



Item 9(H)

REPORT TO THE CITY COUNCIL

DATE: MARCH 8, 2016

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: STEVEN ADAMS, CITY MANAGER

RE: CONSIDERATION OF AGREEMENT FOR CONSULTANT SERVICES TO ASSIST CITY IN PREPARING DISTRICT ELECTION MAP

RECOMMENDATION:

It is recommended the City Council: approve and authorize the City Manager to execute a consultant services agreement with National Demographics Corporation ("NDC").

BACKGROUND:

The Council has been considering whether to change the voting system in the City from at-large to District elections since mid-2014. In March 2015, the City Council and City Manager received a request from the League of United Latino American Citizens ("LULAC") and Tri-County Association of Latino Elected Officials ("TCALEO") to adopt district elections for the City of King City. Following two public workshops held in February 2016, the City Council made the decision at the February 23rd meeting to convert to district elections. Staff was directed to coordinate the process of preparing the district maps in time to implement district elections for the November 2016 election.

DISCUSSION:

The City contracted with NDC to assist in the process of considering the district election proposal. Doug Johnson, President, conducted the workshops for the City and made two presentations to the City Council. NDC is recognized as the leader in election demographic consulting and staff believes the work provide thus far has been very good.

Mr. Johnson has provided a tentative schedule and scope of work designed to meet legal requirements and to generate the map in time to meet deadlines

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CONSIDERATION OF AGREEMENT FOR CONSULTANT SERVICES TO
ASSIST CITY IN PREPARING DISTRICT ELECTION MAP
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established by the County Elections Office. Under the proposal, the timeline and costs are managed by utilizing the three public workshops to obtain necessary public input and participation. Staff believes this will be an efficient use of time and resources given the low attendance at the workshops previously held.

COST ANALYSIS:

The total cost of the proposal is \$17,500. There is available funding in the City Council's budget for community promotions, which staff recommends be used to fund this item.

ALTERNATIVES:

The following alternatives have been identified for City Council consideration:

- 1) Approve staff's recommendations;
- 2) Do not approve the agreement, which would result in a delay in implementing district elections; or
- 3) Provide staff other direction.

Exhibits:

- 1) Letter of Agreement with NDC

Prepared and Approved by:



Steven Adams, City Manager



Letter of Agreement

Exhibit No.

March 3, 2016

The following constitutes an agreement between the City of King City ("the City") and National Demographics Corporation ("NDC") for the development and implementation of Council election districts.

Proposed Scope of Work

Given the short timeline available to the City, NDC recommends the project elements listed below. NDC has additional public engagement and empowerment tools available as options, but for King City to complete the process in time for districts to be used in the November 2016 election the time typically necessary for those tools is not available. But even the more limited project elements below are sufficient for the public to fully follow, understand and participate in the process.

Project Setup and coordination:

Development of redistricting database including Census and California Statewide Database data; Incorporation of any Geographic Information System (GIS) data that the City wishes to include and provides (often including school locations; school attendance areas; important local landmarks; or local neighborhood boundaries);

Any phone- or web-conference calls to discussion the project's progress or answer any Council, staff or media questions that may arise;

Plan Development:

Creation of 2 to 4 initial draft maps for Council and public consideration; Analysis and preparation for Council and public consideration of all whole or partial plans submitted by the public;

Conversion of all maps and reports to web-friendly versions for online posting;

Online posting of all maps to an interactive website for detailed Council and public review;

Any requested additional maps and/or map revisions requested;

Plan Presentation

Presentations at 3 Council meetings, formal public hearings and/or public forums (in person if possible, by phone- or web-conference if scheduling requires);

Plan Implementation

Provide the necessary demographic and Geographic Information System data to the County Registrar of Voters to enable that office to implement the final adopted plan.

All work performed by Consultant, including efforts and maps, will meet the professional standards and legal guidelines for district area requirements, (number of voters, residents, the protected class percentages etc.).

Proposed Timeline (assumes a May 10th County Registrar target but some flexibility on that)

March 22..... Council adopts criteria resolution (NDC will provide standard resolution language) and hears public input on communities of interest and suggested boundary lines;

March 30..... Consultant's draft plans posted to City website;

April 12 First public hearing on draft plans; Council and public suggest potential plan changes and/or alternate plans;



National Demographics Corporation

- April 26 Second public hearing on draft plans; Council selects preferred plan for development into resolution;
- May 10 Third public hearing on draft plans and first reading and vote on ordinance; not-quite-final plan delivered to County Registrar;
- May 24 Second reading and formal adoption of ordinance. Start of 30-day referendum period;
- July 1 Statutory deadline for enactment of ordinance and delivery of lines to Registrar;
- November 8, 2016 First election using Council Districts;
- November 2018 Remaining Council Districts hold their first elections.

Project Cost

Cost for all services listed above, including travel and other expenses: \$17,500.

If additional in-person meetings (such as at additional Council workshops or community forums), each additional day of meeting(s) will cost an additional \$2,000.

Payment Schedule

NDC requests that half of the project fee be paid at the start of the project, and half at its conclusion.

Proposal Acceptance

Please sign two copies of this Letter of Agreement and return both copies to NDC. A copy signed by NDC will be returned to the authorized signer for the City.

If there are questions or concerns about this Letter of Agreement, please contact Douglas Johnson at 310-200-2058 or djohnson@NDCresearch.com. Thank you.

For National Demographics Corporation

For King City

Dr. Douglas Johnson, President

Date

Date



Item 9(H)

REPORT TO THE CITY COUNCIL

DATE: MARCH 8, 2016

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: STEVEN ADAMS, CITY MANAGER

RE: CONSIDERATION OF AGREEMENT FOR CONSULTANT SERVICES TO ASSIST CITY IN PREPARING DISTRICT ELECTION MAP

RECOMMENDATION:

It is recommended the City Council: approve and authorize the City Manager to execute a consultant services agreement with National Demographics Corporation ("NDC"); and 2) appropriate a not-to-exceed amount of \$20,000 for the services.

BACKGROUND:

The Council has been considering whether to change the voting system in the City from at-large to District elections since mid-2014. In March 2015, the City Council and City Manager received a request from the League of United Latino American Citizens ("LULAC") and Tri-County Association of Latino Elected Officials ("TCALEO") to adopt district elections for the City of King City. Following two public workshops held in February 2016, the City Council made the decision at the February 23rd meeting to convert to district elections. Staff was directed to coordinate the process of preparing the district maps in time to implement district elections for the November 2016 election.

DISCUSSION:

The City contracted with NDC to assist in the process of considering the district election proposal. Doug Johnson, President, conducted the workshops for the City and made two presentations to the City Council. NDC is recognized as the leader in election demographic consulting and staff believes the work provide thus far has been very good.

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Mr. Johnson has provided a tentative schedule and scope of work designed to meet legal requirements and to generate the map in time to meet deadlines established by the County Elections Office. Under the proposal, the timeline and costs are managed by utilizing the three public workshops to obtain necessary public input and participation. Staff believes this will be an efficient use of time and resources given the low attendance at the workshops previously held.

COST ANALYSIS:

The total cost of the proposal is \$17,500. An appropriation of \$20,000 is recommended in case an additional meeting becomes necessary. This cost will increase the City's General Fund negative fund balance. However, staff believes the cost is much lower than other alternatives the City Council was faced with if it was decided not to move to district elections at this time.

ALTERNATIVES:

The following alternatives have been identified for City Council consideration:

- 1) Approve staff's recommendations;
- 2) Do not approve the agreement, which would result in a delay in implementing district elections; or
- 3) Provide staff other direction.

Exhibits:

- 1) Letter of Agreement with NDC

Prepared and Approved by: 

Steven Adams, City Manager



Letter of Agreement

March 3, 2016

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- Provide the necessary demographic and Geographic Information System data to the County Registrar of Voters to enable that office to implement the final adopted plan.

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Tentative Timeline (assumes a May 10th County Registrar target but some flexibility on that)

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If there are questions or concerns about this Letter of Agreement, please contact Douglas Johnson at 310-200-2058 or djohnson@NDCresearch.com. Thank you.

For National Demographics Corporation

For King City

Dr. Douglas Johnson, President

Date

Date



Item 10(A)

REPORT TO THE CITY COUNCIL

DATE: MARCH 8, 2016

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: STEVEN ADAMS, CITY MANAGER

RE: CONSIDERATION OF 2016 CDBG PROGRAM APPLICATION PROCESS AND FUNDING GOALS

RECOMMENDATION:

It is recommended the City Council: 1) receive public input; and 2) direct staff to proceed to prepare a 2016 CDBG application and schedule the second Public Hearing for the April 12, 2016 meeting.

BACKGROUND:

The Community Development Block Grant (CDBG), one of the longest-running programs of the U.S. Department of Housing and Urban Development (HUD), funds local community development activities such as affordable housing, anti-poverty programs, and infrastructure development. The City should be competitive for funding from this program due its income levels. However, it has not taken advantage of the program for several years. Given existing needs, particularly with infrastructure, staff recommends the City initiate an effort of pursuing CDBG funding on an ongoing basis.

As a result, staff has contracted for the services of a professional consultant that specializes in preparing and administering CDBG grants. In order to submit an application, public hearings are required. The purpose of the first is to review the program and provide an opportunity for public input on ideas for the application. The purpose of the second public hearing will be to review the proposal and approve the application.

The Department of Housing and Community Development ("the Department") is expected to announce the availability of funds for the CDBG Program allocated

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CONSIDERATION OF 2016 COMMUNITY DEVELOPMENT BLOCK GRANT
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to the State from HUD. It is expected that the total amount available will be approximately \$25 million based on past allocations.

This Notice of Funding Availability applies to the CDBG Community Development, CDBG Economic Development, Colonia and Native American Allocations. Typical activities funded under these allocations include: business assistance projects and programs; Micro-enterprise assistance programs; housing rehabilitation programs and projects; homeownership assistance programs; housing acquisition projects; public infrastructure projects; public facility projects; public services programs; and planning and technical assistance grants.

As a means of streamlining the program and consolidating various tasks for the Department and Jurisdictions, the Department will continue to issue one annual Notice of Funding Availability (NOFA), announcing all CDBG allocations/activities in one document. This means the application and funding cycle will take place once per year for all CDBG allocations and activities, with the exception of the Economic Development (ED) Over-the-Counter (OTC) Allocation. Awards and contracts will be issued once per year for the Community Development Allocation (formerly known as the General Allocation), the ED Enterprise Fund (EF) Program, the Native American Allocation, Colonia Allocation, and the Planning and Technical Assistance (PTA) Grant Allocation.

DISCUSSION:

Funding Limits:

The expected application maximum for the 2016 NOFA will be \$2,000,000, with a maximum of 3 eligible activities. Below is a list of eligible activities with maximum funding amounts for each:

1. Enterprise Fund:
 - Business Assistance: \$300,000
 - Micro-enterprise: \$300,000
 - Combo Business Assistance and Micro-enterprise: \$500,000

2. Housing:
 - Homeownership Assistance: Acquisition or Rehabilitation: \$600,000

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- Combo Homeownership Assistance: Acquisition and Rehabilitation: \$1 million
 - Multi-Family Residential Rehabilitation with or without Acquisition: \$1 million
 - Property Acquisition for Multi-Family Housing: \$600,000
3. Public Improvements: \$1,500,000
 4. Public Facilities: \$1,500,000
 5. Public Services: \$500,000
 6. Planning and Technical Assistance: \$100,000
Maximum of 2 studies

Possible Projects:

While the purpose of the public hearing is to obtain public input, staff has developed some preliminary goals for consideration and feedback, which are believed to be eligible. Based on the major budget priorities approved by the City Council, the following are areas that staff believes the potential funding could address critical needs in the community:

- Public Improvements: Installation of sidewalks, curb/gutters and ADA ramps at specific locations throughout the City
- Public Facility: Rehabilitation of the Skate Park
- Public Facility: Improvements and repairs to the pool complex
- Planning Study: ADA Transition Plan in order to address ADA compliance requirements
- Services: Youth Gang Prevention Programs

The application is limited to three activities. Therefore, three will need to be selected. The highest cost item will be for public improvements so staff recommends that be one of the categories. It will be necessary to prioritize the other areas. Staff will present additional information to consider in setting priorities at the meeting.

