County shall require new development to pay a Regional Traffic Impact Fee developed collaboratively between TAMC, the County, and other local and state agencies to ensure a funding mechanism for regional transportation improvements mitigating Traffic Tier 3 impacts. | The Regional Traffic Impact Fee was developed to address cumulative impacts to the regional roadway system, and is required to be applied to development by adopted County Ordinance. Such regional facilities in this case would be Highway 101 itself and the Camphora Gloria on- and off- ramps and overpass. Pursuant to Monterey County Code Chapter 12.90 the applicant shall pay the Regional Development Impact Fee (RDIF). |
| C-4.2 | All new road and interior circulation systems shall be designed, developed, and maintained according to adopted County standards or allowed through specific agreements and plans. | The project site proposes two driveways for access to the parking areas. Review of the plan proposed by the applicant shows conformance to the County's parking standards. Adoption of the development plan proposed, supplemented by a condition of approval applied to the project for conformance to standards will assure that this Policy is met. |

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| GOAL OS-1 | | |
| RETAIN THE CHARACTER AND NATURAL BEAUTY OF MONTEREY COUNTY BY PRESERVING, CONSERVING, AND MAINTAINING UNIQUE PHYSICAL FEATURES, NATURAL RESOURCES, AND AGRICULTURAL OPERATIONS. | | |
| OS-1.8 | Programs to encourage clustering development in rural and agricultural areas to maximize access to infrastructure, protect prime agricultural land, and reduce impacts to designated visually sensitive and critical habitat areas shall be established. | While specific programs to encourage clustering development in rural and agricultural areas have not yet been developed, the redevelopment of the 44 units on this already impacted 4.6 acre site does serve to protect prime agricultural lands, in that no new impacts to exiting agricultural areas are anticipated. At a density exceeding 9 units per acre this project may be considered to be a clustered development. |
| GOAL PS-3 | | |
| ENSURE THAT NEW DEVELOPMENT IS ASSURED A LONG-TERM SUSTAINABLE WATER SUPPLY. | | |
| PS-3.1 | <p>Except as specifically set forth below, new development for which a discretionary permit is required, and that will use or require the use of water, shall be prohibited without proof, based on specific findings and supported by evidence, that there is a long-term, sustainable water supply, both in quality and quantity to serve the development.</p> <p>This Requirement shall not apply to: c. development related to agricultural land uses within Zone 2C of the Salinas Valley groundwater basin.</p> | <p>The project is not necessarily "new" development in that the existing condition of the property includes 44 residential units and the completed project will have an equivalent 44 units. "Redevelopment" would be a more appropriate term.</p> <p>Farmworker Housing is directly related to the surrounding agricultural uses.</p> <p>The project is within Zone 2C of the Salinas Valley groundwater basin.</p> <p>Therefore this policy does not apply to this project.</p> |
| | | |

Additional Policies of the Public Service Element direct the County to:

- Create additional criteria and implementation methods, programs and ordinances if necessary to assure Long-term sustainable water supply for new development. (PS-3.2)
- Create specific criteria to evaluate the adequacy of all new domestic wells. (PS-3.3)
- Assess impacts on adjacent wells and in-stream flows for high-capacity wells, including high-capacity urban and agricultural wells. (PS-3.4)
- Disallow construction of wells in known areas of saltwater intrusion. (PS-3.5)
- Coordinate and collaborate with all agencies responsible for the management of existing and new water resources. (PS-3.6)
- Develop a program to eliminate overdraft of water basins. (PS-3.7)

Policies PS-8 through PS-3-15, also give direction to the County as in the above bullets, but do not necessarily speak to this Farmworker Housing Replacement project.

The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. In this manner the project will have a less than significant effect.

c) No Impact. Redevelopment of the project site will not conflict with any applicable habitat conservation plan or natural community conservation plan. In review of the websites of the California Department of Fish and Game (CDFG) and United States Fish and Wildlife Service (USFWS) there are no adopted habitat conservation plan or natural community conservation plan along this portion of the Salinas Valley. There are plans in place to protect Yadon's piperia (*Piperia yadonii*) at Pebble Beach, Yadon's Piperia and Hooker's Manzanita at the Presidio of Monterey and Presidio of Monterey Annex Monterey County, and numerous species at Fort Ord: smith's Blue Butterfly, Western snowy plover, California red-legged frog, sand gila, Monterey spineflower, robust spineflower, black legless lizard and Yadon's Piperia. In this manner there will be no impact to these resources or conflicts with adopted plans at the project site.