One of the most important considerations to consider is that the program has new restrictions that prohibit the City from applying for additional funds until the funds from an approved grant have been expended. Given the timing of approval and administration, the practical result is that the highest frequency any

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jurisdiction could submit applications would be every two years. Due to this restriction, it is very important to select projects that can proceed in a timely manner. There may be some ideas generated that are a high priority, but should be held for the next application cycle if they cannot be implemented within a 12 – 18 month period. Staff believes sidewalk and ADA improvements would be an optimal first area to focus on because they represent a significant need and they can be implemented relatively quickly.

COST ANALYSIS:

The maximum grant award is \$2 million. The cost for preparation of the application is \$5,000. There is a 5% match requirement for the Planning Study funding only. No match is required for the rest of the funding requested. An additional contract with the consultant will be required to administer the grant if the application is approved. However, the costs will be covered from the grant funding.

ALTERNATIVES:

The following alternatives have been identified for City Council consideration:

- 1) Direct staff to proceed to prepare a 2016 CDBG application;
- 2) Provide staff direction to proceed to prepare the application with other needs identified;
- 3) Direct staff to delay preparation of the application until additional information can be obtained;
- 4) Do not direct staff to prepare the application and direct staff to cancel the contract with the consultant; or
- 5) Provide staff other direction.

Exhibits:

- 1) CDBG Funding Limits and Eligible Activities Chart

Prepared and Approved by:



Steven Adams, City Manager

2015 CDBG APPLICATION

Funding Limits and Eligible Activities Chart

Application Maximum is \$2,000,000, excluding Colonia and Native American Activities.

CDBG NOFA

Award Limits, Eligible Activities and Activity Limits

Exhibit No. _____

Enterprise Fund Activities

**Maximums: Up to \$300,000 for either BA or ME
Or
Up to \$500,000 for a combination of both**

Business/Developers Assistance (BA):

- Loans:
 - Construction loans
 - Land acquisition
 - Loans - privately owned on-site improvements
 - Loans - business start-ups
 - Equipment purchase loans
 - Facade Improvement Program
 - Working Capital loans
- Grants:
 - Public infrastructure and/or off-site improvements

Microenterprise (ME):

- Technical Assistance/Training
- Microenterprise Loans
- General support such as transportation & day care

Activity Maximum: 1 Single or Combo Program

PLEASE NOTE:

Applying for ED Over-The-Counter (OTC) Allocation Activities requires a different application process - See the OTC Section of the Application for additional information.

Housing Activities

\$1,000,000 Overall Housing Maximum

Maximums: Up to \$600,000

- Homeownership Assistance (HA) Program
- Housing Rehab (HR) Program for Single Family Homes
- Vacant Land for Multi-Family Development

Maximums: Up to \$1,000,000

- Housing Combo Program (HA + HR)
- MFH Rental Rehab Project (with or without Acquisition)
- Real Property Acquisition for MFH Rental Project

Activity Maximum: 1 Program and 1 Project all within the \$1,000,000 maximum

Public Improvements Activities

Maximum: Up to \$1,500,000

- Acquisition, construction or installation of public improvement projects
- Public Improvements in-support-of housing new construction (PIHNC)

Activity Maximum: 1 Project

Public Facilities Activities

Maximum: Up to \$1,500,000

- Acquisition, new construction, or rehabilitation of buildings/grounds for public purposes

Activity Maximum: 1 Project

Public Service Activities

Maximum: Up to \$500,000

- Funding for operating costs including labor supplies, materials, etc.

Activity Maximum: 3 Services per Application

Planning (PTA) Activities

Maximum: Up to \$100,000

- Either ED or CD Planning studies

Activity Maximum: 2 Studies

Colonia Eligible Activities

Maximum: Up to \$1,500,000

- All CDBG Activities – Generally approved activities include those which address the need for potable water supply, sewage systems, and decent, safe and sanitary housing

Activity Maximum: See individual Activity Limits

Native American Eligible Activities

Maximum: Community Development Program Limits Apply

- Eligible activities include those involving housing or housing-related activities only

Activity Maximum: See individual Activity Limits



Item 10(B)

REPORT TO THE CITY COUNCIL

DATE: MARCH 8, 2016

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: ANDREA WASSON, RECREATION COORDINATOR

RE: CONSIDERATION OF FEE MODIFICATIONS FOR THE RECREATION DEPARTMENT

RECOMMENDATION:

It is recommended the City Council adopt a resolution approving the fee schedule modifications for the Recreation Department.

BACKGROUND:

The last modification to the fee schedule was made in 2011. The City of King Recreation Department has evaluated current fees for recreation programs and services across the board and determined adjustments and increases need to be made to make the Recreation Department more sustainable. At the February 9 meeting, an adjustment to fees was one of the items recommended by staff to address the project shortfall in the current fiscal year. Therefore, this item is intended to implement that recommendation.

DISCUSSION:

Analysis

Staff has evaluated current fees and determined some fees should be added, modified or eliminated from the current schedule. These increases and additions are very minimal and will help the Recreation Department operate more efficiently. With operational costs going up for uniforms, facilities and equipment, as well as the increase in the minimum wage, changes should be made to the cost of programs and services to assist in cost-recovery efforts for the department. The proposed updated fees are comparable and in many cases, lower than neighboring cities for fees for programs and city services.

The City has been reluctant to increase fees in the past and has placed a high priority on the need to subsidize recreational opportunities, particularly for youth. Staff agrees with this priority and is not recommending to change direction on

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CONSIDERATION OF FEE MODIFICATIONS FOR THE RECREATION
DEPARTMENT
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this policy. However it is important to keep in mind that the City's costs are increasing each year. Therefore, when no adjustments to fees are made, each year represents an increase in the subsidy. As a result, staff is simply recommending the City needs to maintain the current subsidy. Staff also recommends minor adjustments be made on a regular basis to avoid the need for period significant increases.

The following is a comparison of fees between King City, Soledad and Gonzales for recreation programs and services:

King City Youth Soccer/Youth Basketball Currently \$35.00/year
Recommended modification to \$50.00/year
South County YMCA: \$60 - \$70 per child
Gonzales: \$48 resident/ \$60 non-resident for soccer
\$50/\$62 for basketball

King City Girls Softball Currently \$50.00/year
Recommended modification to: \$60.00/year

The cost listed in the current fee schedule does not reflect what is currently being charged, as we must pay mandatory ASA registration fees and I recommend increasing costs due to increased uniform and supply cost and mandatory ASA registration fees for insurance.

South County YMCA: \$60 - \$70 per child
Gonzales: \$85 per child

Aquatic Fee Daily Currently \$2.50
Recommended modification to \$3.00 per day
Soledad Mission Recreation Daily Rate: \$4.00

Staff also believes there are some circumstances where fees should be waived. Arrangements are often made when government agencies provide mutual use of facilities. As a result, staff recommends the City Council provide the City Manager the authority to waive fees for other public agencies when appropriate.

Advantages

Modifications will help the Recreation Department be able to better sustain current programs and assist in cost recovery. It is important to maintain subsidies of the programs at a manageable level in order to prevent reaching a point where cuts to programming become necessary.

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CONSIDERATION OF FEE MODIFICATIONS FOR THE RECREATION
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Disadvantages

Some residents may not be able to afford these changes and it may affect participation rates. Staff will also be developing a formalized scholarship program to assist families with participation costs in certain cases.

Public Notification and Input

While not legally required, staff advertised the item as a public hearing in the Rustler on March 3, 2016 to ensure the public is aware of the recommendation and has an opportunity to respond.

COST ANALYSIS:

The projected initial costs will be primarily public notification of the new fee schedule with new marketing materials. These costs will be minimal. The recommended change is projected to increase annual revenue by over \$10,000 per year.

ALTERNATIVES:

The following alternatives are provided for Council consideration:

1. Council approves fee modifications as written;
2. Council makes changes to fee modifications ; or
3. Provide other direction to staff.

Exhibits:

1. Fee Schedule with recommended additions and deletions

Submitted by: Andrea Wasson
Andrea Wasson, Recreation Coordinator

Approved by: Steven Adams
Steven Adams, City Manager

EXHIBIT A
King City
DRAFT - Fees & Charges - 2016-2017

Exhibit No.

City Hall

Description	Adopted
Franchise Fees	
P.G. & E. Electric Franchise	2%
CATV Franchise Fees	5%
K.C. Disposal Franchise Fees	12.5%
Cal Water Franchise Fees	2%
City Hall Front Counter Fees	
Bicycle Licenses	\$10.00
Garage Sale Permits	\$15.00
Returned Check Charge	40
Rebiling Fee	\$5
Miscellaneous Fee	
Copies - Black & White	\$0.25 per page
Copies - Color	\$1.50 per page
San Antonio Park Vendor Fee	Annually \$450.00
Fireworks Sales Application Fee	Annually \$35.00
Fireworks Stand Inspection Fee (during normal hours)	As required \$147.00
Fireworks Stand Inspection Fee (outside normal hours)	As required \$294.00
Fireworks Sales Stand Deposit	Annually \$1,000.00

EXHIBIT A
King City
DRAFT - Fees & Charges - 2016-2017

Public Works Permit Fees

Description	Adopted
Encroachment Permits - General	\$362
Encroachment Permits - Utilities	actual costs
Administration Services	actual costs
Curb/Sidewalk/Driveway Review	300.00
actual time & materials & services	\$

**EXHIBIT A
King City
DRAFT - Fees & Charges - 2016-2017**

City Clerk Fees

Description	Adopted
	\$500 per month
Annual Subscription	
City Council Agendas	\$31
City Council Minutes	\$31
Planning Commission Agendas	\$31
Planning Commission Minutes	\$31

**EXHIBIT A
King City
DRAFT - Fees & Charges - 2016-2017**

Police Department Fees

Description	Adopted
Police Special Svcs	actual costs
False Alarm Fee	
Third false alarm in 12 months	\$200.00
Fourth false alarm in 12 months	\$300.00
Fifth false alarm in 12 months	\$400.00
Additional false alarms in 12 months	\$500.00
Finger Printing	\$20.00
Tow Provider Application	\$75.00
Vehicle Releases	\$150.00
Immigration Letters	\$20.00
Citation Sign Offs	\$15.00
Vehicle repossession	\$15.00
Room rental	
First hour	\$25.00
Each additional hour	\$15.00
Special Events Permits	\$26.00
DUI response charges	\$256.00
Police Reports	
First three pages	\$15.00
Each additional page	\$2.50
Maximum charge per report	\$30.00

Animal Control Fees

Licensing Fees (Spayed/Neutered)

1 month to 1 year	\$10
13 month to 2 years	\$15
25 month to 3 years	\$20
Seniors: Over 60 years old pay \$9 for licensing up to 3 years **a copy of ID showing DOB and proof that animal is spayed/neutered is required for discount	

Licensing Fees (NOT Spayed/Neutered)

1 month to 1 year	\$40
13 month to 2 year	\$50
25 month to 3 year	\$60

Impound Fees (Spayed/Neutered)

Impound Fees	
First Time	\$25
Second Time	\$40
Third Time	\$55

Impound Fees (Not Spayed/Not Neutered)

First Time	\$35
Second Time	\$50
Third Time	\$60

Reclaiming of Impound

\$10

Care and Feeding of Animals (excludes medical care)

Dog (per day)	\$10
Cat (per day)	\$10

Late fee for renewal license

\$20

Euthanasia & Disposing of animal

25 lbs. or less	\$63
26- 50 lbs.	\$71
51- 75 lbs.	\$79
76 - 100 lbs.	\$86
101 lbs or more	\$94

Adoption Charges (Does not include spay/neuter surgery)

Dog	\$10
Cat	\$10

Medical Care

Actual Costs

Surrender Fee	\$50.00
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EXHIBIT A
King City
DRAFT - Fees & Charges - 2016-2017

Planning Department

Description	Fee	Minimum Fee
Directors hourly rate	\$127	
All other Employee Staff time hourly rate	\$110	
Contract Community Development Director***	\$129	
Contract City Engineer***	\$170	
Contract City Attorney***	\$165	
Annexation	actual time & materials & services	\$ 3,000.00
Appeals:		
City Council	actual time & materials & services	\$ 250.00
Planning Commission	actual time & materials & services	\$ 250.00
Architectural Review (New)	actual time & materials & services	\$ 600.00
Architectural Review Amendment	actual time & materials & services	\$ 400.00
Certificate of Compliance	actual time & materials & services	\$ 300.00
Conditional Use Permit (New)	actual time & materials & services	\$ 850.00
Conditional Use Permit Amendment	actual time & materials & services	\$ 650.00
Special Event Use Permit	actual time & materials & services	\$ 300.00
Temporary Use Permit	actual time & materials & services	\$ 300.00
Mural Permit	actual time & materials & services	\$ 300.00
Condominium Conversion	actual time & materials & services	\$ 650.00
Development Agreement (New)	actual time & materials & services	\$ 5,000.00
Development Agreement Amendment	actual time & materials & services	\$ 3,000.00
Environmental Review		
Categorical Exemption	actual time & materials & services	\$ 100.00
Environmental Impact Report Administration	actual time & materials & services	\$ 500.00
Environmental Impact Report		
Residential - per Lot	actual time & materials & services	\$ 2,000.00
Other - per Lot	actual time & materials & services	\$ 250.00
Environmental Impact Report Review		
Negative Declaration Fee	actual time & materials & services	\$ 600.00
Mitigated Negative Declaration	actual time & materials & services	\$ 800.00
Negative Declaration - Fish & Game	actual time & materials & services	\$ 100.00
Filing Fee with County Clerk	actual cost per County fee schedule	
General Plan Amendment	actual time & materials & services	\$ 1,200.00
General Plan Consistency Review	actual time & materials & services	\$ 300.00
Home Occupation Permit		\$ 150.00
Interpretation from City Council or Planning Commission	actual time & materials & services	\$ 300.00
Landscaping Plan Review	actual time & materials & services	\$ 300.00
Lot Line Adjustment	actual time & materials & services	\$ 500.00
Miscellaneous Items*		
Fence/Wall Review	actual time & materials & services	\$ 100.00
Radius Map and Mailing (Noticing)		\$ 250.00
Records Research Fee	actual time & materials	\$ 100.00
Plot Plan Review		
Major Plot Plan Review **	actual time & materials & services	\$ 600.00
Minor Plot Plan Review ***	actual time & materials & services	\$ 300.00
Pre Application Review	actual time & materials & services	\$ 300.00
Specific Plan and Planned Development (New)	actual time & materials & services	\$ 3,200.00
Specific Plan Amendment	actual time & materials & services	\$ 1,000.00
Planned Development	actual time & materials & services	\$ 1,000.00
Sign Permit		
Individual Permanent Sign	actual time & materials & services	\$ 300.00
Master Sign Program	actual time & materials & services	\$ 462.00
Temporary Sign Permit	actual time & materials & services	\$ 100.00
Penalty for No Sign Permit	actual time & materials & services	\$ 300.00
Sphere of Influence Amendment	actual time & materials & services	\$ 3,200.00
Tract Map		
Vesting Tentative Tract and Parcel Maps	actual time & materials & services	\$ 1,100.00
Plus \$30.00 per lot		\$ 30.00
Non-vesting Tentative Tract and Parcel Maps	actual time & materials & services	\$ 1,100.00
Plus \$50.00 per lot		\$ 50.00
Time Extensions	actual time & materials & services	\$ 300.00
Variance	actual time & materials & services	\$ 500.00
Zoning Change Text & Map (New)	actual time & materials & services	\$ 1,200.00
Pre-zoning Request	actual time & materials & services	\$ 600.00

*Includes Radius Map and Mailing (noticing), records research, and other items not specifically listed

**Fence and wall review within Specific Plan and Planned Development projects.

***Contract Staff Hourly Rate per approved contracts and rates are subject to change

Note: Hourly rate for department directors and other staff increased by 10%

EXHIBIT A
King City
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EXHIBIT A
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Building Department

Description	Basis	Adopted
Directors hourly rate		\$127
All other staff time hourly rate		\$110
Minimum Permit Fee	Per Permit	\$ 100.00
Certificate of Occupancy		\$ 180.00
Building Permit Fees		2001 Cal Buildg Code
		*110%
Plan Check Fees		2002 Cal Buildg Code
		*110%
Permit Issuance Fee	Per Permit	\$ 100.00
Building Permit Training Surcharge	Per Permit	\$ 15.00
Re-Roof Fee		
Buildup, Shingle or Wood Shake	Per Roof	\$ 165.00
Concrete Tile, Clay Tile or Metal	Per Roof	\$ 275.00
Fence or Wall over 6 Feet High	linear foot	\$ 5.00
Property Inquiry Fee	Per Inquiry	\$ 65.00
Annual Fire Inspection	Per Inspection	\$ 250.00
Demolition Permit	actual time & materials	\$150.00
Building Moving Fee	actual time & materials	\$350.00
Street Address Change		\$ 50.00

**EXHIBIT A
King City
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Parks & Recreation Department

Description	Basis	Adopted	Remarks
Racquetball			
Access (up to four)	Annual	350.00	Decrease to \$220
	Quarterly	120.00	Decrease to \$80
	Daily	2.50	
	Monthly	20.00	New to fee schedule
Aquatic Center			
Open Rec Swim/Family Swim			
6 yrs & up	Daily	2.50	increase to \$3.00
5 yrs & under	Daily	2.00	
10-Visit Pass	10-Visit Pass	19.00	
Lap Swim (16 yrs & up)			
Lap Swim Pass	Daily	2.50	
	10-Visit Pass	20.00	
Summer Swim Pass			
Individual	season	65.00	
Family *(immediate family only) *Up to a family of 4. Each additional member over four is \$20.	season	190.00	
Swim Lessons			
Private	45 minutes	25.00	
Semi-Private	45 minutes	15.00	
Group	45 minutes	35.00	increase to \$40.00
Late Fee - Swim Lesson Registration	15 % of Registration Fees		New to Fee Schedule
School Vacation Programs			
6-13 yr olds - Spring	week	45.00	
	daily	9.00	
6-13 yr olds - Winter	session	63.00	
	daily	9.00	

**EXHIBIT A
King City
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Parks & Recreation Department (Continued)

Description	Basis	Adopted	Remarks
Summer Day Camp			
6-13 yrs	per/day	10.00	
	per/week	50.00	New to Fee Schedule
*Youth Sports			
Soccer per child	season	35.00	Increase to \$50.00
Multiple Child Family Discount - Soccer			
	2 children	80.00	New to Fee Schedule
	3 children	130.00	New to Fee Schedule
Pony Baseball	season	10.00	Delete to Fee Schedule
Girls Softball 4 - 6	season	60.00	New to Fee Schedule
Girls Softball 7-10	season	35.00	Increase to \$60.00
Girls Softball 11-14	season	50.00	Increase to \$60.00
Multiple Child Family Discount - Softball			
	season		
	2 children	100.00	New to Fee Schedule
	3 children	160.00	New to Fee Schedule
Girls & Boys Basketball	season	35.00	Increase to \$50.00
Multiple Child Family Discount - Basketball			
	season		
	2 children	80.00	New to Fee Schedule
	3 children	130.00	New to Fee Schedule
After School Sports Club			
	year	10.00	Regular
	Drop -In	1.00	New to Fee Schedule
Late Fee - Youth Sports Registration	15 % of Registration Fees		New to Fee Schedule
*Adult Sports			
Mens Basketball - team fee	season	420.00	
CoEd Volleyball - team fee	season	200.00	
Individual fee	season	18.00	
CoEd Softball - team fee	season	295.00	Regular
Individual fee	season	18.00	Regular
Adult Recreation League			
	Monthly	20.00	New to Fee Schedule
	Drop In	5.00	New to Fee Schedule
FACILITY/AMENITY RENTALS			
Recreation Center			
	Hour	15.50	Non-Profit
	Hour	51.00	Private
Security Deposit	Per Event	200.00	
Set Up Fee	Per Day	75.00	New to Fee Schedule
Security Fee Per Guard	Hour	25.00	New to Fee Schedule
Joint Facility Agreement with Other Agencies	Per Day	0.00	New to Fee Schedule
Concessions Concession Stands - Centennial/Arena/SAP			
	Day	51.00	Non-Profit
	Day	102.00	Private
Equipment			
Chairs			
	Day/per chair	0.45	Non-Profit
	Day/per chair	0.50	Private
Tables			
	Day/per table	3.00	Non-Profit
	Day/per table	3.50	Private

**EXHIBIT A
King City
DRAFT - Fees & Charges - 2016-2017**

Parks & Recreation Department (Continued)

Description	Basis	Adopted	Remarks
AV Equipment			Delete to Fee Schedule
Picnic Kits	Day	15.50	Delete to Fee Schedule
	Day	20.50	Delete to Fee Schedule
Dunk Tank	Day	61.25	Non-Profit
	Day	76.50	Private
Equipment Deposit	Day	100.00	Delete to Fee Schedule
	Day	100.00	Delete to Fee Schedule
Aquatic Complex			
Wade Pool	Hour	40.00	Non-Profit
	Hour	52.00	Private
Dive Pool	Hour	70.00	Non-Profit
	Hour	90.00	Private
Lap Pool	Hour	70.00	Non-Profit
	Hour	90.00	Private
Slide Pool	Hour	100.00	Non-Profit
	Hour	120.00	Private
Lap & Dive Pools	Hour	125.00	Non-Profit
	Hour	155.00	Private
Additional supervision	Hour	Actual Costs	
FIELD RESERVATIONS			
Ballfields w/o lights - Games/Tmys	Hour	20.00	Non-Profit
	Hour	25.00	Private
Ballfields w/lights - Games/Tmys	Hour	28.00	Non-Profit
	Hour	30.00	Private
Ballfields w/o lights - Practice	Hour	3.50	Non-Profit
	Hour	6.00	Private
Ballfields w/lights - Practice	Hour	12.00	Non-Profit
	Hour	20.00	Private
Soccer/Multi-sports Fields w/o lights	Hour	20.00	Non-Profit
	Hour	25.00	Private
Soccer/Multi-sports Fields w/lights	Hour	25.00	Non-Profit
	Hour	30.00	Private
SHELTER/PICNIC RESERVATIONS			
Picnic Shelters (include permanent BBQ pit)	Day	40.00	Non-Profit
	Day	60.00	Private
Electricity	Event	7.00	Non-Profit
	Event	12.00	Private
Park Open Spaces	Day	12.00	Non-Profit
	Day	125.00	Private
Volleyball Court	Day	6.00	Non-Profit
	Day	30.00	Private
MISC. FEES			
Personnel	Actual Cost		Hour

There is no rental fees for the City sponsored events.

EXHIBIT A
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Airport Fees

Description	Basis	Adopted	Remarks
T-Hangar	Monthly	\$ 121.00	
Tie Down	Monthly	\$ 39.00	
Office Space	Monthly	\$ 50.00	
Commercial Operators	Monthly	\$ 50.00	
Each Additional Aircraft	Monthly	\$ 39.00	
Crop Dusting	Monthly	\$ 61.00	
Crop Dusting	Daily	\$ 11.00	
Crop Dusting Storage Area	Monthly	\$ 50.00	
Airplane/Helicopter Transit Fee	Daily	\$ 7.00	
Vehicle Transit Fee	Monthly	\$ 20.00	
Commercial/ Industrial Land Rental	Monthly	\$0.40 /sq ft.	
Agricultural Land rental	Monthly	\$0.10 /sq ft.	