11. MINERAL RESOURCES

| Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1,7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1,2,3,7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation:

a) – b) No Impact. See Section IV.

12. NOISE

| Would the project result in: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1,2,15,19) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1,2,15,19) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1,2,15,19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1,2,15) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1,2,3,5,7,15) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1,2,3,5,7,15) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation:

a) Less Than Significant Impact. As introduced in the project description, U.S. Highway 101 and the Union Pacific Railroad (UPRR) are located to the southwest of the site and provide a significant source of noise. An Acoustical Analysis was provided by the applicant that describes these environmental conditions and offers mitigation measures that the applicant has incorporated into the project design.

While the railroad line is 365 feet to the west of the closest apartment building, approximately four freight trains and two passenger trains pass through the Salinas Valley daily. There is an at-grade crossing at Camphora Road across the freeway and slightly to the north of the project site. Train engineers are required to sound the warning horn when approaching within approximately 1000 feet of a grade crossing. Train noise levels are therefore higher at locations near grade crossings. The report also indicates that the train warning horns were only faintly audible above the traffic noise produced by Highway 101.

Special building construction and site development considerations have been identified as necessary to attenuate elevated noise levels for some of the closer units to these noise generators. The Health and Safety Element of the 2010 General Plan states that interior noise exposure within new residential developments should not exceed acceptable levels. Most local jurisdictions apply an interior noise standard of 45 dB CNEL (or DNL). This is consistent with the interior noise exposure criteria referenced by the California Noise Insulation Standards and the U.S. Department of Housing and Urban Development (HUD).

The county's exterior noise level standard is 65 dB CNEL within outdoor activity areas of multi-family residential uses. Common outdoor activity areas are located throughout the project site and include a tot lot, two mini soccer fields, several BBQ areas and a half-court basketball area. Individual outdoor activity areas for the project include individual patios and second-floor decks at each of the apartment buildings.

Most common outdoor activity areas would be located at least 300 feet from the center of the freeway. Additionally, the project developer has proposed that an earthen berm with a minimum height of six (6) feet be constructed along the frontage of the site. When attenuation of sound with increasing distance from the freeway and acoustic shielding provided by the earthen berm are considered, it is concluded that all common outdoor activity areas would comply with the county's 65 dB CNEL exterior noise level standard.

The proposed buildings have been designed and oriented so that individual patios and decks are partially enclosed and do not directly face the freeway. The earthen berm would provide acoustic shielding of individual patios at the lower-floor level. Noise exposure within individual patios and decks would therefore be expected to comply with the county's 65 dB CNEL standard for all buildings except for the upper-floor decks of the closest apartment building Highway 101 and the Union Pacific Railroad.

As the applicant has incorporated recommended measures from the Acoustical Analysis into the project design to attenuate exterior and interior Noise Levels for residents, these have become features of the proposal – and do not rise to the level of being Mitigation Measures

- An earthen berm will be constructed along the west side of the property to acoustically shield common outdoor activity areas and lower-floor individual patios within the development. The berm will have a minimum height of six (6) feet relative to the finished floor elevation of the closest residential buildings. The top of the berm may be irregular in shape but should maintain the required minimum height.
- The minimum laboratory-tested STC rating for windows and sliding glass doors to be installed on the north, south and west sides of the closest apartment building to the freeway will be 32. Acoustically rated windows and sliding glass doors are not required at other locations within the project.
- Air conditioning or mechanical ventilation will be installed in all residential buildings so that windows and doors may remain closed for the required acoustical isolation.
- Exterior doors, excluding glass doors, shall be solid-core wood or insulated steel with perimeter weather-stripping and threshold seals.
- Acoustic baffles will be installed on the interior side of attic vents that face or are perpendicular to U.S. Highway 101.

In this manner of incorporating the recommended sound attenuation features into the project design and building improvement plan, the project will result in a less than significant exposure of persons to noise levels in excess of standards established in the local general plan, noise ordinance, or standards of other agencies.

b) Less Than Significant Impact. The project will not generate or expose persons to ground-borne vibrations from highway traffic, trains and adjacent agricultural practices beyond existing conditions. Therefore the project will have a less than significant impact to new exposures to ground-borne vibrations.

c) No Impact. As the project is the replacement of the same number of residential units, the project will not result in an increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore there will be no impact to ambient noise levels in the project vicinity.

d) Less Than Significant Impact. While the demolition and construction activities will result in a temporary increase in ambient noise levels in the project vicinity above levels existing without the project, the residents will have been relocated and moved from the project site prior to these activities. Following construction and the cessation of the temporary increase in noise, the residents will return. The neighboring property to the north that also includes farm worker housing may experience the noises of construction, yet with the ambient noise levels of the Highway 101 and UPRR, this is expected to be less than significant.

e) No Impact. The subject property is not located within two miles of a public airport or public use airport.

f) No Impact. The subject property is not known to be within the vicinity of a private airstrip and therefore would not expose people residing or working in the project area to excessive noise levels.

| 13. POPULATION AND HOUSING | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|-------------------------------------|--------------------------|
| Would the project: | | | | |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1,16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1,2,3,5,18) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1,2,3,5,18) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion/Conclusion/Mitigation:

a) Less Than Significant Impact. The redevelopment of the apartment complex will not induce population growth at the site or in the area. While the project will be connecting to the City of Soledad Sewer, this line already exists from the city core northward to the correctional facility complex. The Camphora Apartments will merely tap into this existing in-place line. The size of the lateral has been sized to accommodate the needs of the Camphora Apartments and does not provide for additional capacity to serve future users. Therefore the project is considered less than significant in regard to growth inducing impacts.

b) -c) Less Than Significant Impact. As discussed throughout this Initial Study, the project will directly displace the present residents of the facility in order to rebuild new garden apartments on the site for those qualifying residents to return to. Please, see the discussion above under Section 10.a) Land Use and Planning. In this manner the proposal will not displace a substantial number of housing units or persons necessitating the need for replacement housing elsewhere, and is considered to be less than significant.

14. PUBLIC SERVICES

| 14. | PUBLIC SERVICES | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--|--|--------------------------------------|--|-------------------------------------|--------------------------|
| Would the project result in: | | | | | | |
| Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | | | |
| a) | Fire protection? (Source:1,6) | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Police protection? (Source:1,6) | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Schools? (Source:1,6) | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | Parks? (Source:1,6) | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) | Other public facilities? (Source:1,6,16) | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion/Conclusion/Mitigation:

a) - e) Less Than Significant Impact. No new or physically altered government facilities are needed for the project, and therefore there will be no substantial adverse impact from the non-construction of such facilities. While the project is the reconstruction of a similar number of residential units in the same location, the project does propose to connect to the City of Soledad sewer treatment system. The City of Soledad has indicated its willingness to allow the connection and has provided a letter stating that they can and will extend service to the facility.

While no new governmental facilities are to be constructed, the applicant will extend a tie-in pipe under McCoy Road and Highway 101 to reach the existing City of Soledad sewer line infrastructure. Following County review and approval of the project, a LAFCO application will be processed for an extraterritorial annexation into the City of Soledad Sewer District. Therefore the project is considered to be less than significant across these criteria.

15. RECREATION

| Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|-------------------------------------|--------------------------|
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1,6) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1,6) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion/Conclusion/Mitigation:

a) – b) Less Than Significant Impact. Unlike the present facility, the redeveloped property will include a half court basketball area, two turf-covered play areas, a tot lot, barbecue patio and seating area, and extensive landscaping. These on-site amenities may reduce the need for persons living at the complex to travel to existing regional parks or other recreational facilities. No deterioration of existing parks or other recreational facilities is foreseen with the redevelopment of this site, and no construction or expansion of recreational facilities which might have an adverse physical effect on the environment is foreseen. In this manner there will be a less than significant effect on public recreational resources.