EXHIBIT A
King City
DRAFT - Fees & Charges - 2016-2017

**Impact Fees for Project Vested as of
August 21, 2010**

all increased by ENR constuction price index of 3.4%
Adopted

Law Enforcement Facilities	
Single Family Dwelling	881.22
Multiple Family Dwelling	249.16
Mobile Home Dwelling	251.45
Commercial Lodging Unit	2,130.47
Commercial Sq. Foot	0.40
Industrial Sq. Foot	0.01
Fire Protection Facilities	
Single Family Dwelling	865.22
Multiple Family Dwelling	692.64
Mobile Home Dwelling	692.64
Commercial Lodging Unit	376.03
Commercial Sq. Foot	0.57
Industrial Sq. Foot	0.16
Bridges Signals & Thoroughfares	
Single Family Dwelling	2,181.91
Multiple Family Dwelling	1,385.26
Mobile Home Dwelling	1,098.38
Commercial Lodging Unit	1,160.10
Commercial Sq. Foot	5.30
Industrial Sq. Foot	0.87
Storm Drainage Facilities	
Single Family Dwelling	521.29
Multiple Family Dwelling	246.92
Mobile Home Dwelling	289.22
Commercial Lodging Unit	181.77
Commercial Sq. Foot	0.30
Industrial Sq. Foot	0.25
General Governmental Facilities	
Single Family Dwelling	757.79
Multiple Family Dwelling	757.79
Mobile Home Dwelling	757.79
Commercial Lodging Unit	757.79
Commercial Sq. Foot	0.32
Industrial Sq. Foot	0.32
Library Expansion Facilities	500.81
Single Family Dwelling	533.76
Multiple Family Dwelling	494.90
Mobile Home Dwelling	-
Commercial Lodging Unit	-
Commercial Sq. Foot	-
Industrial Sq. Foot	-
Public Meeting Facilities	
Single Family Dwelling	705.21
Multiple Family Dwelling	754.35
Mobile Home Dwelling	697.21
Commercial Lodging Unit	-
Commercial Lodging Sq. Foot	-
Industrial Sq. Foot	-
Aquatic Center facilities	
Single Family Dwelling	697.21
Multiple Family Dwelling	746.35
Mobile Home Dwelling	690.35
Commercial Lodging Unit	-
Commercial Lodging Sq. Foot	-
Industrial Sq. Foot	-
Park and Open Space Acqulsiton	
Single Family Dwelling	3,675.75
Multiple Family Dwelling	3,932.91
Mobile Home Dwelling	3,639.17
Commercial Lodging Unit	-
Commercial Lodging Sq. Foot	-
Industrial Sq. Foot	-

EXHIBIT A
King City
DRAFT - Fees & Charges - 2016-2017

**Impact Fees for Project Vested as of
August 21, 2010 (continued)**

Adopted

Total Impact Fees	11,152.92
Single Family Dwelling	9,615.32
Multiple Family Dwelling	8,903.88
Mobile Home Dwelling	4,762.77
Commercial Lodging Unit	7.13
Commercial Lodging Sq. Foot	1.66
Industrial Sq. Foot	

Impact Fees for Project Vested after August 21, 2010

Adopted

Law Enforcement Facilities	
Detached Dwellings	\$1,634
Attached Dwellings	\$260
Mobile Homes (inParks)	\$164
Commercial Lodging	\$373
Commercial/Office Uses (per sq.ft.)	\$0.718
Industrial Uses (per sq.ft.)	\$0.005
Storage Units (per sq.ft.)	\$0.396
Fire Protection Facilities	
Detached Dwellings	\$1,337
Attached Dwellings	\$1,029
Mobile Homes (inParks)	\$678
Commercial Lodging	\$416
Commercial/Office Uses (per sq.ft.)	\$0.308
Industrial Uses (per sq.ft.)	\$0.018
Storage Units (per sq.ft.)	\$0.019
Bridges Signals & Thoroughfares	
Detached Dwellings	\$7,382
Attached Dwellings	\$4,928
Mobile Homes (inParks)	\$3,862
Commercial Lodging	\$3,883
Commercial/Office Uses (per sq.ft.)	\$6,934
Industrial Uses (per sq.ft.)	\$4,822
Storage Units (per sq.ft.)	\$2,112
Storm Drainage Facilities	
Detached Dwellings	\$2,643
Attached Dwellings	\$950
Mobile Homes (inParks)	\$1,052
Commercial Lodging	\$481
Commercial/Office Uses (per sq.ft.)	\$0.904
Industrial Uses (per sq.ft.)	\$0.730
Storage Units (per sq.ft.)	\$0.491
General Governmental Facilities	
Detached Dwellings	\$1,165
Attached Dwellings	\$1,165
Mobile Homes (inParks)	\$1,165
Commercial Lodging	\$323
Commercial/Office Uses (per sq.ft.)	\$0.407
Industrial Uses (per sq.ft.)	\$0.407
Storage Units (per sq.ft.)	\$0.407
Wastewater Collection System	
Detached Dwellings	\$2,374
Attached Dwellings	\$1,406
Mobile Homes (inParks)	\$1,406
Commercial Lodging	\$533
Commercial/Office Uses (per sq.ft.)	\$0.644
Industrial Uses (per sq.ft.)	\$0.966
Storage Units (per sq.ft.)	\$0.349
Wastewater Treatment Plant	
Detached Dwellings	\$4,360
Attached Dwellings	\$2,583
Mobile Homes (inParks)	\$2,583
Commercial Lodging	\$978
Commercial/Office Uses (per sq.ft.)	\$1.183
Industrial Uses (per sq.ft.)	\$1.774
Storage Units (per sq.ft.)	\$0.642

EXHIBIT A
King City

DRAFT - Fees & Charges - 2016-2017

Impact Fees for Project Vested after August 21, 2010 (continued)

Public Meeting Facilities	
Detached Dwellings	\$1,893
Attached Dwellings	\$2,054
Mobile Homes (inParks)	\$1,961
Commercial Lodging	\$0.000
Commercial/Office Uses (per sq.ft.)	\$0.000
Industrial Uses (per sq.ft.)	\$0.000
Storage Units (per sq.ft.)	\$0.000
Aquatic Center facilities	
Detached Dwellings	\$686
Attached Dwellings	\$742
Mobile Homes (inParks)	\$710
Commercial Lodging	\$0.000
Commercial/Office Uses (per sq.ft.)	\$0.000
Industrial Uses (per sq.ft.)	\$0.000
Storage Units (per sq.ft.)	\$0.000
Park and Open Space Acquisition	
Detached Dwellings	\$8,647
Attached Dwellings	\$7,205
Mobile Homes (inParks)	\$6,884
Commercial Lodging	\$0.000
Commercial/Office Uses (per sq.ft.)	\$0.000
Industrial Uses (per sq.ft.)	\$0.000
Storage Units (per sq.ft.)	\$0.000

Adopted

Total Impact Fees	
Detached Dwellings	\$30,120
Attached Dwellings	\$22,322
Mobile Homes (inParks)	\$20,467
Commercial Lodging	\$6,986
Commercial/Office Uses (per sq.ft.)	\$11.10
Industrial Uses (per sq.ft.)	\$8.72
Storage Units (per sq.ft.)	\$4.42



Item 10(C)

REPORT TO THE CITY COUNCIL

DATE: MARCH 8, 2016

TO: THE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: DOREEN LIBERTO-BLANCK, AICP, COMMUNITY DEVELOPMENT DIRECTOR

RE: CONSIDERATION OF ORDINANCE AMENDING ZONING TEXT TO ALLOW FARMWORKER HOUSING IN FIRST STREET CORRIDOR ZONING DISTRICT

RECOMMENDATION

The Planning Commission recommends the City Council conduct a public hearing and introduce and conduct a first reading, by title only, of an Ordinance which would amend the zoning text to allow farmworker housing in the First Street Corridor ("**FSC**") Zoning District.

BACKGROUND

On December 15, 2015, the Planning Commission made an interpretation that that farmworker housing was not similar to lodging as allowed in the First Street Corridor ("**FSC**") or General Commercial ("**C-2**") Zoning Districts. Therefore, a zoning text amendment, conditional use permit, architectural review and variance were submitted to allow farmworker housing in the FSC and C-2 Zoning Districts.

David Gill and Steve Scaroni, applicants, propose to temporarily house farmworkers for (five (5) to ten (10) years) in a dormitory like setting. The facility is the Meyer Building located at 218 North First Street. The applicants propose to convert a portion of the Meyer Building to H2-A Visa Farmworker Housing Program. The gross area of the remodel is approximately 36,700 square feet of an 84,000 square foot building, including the sleeping area, dining area and caretaker's apartment. The remaining portion of the building will be used for storage. (*Reference Exhibit 1 and Figure 1.*) The H2-A Visa Farmworker Housing program is a federal program that allows U.S. employers to bring foreign nationals to the U.S. to fill temporary jobs. One of the conditions of the H2-A program is that employers provide housing. Staff has been meeting with farmers for over one-year regarding locations within the City to provide temporary and permanent farmworker housing. Unfortunately, there are few sites available.

CITY COUNCIL

MARCH 8, 2016

CONSIDERATION OF ORDINANCE AMENDING ZONING TEXT TO ALLOW FARMWORKER HOUSING IN FIRST STREET CORRIDOR ZONING DISTRICT PAGE 2 OF 4

On January 12, 2016, the City Council considered a Pre-Application by the applicant. The Council expressed support for the project concept, directed staff to initiate a Development Code Change to the FSC Zone to allow Farmworker Housing with a Conditional Use Permit per recommendations of the Planning Commission, and authorized the City Manager to execute an "early construction agreement" with the applicant.

On January 13, 2016, the applicants submitted applications for a rezone, conditional use permit, architectural review and variance for the City's consideration of the above project. On February 2, 2016, the PRC conducted a meeting to review the applications, conditions of approval, mitigated negative declaration and mitigation measures. On February 17, 2016, the mitigated negative declaration was distributed for a twenty (20) day review period. On February 24, 2016, the PRC met to discuss the conditions of approval with the applicant. The applicant requested the rezone application proceed and the remaining applications be continued until the last Planning Commission meeting in April for further design refinement. The request was made because the applicant needs to refine their project.

On March 1, 2016, the Planning Commission recommended the City Council adopt the Mitigated Negative Declaration and approve the zoning text amendment. At the applicants' request, the conditional use permit, architectural review and variance applications were continued. The applicants are refining their building plans and now plan for the facility to be available in 2017.

DISCUSSION

Analysis

The applicants are proposing a modification to the FSC Zoning District (which affects the C-2 Zoning District) text to allow with a Conditional Use Permits ("**CUPs**") for farmworker housing. (*Reference Exhibit 1 and Figure 1.*) The C-2 Zoning District allows all the uses permitted in the FSC Zoning District. The zoning districts are located in the central part of the City between the Historic Downtown and the Downtown Addition Specific Plan.

CUP, variance ("**VAR**") and architectural review ("**AR**") applications were submitted for a remodel of a vacant warehouse into temporary barracks style farmworker housing facility for 216 farmworkers at 218 North First Street. (*Reference Figures 2, 3, and 4.*) The facility is the Meyer Building located at 218 North First Street. The applicants propose to convert a portion of the Meyer Building to H2-A Visa Farmworker Housing Program. The gross area of the remodel is approximately 36,700 square feet of an 84,000 square foot building, including the sleeping area, dining area and caretaker's apartment. (*Reference Exhibit 2.*) The remaining portion of the building will be used for storage. The H2-A Visa Farmworker Housing program is a federal program that allows U.S. employers to bring

CITY COUNCIL

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CONSIDERATION OF ORDINANCE AMENDING ZONING TEXT TO ALLOW FARMWORKER HOUSING IN FIRST STREET CORRIDOR ZONING DISTRICT PAGE 3 OF 4

foreign nationals to the U.S. to fill temporary jobs. The Meyer Building would be remodeled externally with windows and awnings. Trees would be planted along First Street. (*Reference Exhibit 3.*)

General Plan and Zoning District Designations

The area proposed for the amendment of the FSC and C-2 Zoning Districts in the General Plan is designated as "General" Commercial and High Density Residential in the Use Plan Map and as First Street Corridor uses in the Historic Downtown Revitalization Plan, which implements the General Plan. The proposed change to add "farmworker housing" to the FSC Zoning District within the Historic Downtown Revitalization Plan and Zoning Ordinance is not substantially different from "Multi-Family Four-Plex or Larger" residential use that is currently permitted in the FSC Zoning Districts with a CUP. While the proposal for 218 North First Street is for barracks style housing, it is possible that other farmworker housing in the FSC Zoning Districts may be more similar to apartment style housing in the future.