16. TRANSPORTATION/TRAFFIC

| Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1,2,3,4,6,13) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source: 1,2,3,4,6,13) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1,5,6,13) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? (Source: 1,5,6,13) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1,2,6,13) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation:

a) – b) Less Than Significant Impact. The project will add no new traffic to the roadway system. As discussed in the Land Use and Planning Section 10.b) above the project does not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system as in Goal C-1. To address cumulative impacts to the regional roadway system, the applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to the requirements of Monterey County Code Chapter 12.90. In this manner of not adding traffic to County road systems and the project being required to pay fees for regional system impacts, the project's impacts on these resources is considered to be less than significant.

c) No Impact. There will be no impact to air traffic patterns.

d) Less Than Significant Impact. The redevelopment of the Camphora Apartment Complex will not increase hazards such as sharp curves or dangerous intersections, in that most work is to be performed on the 4.6 acre site and does not have public use travel-ways running through the property. Deficiencies have been identified though in the pavement width and edges of McCoy Road fronting the project at its near dead-end to the Soledad Correctional Facilities. The pavement of McCoy Road was measured to be 23 feet wide with centerline striping and no shoulders. The pavement width on McCoy Road narrows to generally 20 feet wide at the project entrance with no centerline striping. Some additional paving has been identified to supplement the existing too-narrow 20 foot roadway width of the McCoy Road frontage along the project site to meet minimum County Standards. Additionally, safety measures, such as increased signage and refreshed pavement striping and markings have been identified as needed. These will be applied as conditions of approval to the project, not mitigation measures. Presently, the site is surrounded by perimeter fencing that separates this residential use from the adjacent farmland and associated equipment use. This fence will be removed and replaced with new fencing and the potential for conflict with farm equipment will remain unchanged and negligible. Therefore, the potential impacts from hazardous design features are less than significant.

e) Less Than Significant Impact. Emergency access and general circulation through the site will be improved with the redevelopment proposal. Presently, only one driveway enters the property, paving has long since crumbled and is irregular, and driving pathways and directions are not clear or defined. Parking spaces are not demarcated and apartment numbering is not well identified. The redevelopment proposal includes two well-defined driveways off of McCoy Road and a very distinct circular driveway navigates the perimeter of the property. Five apartment buildings and the community structure will clearly be numbered and identified accordingly for emergency services, residents and guests to access. Therefore the project will not result in inadequate emergency access and is considered to be less than significant to this criterion.

f) No Impact. As the project is the replacement in-kind of existing residential facilities, there are no known impacts to policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, nor a foreseen decrease in the performance or safety of such facilities. In this manner the project is considered to have no impact on these transportation resources.

| 17. UTILITIES AND SERVICE SYSTEMS | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----------------------------------|--|--------------------------------------|--|-------------------------------------|--------------------------|
| Would the project: | | | | | |
| a) | Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1,6,16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1,6,16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

17. UTILITIES AND SERVICE SYSTEMS

| Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1,6,16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1,6) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1,6,16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: 1,6) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1,6) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion/Conclusion/Mitigation:

The project is not expected to violate any water quality standards or waste discharge requirements, in that it is the redevelopment of an existing facility to meet modern housing and building and safety codes, including connecting the apartment complex to a formal sewer system and cleaning up and removing the existing septic treatment areas and facilities. The Monterey County Water Resources Agency will be requiring a stormwater detention plan to address on-site and off-site impacts. The plan will include detention facilities to attenuate the impact of impervious surface stormwater runoff.

a) – c) Less Than Significant Impact. Development of the project will remove failing septic treatment facilities on the property, clean and remove contaminated soils, and will formally connect to the City of Soledad Sewer infrastructure. To accomplish this, the applicant will obtain encroachment permits to cross under McCoy Road to connect with the existing City of Soledad sewer line. No adverse environmental impacts are anticipated from the tunneling activities and connection to existing systems. As this is a residential connection, no materials placed in the sewer are expected to exceed wastewater treatment requirements of the Regional Water Quality Control Board, such as may be characterized by some industrial activities. In this manner, the impact to these several resource categories is expected to be less than significant.

d) Less Than Significant Impact. The existing well on the property will continue to serve the residents. The well was drilled in 1996 to a depth of 690 feet, yields an estimated 500 gallons per minute and meets current drinking water standards. Additional water storage will be

incorporated into the project to assure fire flow requirements are met. In this manner there are sufficient water supplies available to serve the project from existing entitlements and resources, and the impact to this resource category is considered to be less than significant.

e) Less Than Significant Impact. The City of Soledad has offered that it Can and Will serve the project with sewer service. At the time of the applicant's request for a sewer connection with the City of Soledad, a larger project of approximate 60 units had been contemplated at the site; and the City extended its offer to serve the project. Since this time the project has been sized to 44 replacement units only. A telephone call to the City of Soledad Water Resources Manager, Edward Waggoner on June 20, 2012 revealed that the treatment facility has the capacity to treat as much as 5.5 million gallons a day, while present treatment levels are only 2.2 million gallons a day. Calculations by Ifland Engineers for the project calculate that the Peak Daily Design Flow for the 44 unit development would be 105,600 gallons day. In this manner of the project only contributing 105,600 gallons per day into a system that presently has an excess capacity of 3.3 million gallon a day, this impact would be considered less than significant.

f) – g) Less Than Significant Impact. The replacement of 44 existing units with 44 new units to serve the same population of residents is not expected to generate additional solid waste disposal, nor violate any federal, state, and local statutes and regulations related to solid waste. In this manner the impact is considered to be less than significant.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

| Does the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: 1-24) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have impacts that are individually limited, but cumulatively considerable? (Source: 1-24) ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: 1-24) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1-24) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion/Conclusion/Mitigation:

a) Less Than Significant Impact. There are no significant wildlife habitat or natural features present on the site, nor examples of the major periods of California history or prehistory. Redevelopment of the project site will not conflict with any applicable habitat conservation plan or natural community conservation plans, as there are no adopted habitat conservation plans or natural community conservation plans along this portion of the Salinas Valley. Therefore the project will not have the potential to degrade the environment in this regard and is considered to be less than significant.

b) Less than Significant Impact. The redevelopment of the subject property and the replacement of 44 residential units with 44 residential units does not introduce new impacts that are cumulatively considerable. In the project description and analysis of the environmental criteria contained in the above checklist, the project has been designed to meet or exceed a LEED Gold Level standard. No thresholds of the air management district will be exceeded or require mitigation, and the project has been determined to have a less than significant effect on Greenhouse Gases through the use of the CalEEMod air quality model prepared by County staff

and included in the analysis above. Furthermore, staff recommends that a Negative Declaration is the appropriate environmental determination for the project as no mitigation measures have been determined necessary. Beyond the temporary impacts of noise and effects related to construction vehicles, the project is considered to have less than significant impact on cumulative resources.

c) Less than Significant Impact. The project is intended to improve and correct existing adverse living conditions for the residents of the Camphora Apartment Complex. The project has been designed to alleviate overcrowding and to remove failing septic treatment systems and to connect to public sewer infrastructure. Furthermore, the project site will be built to modern building code standards and will include outdoor and recreational amenities for the residents. No significant (negative) environmental impacts have been identified for the project. The project will be a direct improvement in the quality of life for these residents. In this manner the project is considered to be less than significant in that it will not have an adverse affect on human beings.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a "de minimis" (minimal) effect on fish and wildlife resources under the jurisdiction of the Department of Fish and Game. Projects that were determined to have a "de minimis" effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of "de minimis" effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of "no effect" on fish and wildlife resources, development applicants must submit a form requesting such determination to the Department of Fish and Game. Forms may be obtained by contacting the Department by telephone at (916) 631-0606 or through the Department's website at www.dfg.ca.gov.

Conclusion: The project will be required to pay the fee.

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN100446 and the attached Initial Study / Proposed Negative Declaration.