The proposed changes to the code will provide the potential for additional housing for farmworkers. Currently there are insufficient quarters for farmworkers in and near the City of King. Farm owners indicate that they bus farmworkers from long distances to work the local farms.

Environmental Analysis

The applications are considered projects under the California Environmental Quality Act ("**CEQA**"). Therefore, an environmental analysis was conducted. After review of the proposed project and completing an initial study, staff prepared a mitigated negative declaration. (*Reference Exhibit 4.*) The twenty (20) day public review period is from February 17, 2016- March 7, 2016. As of the staff report date, there have been no comments submitted on the project.

The project is not expected to have a significant effect on the environment. The proposed changes will not result in an intensification of uses on FSC or C-2 Zoning Districts. Instead, the proposed changes will provide for a needed housing for local farmworkers with the attached mitigation measures.

Project Review Committee Comments and Review and Review by Agencies

A representative from each City Department meets to discuss most community development projects. This group operates as the City's staff advisory team which is referred to as the PRC. PRC provides comments to applicants and COAs before a project goes to the Planning Commission and/or City Council.

**CITY COUNCIL
MARCH 8, 2016
CONSIDERATION OF ORDINANCE AMENDING ZONING TEXT TO ALLOW
FARMWORKER HOUSING IN FIRST STREET CORRIDOR ZONING DISTRICT
PAGE 4 OF 4**

Public Notification and Input

Public Notice was published in The Californian Newspaper on February 10, 2016. All property owners of record within three-hundred (300') feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

Advantages

Provides an opportunity for needed farmworker housing.

Disadvantages

It could allow farmworker housing in locations where the City would prefer commercial uses.

COST ANALYSIS:

The staff time involved is being paid by the applicant. Therefore, there is no direct cost to the City.

ALTERNATIVES:

The following alternatives are provided for Council consideration:

1. Accept the Planning Commission recommendation;
2. Do not conduct the first reading of the Ordinance;
3. Continue the item; or
4. Provide staff other direction.

Exhibits:

- Exhibit 1: Text Change to FSC (and C-2) Zoning Districts
- Exhibit 2: Proposed Site Plan and Layout
- Exhibit 3: Proposed Architectural Rendering
- Exhibit 4: Draft Mitigated Negative Declaration
- Exhibit 5: Planning Commission Staff Report and PC Resolution
- Exhibit 6: Ordinance

CITY COUNCIL

MARCH 8, 2016

CONSIDERATION OF ORDINANCE AMENDING ZONING TEXT TO ALLOW
FARMWORKER HOUSING IN FIRST STREET CORRIDOR ZONING DISTRICT
PAGE 5 OF 5

Submitted by:


Doreen Liberto-Blanck, AICP, Community Development Director

Approved by:


Steven Adams, City Manager

Exhibit 1

Rezoning Case No. 2016-0001

Exhibit No.

Gill/Meyer/H2-A Visa Farmworker Housing Program

Amend Chapter 4.7 Allowed Land Uses and Permit Requirements to add farmworker housing as a use permitted within the FSC Zoning District with a conditional use permit. (This is also applicable to the C-2 Zoning District since FSC uses are permitted under C-2 zoning.)

LAND USE TYPE ^{1,2,3}	ZONE		
	FSC	VC	VB
Recreation, Education & Public Assembly			
Commercial recreation facility - indoor			
• < 1,500 sf	P	P	P
• > 1,500 sf	UP	-	UP
Health/fitness facility			
• < 1,500 sf	P	P	P
• > 1,500 sf	UP	-	UP
Library, museum, or art gallery	P	P	P
Meeting facility, public or private	UP	UP	UP
Park, playground	UP	UP	UP
School, public or private	UP	-	UP
Studio, art, dance, martial arts, music, etc.			
• < 1,500 sf	P	P	P
• > 1,500 sf	UP	UP	UP
Theater, cinema, or performing art			
• <5000 sf	P	P	UP
• >5000 sf	UP	UP	-
Residential			
Ancillary building	P	P	P
Dwellings: Single family			
• Single family	-	-	P
• Multi-family - rowhouse	-	-	P
• Multi-family-duplex	-	-	P
• Multi-family-triplex	-	-	P
• Multi-family - fourplex or larger	UP	-	P
Group Homes			
• Six (6) or fewer resident	P ⁴	P ⁴	P
• Seven (7) or more residents	P ⁴	P ⁴	UP
• Live/work unit	P ⁴	P ⁴	P

1. A definition of each Land Use Type can be found in the Glossary.
2. Similar uses permitted or conditionally permitted, as determined by the Director or the Planning Commission to be of the same general character as the listed uses.
3. Drive-thrus are not allowed with any use in any Zoning District.
4. Residential allowed on upper floors only.

LAND USE TYPE ^{1,2,3}	ZONE		
	FSC	VC	VB
• Mixed-use project residential component	p ⁴	p ⁴	p ⁴
<i>Farmworker housing</i>	<i>CUP</i>	<i>-</i>	<i>-</i>
Retail			
• Artisan shop	P	P	P
• Bar, tavern, night club	UP	UP	-
• Farmers market	UP	UP	UP
• General retail, except with any of the following features:	P	P	P
o Alcoholic beverage sales, off-premise	UP	UP	UP
o Floor area over 8,000 sf	UP	UP	-
o Onsite production of items sold	UP	UP	-
o Operating between 9 p.m. and 7 a.m.	UP	UP	-
• Neighborhood Market <8,000 sf	P	P	UP
• Nursery <10,000 sf	UP	-	-
• Restaurant, cafe, coffee shop	P	P	UP
Services: Business, Financial, Professional			
• ATM or bank	P	P	P
• Business support service	P	P	P
• Medical services: Clinic, urgent care	UP	-	UP
• Medical services: Doctors office	P	P	P
• Medical services: Extended care	P	-	P
• Office: Business, service	P	P	P
• Office: Professional, administrative	P	P	P
• Financial services	P	P	P
Services: General			
Bed & Breakfast			
o Four (4) guest rooms or less		-	-P
o Greater than 4 guest rooms	UP	-	UP
• Child day-care center			
• Child day-care center: Large family day-care homes			
• Child day-care center: Small day-care homes			
• Lodging	P	UP	UP
• Personal Services	P	P	P
Transportation, Communication, Infrastructure			
• Parking facility, public or private	UP	UP	UP
• Train/multi-modal depot	UP	UP	-
• Wireless telecommunication facility	UP	UP	-

1. A definition of each Land Use Type can be found in the Glossary.

2. Similar uses permitted or conditionally permitted, as determined by the Director or the Planning Commission to be of the same general character as the listed uses.

3. Drive-thrus are not allowed with any use in any Zoning District.

4. Residential allowed on upper floors only.

Amend Chapter 4.10 (Glossary) to incorporate the following definitions:

"Farmworker" means the same as "agricultural employee" as defined in §1140.4(b) of the California Labor Code, and live in housing consistent with the provisions of Cal. Health and Safety Code §§17021.5 and 17021.6. Farmworker shall also include temporary workers hired under the Federal H2-A Visa Program.

"Farmworker dwelling unit" means a single-family residential unit occupied by a maximum of six (6) farmworkers at any one time.

"Farmworker housing" means a housing accommodation developed for and/or provided to farmworkers and shall consist of any living quarters, dwelling, boarding house, barracks, bunkhouse, maintenance-of-way car, or other housing accommodation maintained in one or more buildings and on one or more sites.

1. A definition of each Land Use Type can be found in the Glossary.
2. Similar uses permitted or conditionally permitted, as determined by the Director or the Planning Commission to be of the same general character as the listed uses.
3. Drive-thrus are not allowed with any use in any Zoning District.
4. Residential allowed on upper floors only.

Exhibit No. 2

CITY OF KING

FEB 22 2016

Revised Submittals:

RZ2016-001

CUP2016-001

VAR2016-001

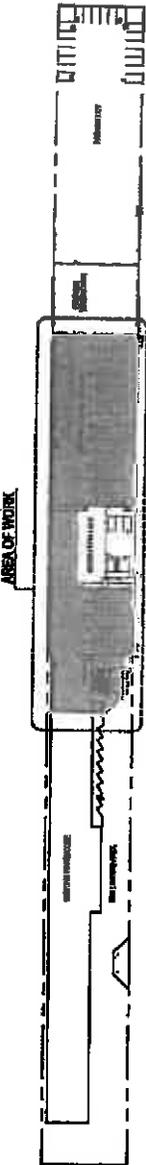
AN2016-001

<p>DESIGNED BY: JAY HERR - ARCHITECT P.O. BOX 1743 SEASIDE, CA 94134</p>	<p>ARCHITECTURAL FLOOR PLAN 8 FLOOR PLAN</p>	<p>DATE: 02/22/2016</p>	<p>SCALE: AS SHOWN</p>
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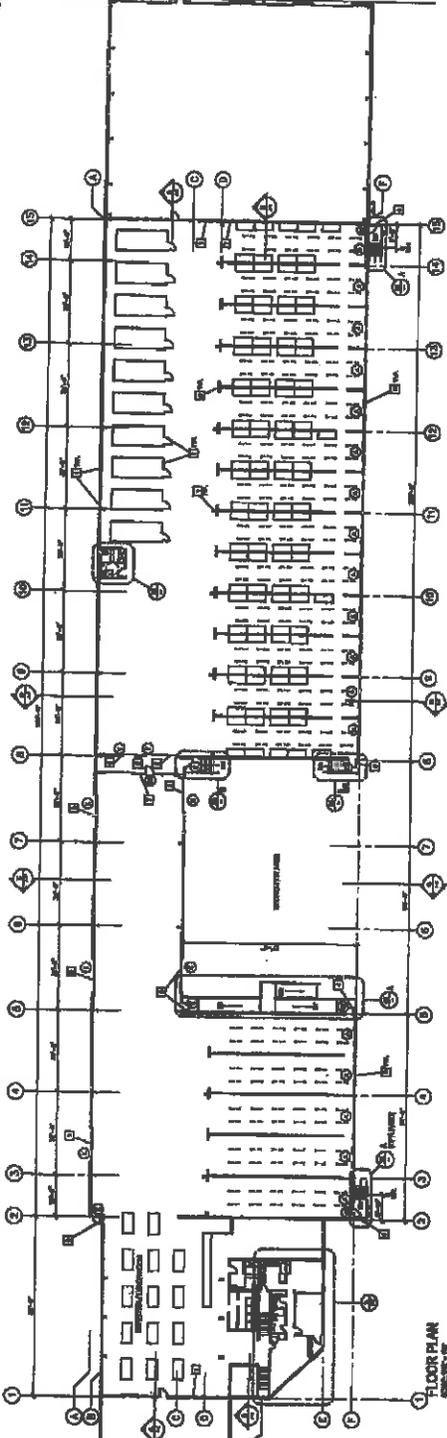
- REFERENCE NOTES**
1. See all other drawings for details.
 2. See all other drawings for details.
 3. See all other drawings for details.
 4. See all other drawings for details.
 5. See all other drawings for details.
 6. See all other drawings for details.
 7. See all other drawings for details.
 8. See all other drawings for details.
 9. See all other drawings for details.
 10. See all other drawings for details.