IX. REFERENCES

1. Project Application/Plans
 - a. Architectural Plans and Elevations
 - b. Landscape Plans
 - c. Civil Improvement Plans
2. 2010 Monterey County General Plan
3. South County Area Plan
4. Title 21 of the Monterey County Code (Zoning Ordinance)
5. Site Visit conducted by the project planner on September 27, 2011.
6. Interdepartmental Review Comments received from Monterey County Land Use Agencies: Public Works Department, Environmental Health Bureau, Water Resource Agency, Mission Soledad Fire Department, and the Economic Development Department (Formerly Redevelopment and Housing).
7. Monterey County Geographical Information Systems (County GIS).
8. Use Permit 363, Planning Commission Resolution No. 3352: Allowing a Labor Camp with a maximum of 1,000 men, dated September 30, 1958.
9. Planning Commission Minutes, September 30, 1958, Page 16. (portion)
10. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008.
11. Geotechnical Report. "Geotechnical Engineering Report, South County Housing, Camphora Apartments, 32101 Mc Coy Road, Soledad, Monterey County, California. Prepared for South County Housing by Earth Systems Pacific, dated January 25, 2011 (LIB120132)
12. Environmental Testing Reports
 - a. Letter to Mr. Seth Capron, Senior Project Manager, South County Housing Corporation from the California Department of Toxic Substance Control, dated August 18, 2011.
 - b. Phase I Soil Analysis. Phase I Environmental Site Assessment, Camphora Labor Camp, 32101 McCoy Road, Soledad, California. Prepared by Earth Systems Pacific, dated July 10, 2009. (LIB120133)
 - c. Additional Phase II Pesticide Testing, Camphora Apartments, 32101 McCoy Road, Soledad, California. Prepared by Earth Systems Pacific, dated May 16, 2011. (LIB120135)

- d. Phase II Addendum -Arsenic, Camphora Apartments 32101 McCoy Road, Soledad, California. Prepared by Earth Systems Pacific, dated August 16, 2011. (LIB120136)
- 13. Traffic Impact Analysis.
 - a. Trip Generation and Traffic Operations Study for the Proposed Camphora Residential Development, Prepared for South County Housing by Hexagon Transportation Consultants, Inc., dated February March 1, 2011. (LIB120137)
- 14. Archeological and Historic Reports (LIB120138)
 - a. Phase I Archaeological Study for the Camphora Apartments Project, Soledad, Monterey County, California (Doane and Breschini: December 2010)
 - b. Letter to Seth Capron, South County Housing, from the Office of Historic Preservation, Regarding Farm labor Camp Demolition and Construction Project, 32101 McCoy Road, Soledad, CA. Dated August 12, 2011.
- 15. Acoustical Analysis
 - a. Acoustical Analysis, Camphora Apartments 32101 McCoy Road, Monterey County, California. BBA Report No. 10-10-039. Prepared for South County Housing by Brown-Buntin Associates, Inc. Visalia, California July 28, 2011. (LIB120139)
- 16. Utility Service / Wastewater Report
 - a. Memorandum: Preliminary Sewer Demand Calculations for Camphora Housing Redevelopment Project (Revised). Prepared by Ifland Engineers for Seth Capron, South County Housing, dated November 17, 2011. (LIB120140)
 - b. Letter. Re: "Camphora Apartments Sanitation Services Will Serve Request (sic)." From the City of Soledad to Matt Huerta, Director of Housing Development, South County Housing Corporation, dated July 27, 2010.
 - c. Letter. Re: Camphora Apartments Sanitation Services Will Serve Request. From Matt Huerta, Director of Housing Development, South County Housing Corporation to Cliff Price, Director of Public Works, City of Soledad, dated August 3, 2009. (LIB120141)
 - d. Memorandum: Preliminary Sewer Demand Calculations for Camphora Housing Redevelopment Project. Prepared by Ifland Engineers for Seth Capron, South County Housing, dated August 3, 2009.
- 17. Utility Service / Water Supply
 - a. Well Completion Report, dated November 1, 1996
 - b. Water Well Drillers Report, dated February 9, 1978
 - c. Water Well Drillers Report, dated July 6, 1974
- 18. Tenant Relocation Plan
 - a. Relocation Plan, Camphora Apartments, 32101 McCoy Road, Soledad, CA. Prepared for South County Housing, by Autotemp, dated August 2010. (LIB120143)