WALL LEGEND

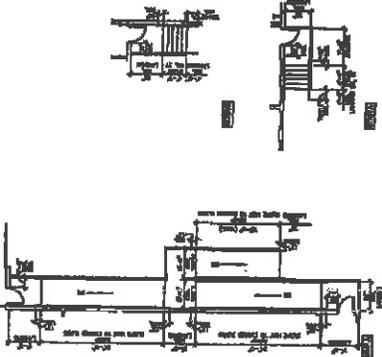
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2. 1/2" CMU with 1/2" Gypsum Board
3. 1/2" CMU with 1/2" Gypsum Board
4. 1/2" CMU with 1/2" Gypsum Board
5. 1/2" CMU with 1/2" Gypsum Board
6. 1/2" CMU with 1/2" Gypsum Board
7. 1/2" CMU with 1/2" Gypsum Board
8. 1/2" CMU with 1/2" Gypsum Board
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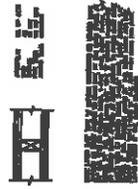
ARCHITECTURAL SITE PLAN



FLOOR PLAN



SECTION 1
SECTION 2



SECTION 3
SECTION 4

SECTION 5
SECTION 6

SECTION 7
SECTION 8

SECTION 9
SECTION 10

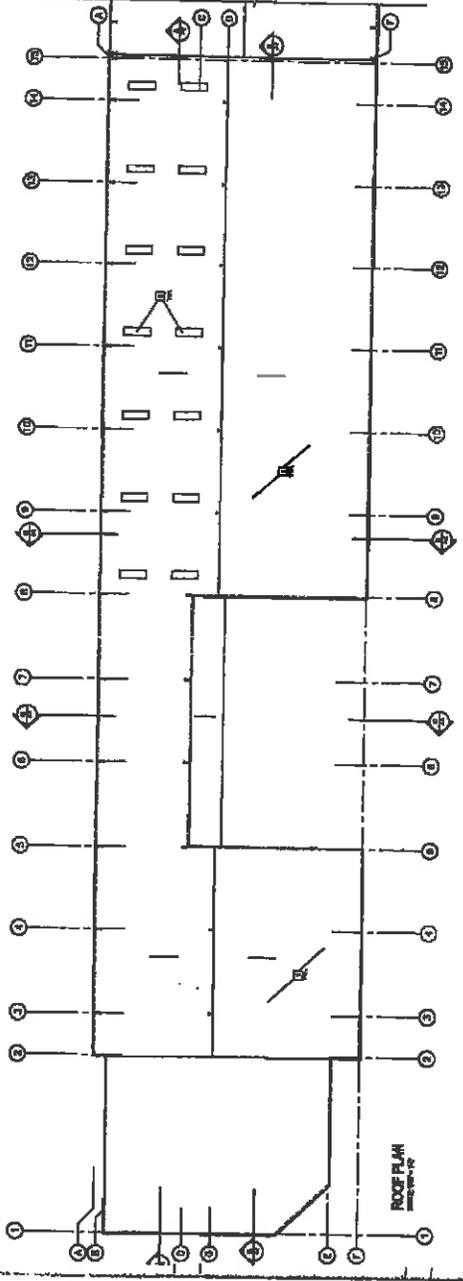
SECTION 11
SECTION 12

SECTION 13
SECTION 14

SECTION 15
SECTION 16

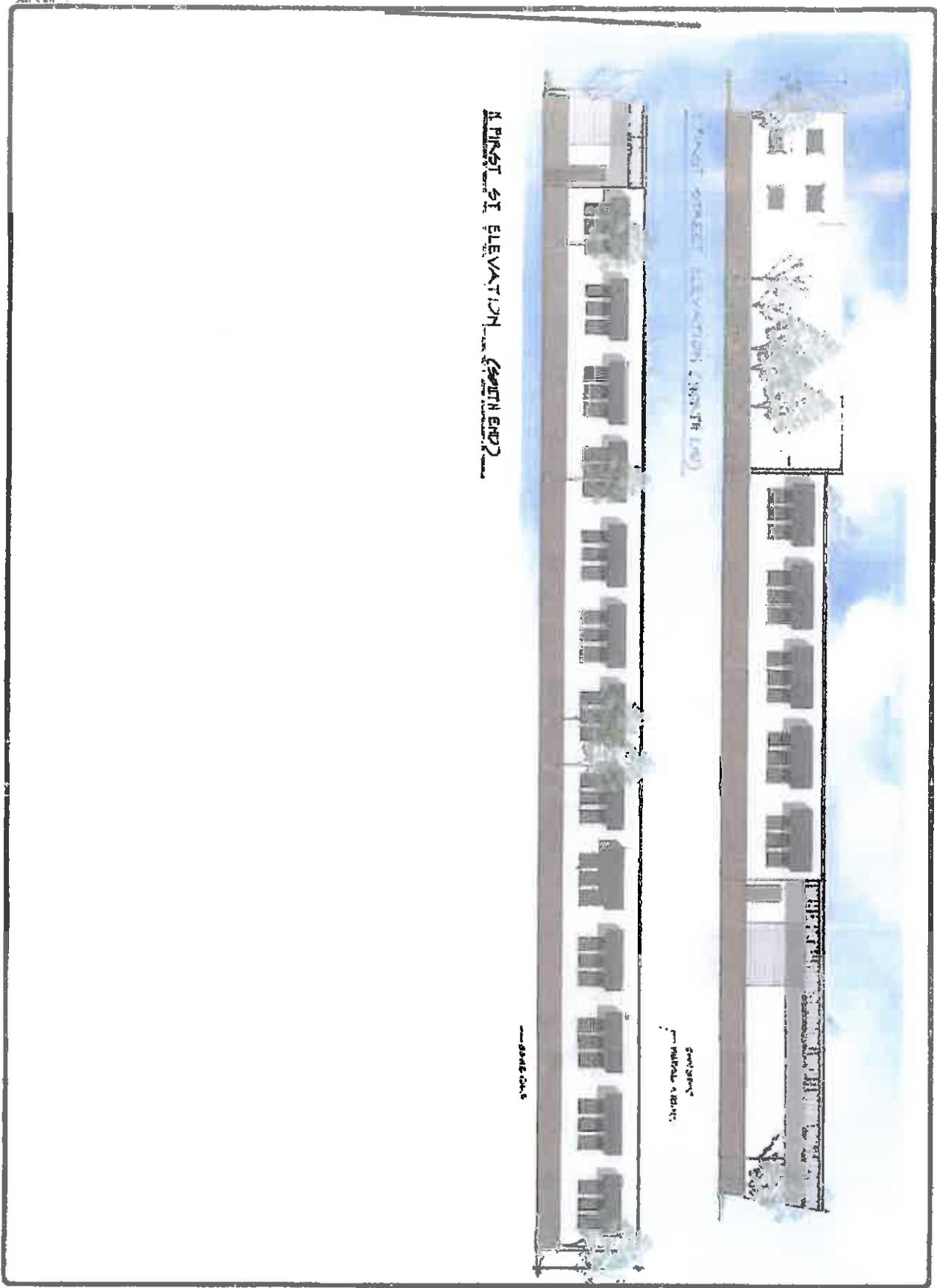
WISLBY AV BEBE - ARCHITECT P.O. BOX 1749 SEASIDE, CA 94133 TEL: 415.441.1111 FAX: 415.441.1112	PROJECT NO. 15-000000 SHEET NO. 15-000000-01	ROOF PLAN	DATE: 02/22/2016 DRAWN BY: [Name] CHECKED BY: [Name]
		EMPLOYER: DOMINION HOLDINGS PROJECT: [Name]	

REFERENCE NOTES
 1. REFER TO ALL OTHER SHEETS IN THIS SET.
 2. REFER TO ALL OTHER SHEETS IN THIS SET.



ROOF PLAN
 15-000000-01

Exhibit No. 3



N FIRST ST ELEVATION (SOUTH END)

SOUTH SIDE

NORTH SIDE

5	DATE	BY	CHECKED

WESLEY JAY BEEBE - ARCHITECT
 P.O. BOX 1743
 KING CITY, CA 95132-0743
 916-831-1234 FAX 916-831-1235

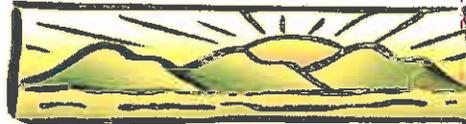


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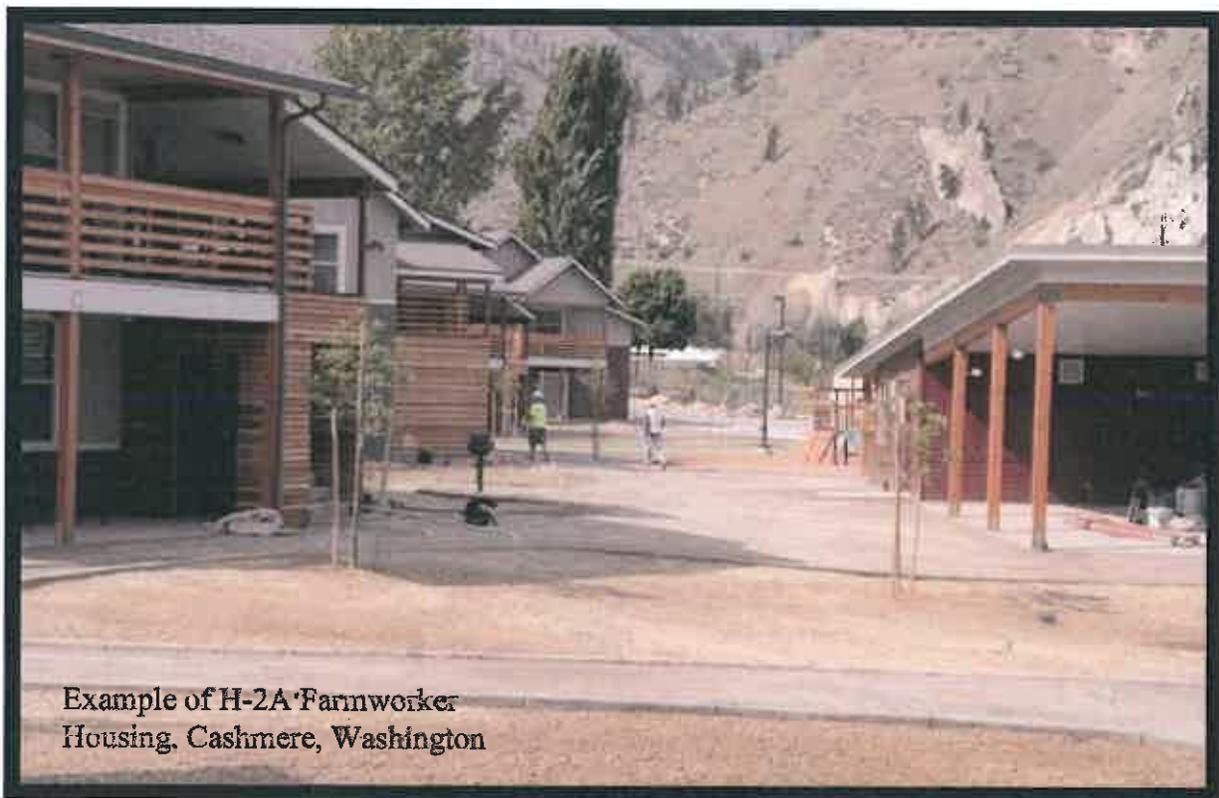
4

CITY OF KING
CALIFORNIA

INITIAL STUDY AND DRAFT MITIGATED NEGATIVE DECLARATION

Draft: February 10, 2016

Modification of the FSC Zone Criteria which will allow, under Conditional Use Permits ("CUPs"), Farmworker Housing. Mitigated Negative Declaration also includes proposed remodel of vacant warehouse into temporary barracks style farmworker housing facility for 216 farmworkers at 218 North First Street, King City



Example of H-2A Farmworker
Housing, Cashmere, Washington

**In Compliance with the
California Environmental Quality Act ("CEQA")**

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

General Information About This Document

What's in this document?

The City of King has prepared this Initial Study and Mitigated Negative Declaration ("**IS-MND**") which examines the potential environmental impacts of the proposed project. The document describes the project, which represents a text amendment to the City Zoning Ordinance FSC zone district, to permit, under a Conditional Use Permit ("**CUP**") farmworker housing referred to herein as "the project". The FSC Zone District is east of and part of the Historic Downtown. The amendment will also permit Farmworker Housing within the C-2 District because that district allows uses that are permitted in the FSC Zone.

The project also includes a proposal, under a Conditional Use Permit (CUP) to remodel an old vacant warehouse located at 218 North First Street (at the intersection of Broadway Street and First Street) into a temporary farmworker housing facility for 216 farmworkers.

The Mitigated Negative Declaration also describes the existing environment that could be affected by the project, potential impacts, if any, of the proposed project, and proposed avoidance, minimization, and/or mitigation measures.

What should you do?

- Please read this document. Additional copies of this document are available for review at the City Community Development Department, 212 South Vanderhurst Avenue, King City, California.
- Attend the Public Hearings. The Planning Commission will conduct a public hearing on the Initial Study and Mitigated Negative Declaration on **March 1, 2016** at City Hall, 212 South Vanderhurst Avenue. The City Council is scheduled to review the Initial Study and Mitigated Negative Declaration on Tuesday, **March 8, 2016** at the City Council Chambers, 212 South Vanderhurst Avenue
- We welcome your comments. If you have any concerns about the proposed project, please attend the City Council Public Hearing on **March 8, 2016**, the Planning Commission Hearing on **March 1, 2016** and/or the City Council Public Hearing on **March 22, 2016** at the City Council Chambers. The deadline for written comments ends on **March 7, 2016**.
- If you have any questions, please contact the Community Development Department:

Attn: Maricruz Aguilar-Navarro, City Planner
Community Development Department
City of King
212 South Vanderhurst Avenue
King City CA 93930
Phone: 831-385-3281
Fax: 831-386-5968

Or you can send questions via email to: maguilar@kingcity.com

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

What happens next?

After comments are received from the public and reviewing agencies, the City Council, on **March 22, 2016**, may:

- 1) give environmental approval and approval of the proposed changes to the FSC Zoning Criteria, or
- 2) require additional environmental studies, or
- 3) require changes to the project or deny the project, if there are issues that cannot be mitigated.

If the City Council approves the Mitigated Negative Declaration ("**MND**") and the project allowing farmworker housing under the FSC zoning criteria, those changes will become effective 30 days after the second reading and will govern the development and land uses allowable in the FSC zoning criteria. Note that approval of the addition of farmworker housing in the FSC zone will, unless otherwise prohibited, also allow farmworker housing in the C-2 Zone under the approval of a CUP.

1 Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

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ATTACHMENTS

Addition of "farmworker housing" in the table of uses for the FSC Zone
Letter from Steve Scaroni to King City Police Chief Anthony Sollecito
Letter of Project Description from Wes Beebe
Example Noise Reduction Provisions at Mills Ranch

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

I. PROJECT INFORMATION

Project Title: The Mitigated Negative Declaration addresses the proposed modification of the FSC Zone Criteria which will Allow, under Conditional Use Permits ("CUPs"), Farmworker Housing.

In addition, the Mitigated Negative Declaration also includes the environmental evaluation of the proposed remodel of vacant warehouse into temporary barracks style farmworker housing facility for 216 farmworkers at 218 North First Street, King City

Case Number: RZ 2016-001, CUP2016-001, AR2016-001, VAR2016-001

Project Applicant: David Gill Phone: 831-385-6225
Rio Farms Fax:
King City, CA 93930
Rep: Wes Beebe

Project Landowner: The proposed Zoning Amendment Phone: 831-385-4047
applies to all properties in the FSC
and C-2 Zones.

The proposed temporary farmworker housing facility at 218 N. First Street:
Property Owner: Robert Meyers
Purchaser: David Gill

Project Lead: Doreen Liberto-Blanck, Community Development Director & Don Funk, Principal Planner Fax:
Maricruz Aguilar-Navarro, Assistant Planner Phone: 831.386.5916
212 So. Vanderhurst Ave.,
King City, CA 93930

Project Description: **Proposal:**

The proposal involves two separate but related "projects." One is a zoning text amendment of the FSC Zone. The second project being reviewed in this Mitigated Negative Declaration is a proposed remodel of 218 North First Street from a vacant former tomato processing plant to a farmworker housing facility.

1. Zoning Text Amendment: The applicant has requested an amendment to the First Street Corridor (FSC) Zone text to allow "farmworker" housing with a Conditional Use Permit (CUP). The Zoning Text Amendment of the FSC Zone will, if adopted, also allow farmworker housing with a CUP in the C-2 Zone because the C-2 Zone allows all uses permitted and conditionally permitted in the FSC Zone. The FSC and C-2 Zones are primarily located east, northeast and southeast of the Historic Downtown, and are primarily along First Street, from Division on the south to King Street on the north.

1
Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

The new Zoning designation, if approved, would allow farmworker housing to be occupied by only farmworkers and their families under the provisions of a CUP. Said housing would be required to be large enough and have adequate heating, recreation area and other amenities deemed necessary for the farmworkers and their families. The farmworkers in the FSC Zone District may include workers from H2A programs as well as other farmworker programs and would serve farms and ranch worker needs within the Salinas Valley and nearby agricultural region.

The new regulation will include provisions that ensure that the housing provides, at a minimum, the following:

a) Create a definition of farmworker and farmworker housing to allow farmworkers, who do or do not work on the property where the employee housing is located, to live in the housing consistent with the provisions of Sections 17021.5 and 17021.6 of the California Health and Safety Code, and

b) The ordinance should contain measures that will minimize potential impacts. The new standards would include but are not limited to ensuring the units are occupied only by farm workers and their families. The measures should also ensure that the housing is large enough to accommodate the number of individuals occupying each unit or facility. Each facility would be required to have a designated manager or overseer to ensure that provisions of each CUP are met. Each use permit application will be reviewed by Planning Commission for consistency with the ordinance, prior to approval. Community Development Department staff will, for each CUP, provide draft findings and conditions of approval for consideration by the Planning Commission prior to approval.

2. Proposal for remodel conversion for Farmworker Housing at 218 N. First Street: The Mitigated Negative Declaration also includes a review of the potential impacts of a CUP request for an approximately 36,700 square feet remodel and conversion of a portion of an existing vacant former tomato processing plant into a barracks style temporary farmworker housing facility to house a maximum of 216 H2A farmworkers. The CUP request for 218 North First Street includes modular restrooms, a dining area, a small outdoor recreation area, parking, bus loading/unloading area and a one-bedroom caretaker/manager unit.

The proposed facility is anticipated to have a temporary permit for a period of approximately five years. The site is located northeast of the intersection of Broadway Street and First Street, between First Street and the Union Pacific Railroad. West of the project is the Historic Downtown Area and east of the project is the Downtown Addition Area.

Background:

1. Proposed Ordinance Change: The ordinance change will add farmworker housing to the FSC Zoning category with a CUP. Since the C-2 Zone also permits uses allowed in the FSC Zone, the change will also allow farmworker housing in the C-2 Zone with a CUP. (see **Figures 1 and 2** for area affected by proposed change to Zoning Ordinance)

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

2. Proposed Project at 218 North First Street: Additionally, the Mitigated Negative Declaration addresses the impacts of the proposed temporary barracks style farmworker housing facility within a former tomato processing plant located at 218 North First Street, at the northeast corner of the intersection of Broadway and First Streets. (see **Figures 3, 4, 5 6, 7 and 8** photos of proposed area addressed by CUP application and **Figures 9, 10 and 11** showing plans for remodel of building into farmworker housing) The gross area of the remodel is approximately 36,700 square feet, including the sleeping area, dining area and manager's apartment. The applicant proposes that the facility would be occupied by H2A farmworkers, a program that provides for laborers from outside of the United States are brought to the area for a period of approximately nine or ten months to work on local farms and ranches.

Will the Changes Modify coverage, setback or height zoning and Historic Downtown Revitalization Plan standards?:

No.

Uses Being Proposed:

1. Proposed Ordinance Change: The ordinance change will allow farmworker housing in the FSC as well as the C-2 Zone. The zone change applies to the entire zoning districts. The proposed changes to the FSC and C-2 Zones would permit, with a CUP, farmworker housing in locations that are deemed appropriate by the Planning Commission.

2. Proposed Project at 218 North First Street: The specific project involves the interior remodel of the former Meyer Tomato processing facility for farmworker housing. The proposed CUP is for the remodel of a portion of the building located at 218 First Street. The remodel will provide barracks style housing for 216 male farmworkers through an H2A migrant program. In addition, a one-bedroom apartment is proposed for an on-site manager of the facility.

The farmworker facility is proposed to have an initial permit covering a five (5) year period. It is also proposed to have a dining area. Food would be prepared off-site and brought to the facility for consumption by the farmworkers. Restrooms and showers would be within temporary modular containers placed along the outer edge of the main room.

Farmworker sleeping areas would be within large remodeled bays of the old tomato processing facility. Windows to provide light and air are proposed to be added along the street side of the building. These windows would also provide required emergency exiting should a fire or other emergency occur within the building.

A small recreation area is proposed in an area that was a previous parking area for the tomato processing plant. A fence would be constructed to provide security and privacy of the recreation area. Several parking spaces are proposed, including handicap parking. Some of the parking would be outside the fenced recreation area. A bus and van pick-up and drop-off is proposed for another paved area north of the manager's unit. A handicap ramp is proposed to be

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

located at the north edge of the proposed recreation area.

The Union Pacific Railroad right-of-way is adjacent to and east of the proposed farmworker housing. Old vacant areas of the tomato processing facility, north and south of the proposed housing, will remain vacant. First Street is located to the west of the proposed temporary housing.

In general, the project will serve several purposes:

1. Provide local farmers with a ready source of farm employees to assist in the production of food products.
2. Reduce travel of farmworkers who now are being bused from long distances to serve local farm owners.
3. The project will result in a restoration of an old and decaying former tomato processing plant.
4. The project will add local employees who will undoubtedly purchase products, including food and clothing, in King City, helping the economy of the City.
5. The project will not block the potential extension of Broadway Street.
6. The project will provide comfortable (heated in the winter) accommodations.
7. The project will include, as required by code, a heating system and insulation in the walls and ceiling adequate to meet Title 24 requirements as well as to help reduce noise from the adjacent railroad to acceptable levels per the Noise Element.
8. The project will have a limited time span, giving the applicant time to find more permanent solutions for farmworker housing in or near King City.
9. The operator of the facility has committed to ensure that the workers in the facility will be a monitored addition of temporary residents in the City.

Parking:

1. Proposed Ordinance Change: Parking regulations for farmworker housing will not be different that that required for similar housing requirements. For example, if the farmworker housing is for individuals living in apartment-type structures, the parking for each apartment would be determined using the apartment standards for parking spaces, including number of spaces, landscaping standards for parking lots and surfacing requirements for said parking spaces and driveways.

On the other hand, if the farmworker housing is to be occupied by individuals who will not have personal automobiles, the Planning Commission may determine that less off-street spaces are required. For example, H2A farmworker housing typically has workers that don't own or operate cars. In H2A housing, very few spaces are required for the facility. In such cases, vehicle parking would be provided for managers and visitors.

In other farmworker housing where the workers may own and operate vehicles, off-street parking would be necessary for workers similar to

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

apartment uses. The proposed ordinance will include provisions for adequate parking and van or bus pick-up and drop-off provisions, as applicable for each type of facility.