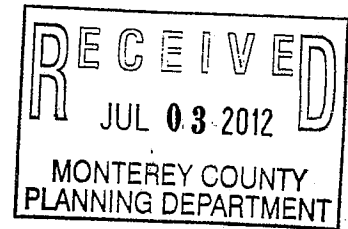
19. Environmental Assessment In Compliance with the National Environmental Policy Act: Camphora Farmworker Housing, 32101 McCoy Road, Soledad, Monterey County, California. Prepared For: USDA Rural Development, 744-A La Guardia Street Salinas, CA 93905. On behalf of: South County Housing, 7455 Carmel St. Gilroy, CA 95020. Prepared by RNC Environmental, LLC., dated September 15, 2011.
20. California Emissions Estimator Model (CalEEMod) for the Camphora Apartment Replacement Project, prepared by the Monterey County Resource Management Agency Planning Department Staff (May 2012).
21. The California Department of Toxic Substance Control Website (EnviroStor) (<http://www.envirostor.dtsc.ca.gov/public/>) June 4, 2012.
22. SMARA Designation Report No.7. Designation of Regionally Significant Construction Aggregate Resource Areas in the South San Francisco Bay, North San Francisco Bay, Monterey Bay Production-Consumption Regions. Prepared by the California Department of Conservation Division of Mines and Geology Under Direction of the State Mining and Geology Board, January 1987.
23. The websites of the California Department of Fish and Game (CDFG) and United States Fish and Wildlife Service (USFWS).
24. Memo from the Monterey County Public Works Department June, 19, 2012 addressing the policies of Goal C-1 of the Monterey County General Plan.

EXHIBIT G

Comments on Negative Declaration

Calderon, Vanessa A. x5186

From: Donald T. Wilcox [DWilcox@cityofsoledad.com]
Sent: Tuesday, July 03, 2012 3:53 PM
To: ceqacomment
Cc: Steven McHarris
Subject: Camphora Apartment Replacement Project; File Number PLN10046
Attachments: SKMBT_C25312070314500.pdf



Please see attached agency comments from the City of Soledad:

Donald T. Wilcox, PE
Public Works Director
PO Box 156
Soledad, CA 93960
DWilcox@cityofsoledad.com
831.223.5173



Exhibit 6
Page 2 of 4 Pages

07/03/2012

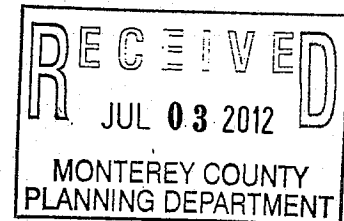
mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Department to ensure the Department has received your comments.

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

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

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

County of Monterey
Resource Management Agency – Planning Department
Attn: Mike Novo, Director of Planning
168 West Alisal, 2nd Floor
Salinas, CA 93901



Re: The Camphora Apartment Replacement Project; File Number PLN100446

From: Agency Name: City of Soledad
Contact Person: Don Wilcox
Phone Number: 831-223-5173

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

COMMENTS: Connection to City of Soledad sewer infrastructure requires City Council approval. Physical connection cannot be to Force Main; connection will need to be to CDCR owned & operated Wastewater Lift Station. DTW 7/2/12

DISTRIBUTION

1. State Clearinghouse (15 CD copies + 1 hard copy of the Executive Summary) – include the Notice of Completion



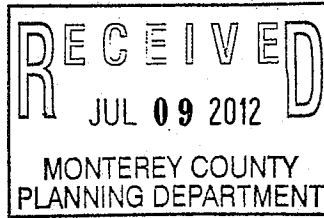
MBUAPCD

Monterey Bay Unified Air Pollution Control District
Serving Monterey, San Benito, and Santa Cruz Counties

24580 Silver Cloud Court
Monterey, CA 93940

PHONE: (831) 647-9411 • FAX: (831) 647-8501

July 9, 2012



County of Monterey
Resource Management Agency - Planning Department
Attn: Mike Novo, Director of Planning
168 West Alisal, 2nd Floor
Salinas, CA 93901

SUBJECT: Camphora Apartment Replacement Project, File Number PLN100446, Negative Declaration

Dear Mr. Novo:

Thank you for providing the Monterey Bay Unified Air Pollution Control District (Air District) the opportunity to comment on the above-referenced document. The Air District has reviewed the document and has no comments.

Best regards,

Amy Clymo
Supervising Air Quality Planner
(831) 647-9418 ext. 227 or aclymo@mbuapcd.org

cc: David Craft, MBUPCD Air Quality Engineer/Planner

Richard A. Stedman, Air Pollution Control Officer

Exhibit 6
Page 4 of 4 Pages