2. Proposed Project at 218 North First Street: In the case of the proposed project at 218 North First Street, said housing will be occupied only by H2A workers. The applicant has indicated that they will provide for transportation to and from Mexico as well as bus or van pool transportation from the proposed farmworker facility to the local farms and ranches around and near King City. The farmworkers in the proposed building are not anticipated to have their own personal vehicles. Within the City, the occupants of the proposed farmworker facility on First Street are expect to either walk or use bicycles around town. For that reason, off-street parking will be limited to that necessary for the on-site manager, other staff and a few guest spaces, estimated to be approximately one space for each 20 workers living at the facility.

Architectural Review:

1. Proposed Ordinance Change: The standards for architectural review are not being altered by the proposed ordinances. Each project involving new buildings as well as modifications to existing buildings would require the architectural review standards, including Zoning requirements, Historic Downtown Revitalization Plan, First Street Corridor and other plans currently applicable to that location.

2. Proposed Project at 218 North First Street: In the case of the project proposed for 218 North First Street, said facility is being proposed to occupy a long-vacant vegetable packing plant. The proposal includes very limited exterior changes, including the addition of windows and awnings along the First Street frontage. Said improvements will result in an improved exterior appearance of the building. While the proposed building design is not consistent with the Historic Downtown Revitalization Plan, it does improve the appearance of an old warehouse and packing plant.

Additionally, the farmworker housing use is anticipated to be of limited duration at 218 N. First Street. It is likely that the building, after the term of the CUP has expired, will be converted to another use allowed in the FSC zone such as visitor serving commercial, offices or other similar use. Those future uses may involve the additional remodel and subsequent architectural improvement of the appearance of the buildings, more consistent with the Historic Downtown Revitalization Plan design standards.

Landscaping, Coverage and Other Similar Code Standards:

1. Proposed Ordinance Change: New farmworker facilities will have the same building standards as other land uses within the respective zoning criteria and will require the addition of landscaping consistent with the zoning category and consistent with the standards for new landscaping in parking lots.

Farmworker housing, like other residential uses, would require provisions to ensure that residents are protected from excessive noise, odors or other obtrusive conditions. The proposed standards for farmworker housing assume that provisions will be similar to those for

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

occupants in standard multi-family housing residential buildings.

2. Proposed Project at 218 North First Street: In the case of 218 North First Street, the existing building has 0 ft. front and 0 ft. rear setbacks and there is an existing narrow grass strip within the First Street right-of-way frontage. Plans do not appear to make any substantial changes in landscaping. The front and rear of the main building is located with 0 foot setback. The use is temporary at this location, so improvements are expected to be minimized.

In the case of the remodel of the building at 218 N. First Street, the building proposed to be remodeled into a farmworker housing facility was originally constructed under old Zoning standards and does not meet the standards of the current FSC Zone.

Drainage:

Regulations for water quality protection are applicable to all farmworker housing projects: The State Water Resources Control Board ("**SWRCB**") and Regional Water Quality Control Board ("**RWQCB**") standards will continue to apply to development of properties in the City. The State requires Best Management Practices ("**BMPs**") for grading, construction and development. Low Impact Development ("**LID**") criteria is the best management tool for reducing water pollution and increasing percolation. Future landscape areas can be incorporated into the LID measures. In this way, the future landscaping areas will have multiple benefits of improving water quality and improving the appearance of the district. Projects are required to meet these standards. In addition, projects involving over one acre of area are required to further include Stormwater Pollution Prevention Plans ("**SWPPPs**") as provided by the RWQCB.

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

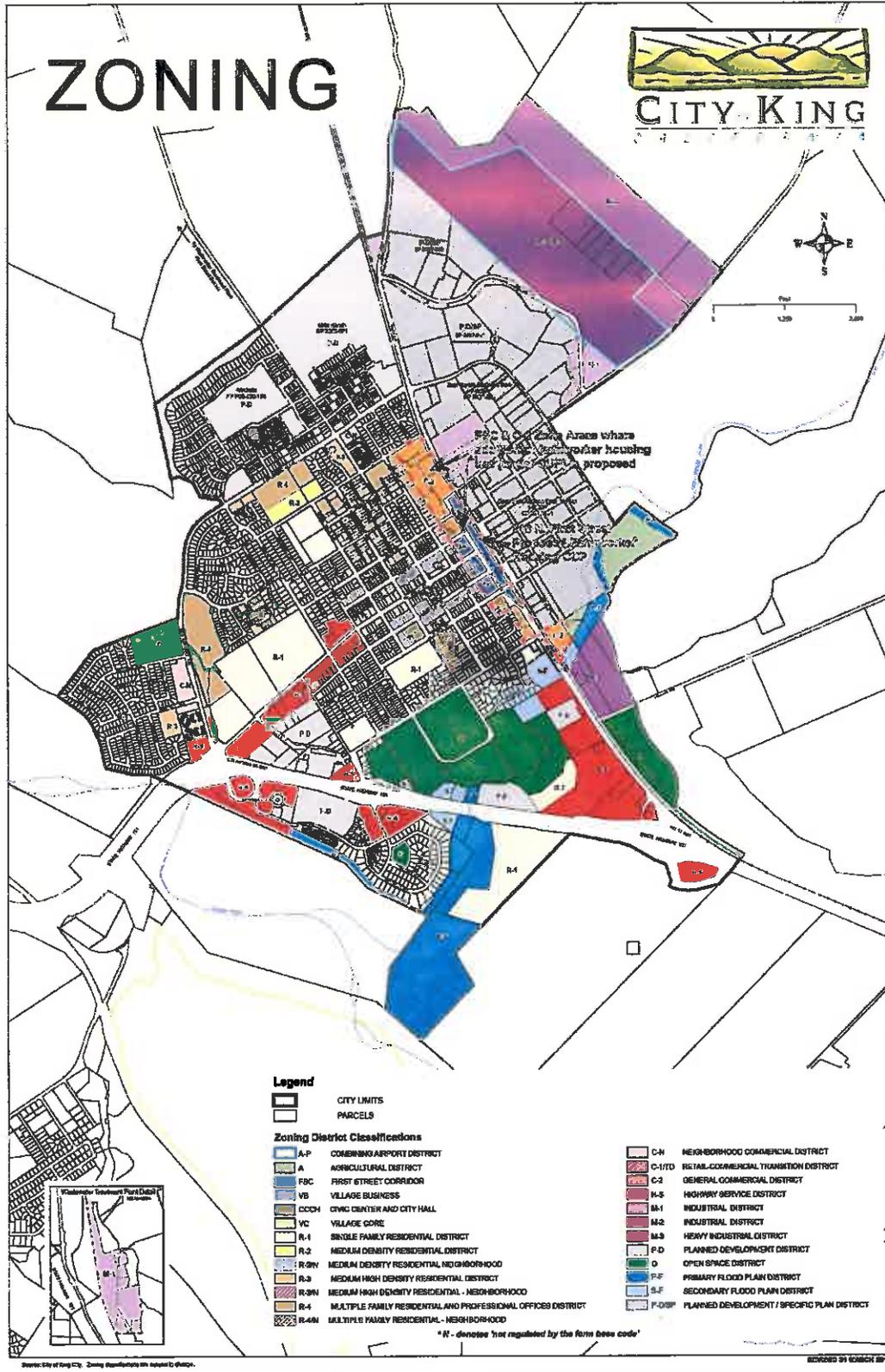


Figure 1, Showing FSC and C-2 Zoning Districts and proposed site 218 N. First St.

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

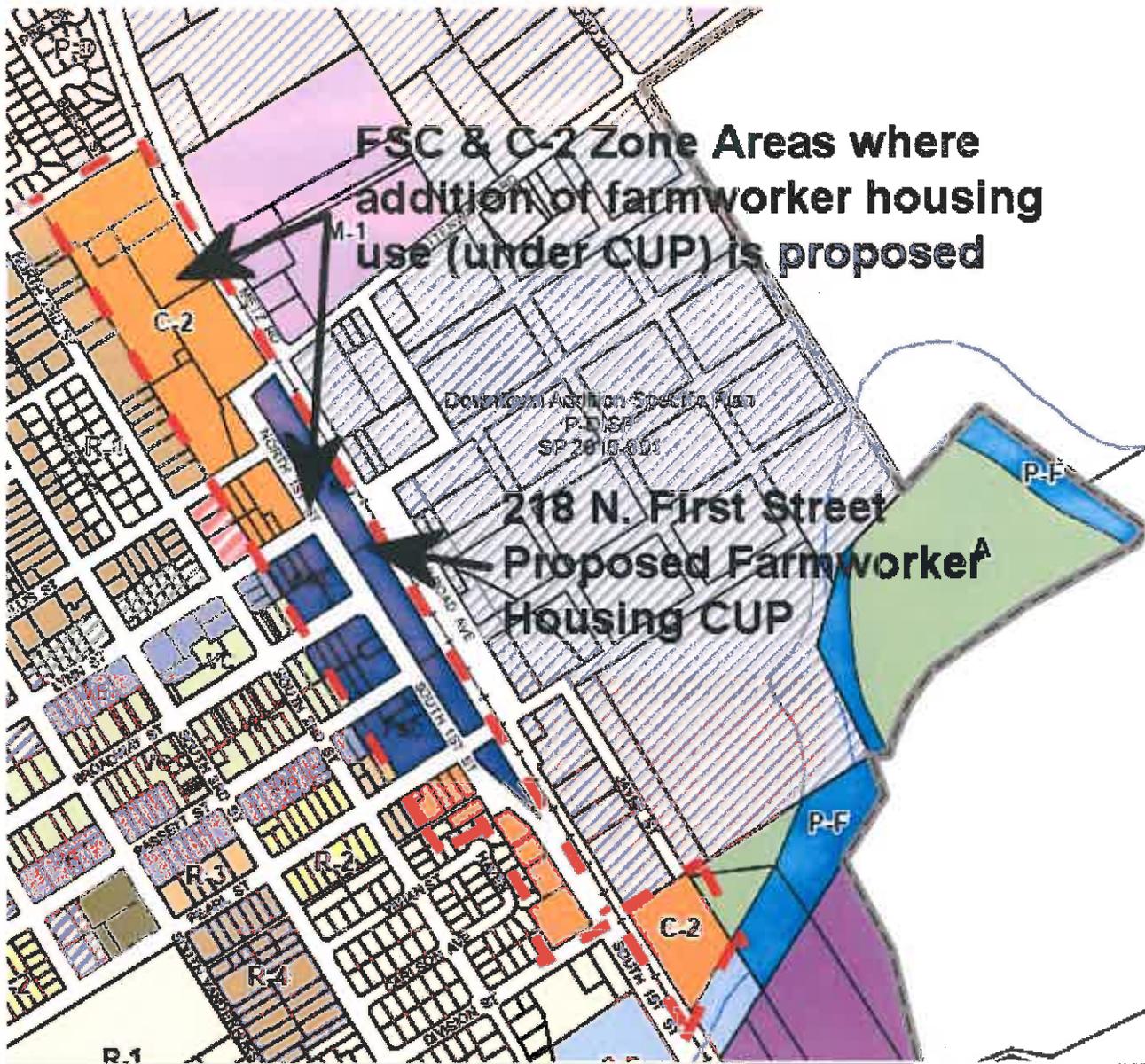


Figure 2. Detail of FSC (blue) and C-2 Zones and location of CUP at 218 N. First St.

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.



Figure 3. View of Front of former Tomato Processing Plant, Now Proposed as Temporary Farmworker Housing, 218 N. First Street



Figure 4. View of Proposed Parking and Recreation Area for Farmworkers 218 N. First Street

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.



Figure 5. View of Rear of Building Proposed for Farmworker Housing, 218 First St.



Figure 6. View of Bus and Van Pool Pick-Up Area, 218 N. First Street

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.



**Figure 7. Interior of Building Proposed for Farmworker Housing at 218 N. First St.
View looking south.**



**Figure 8. Interior of Building Proposed for Farmworker Housing at 218 First St.
View looking north.**

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

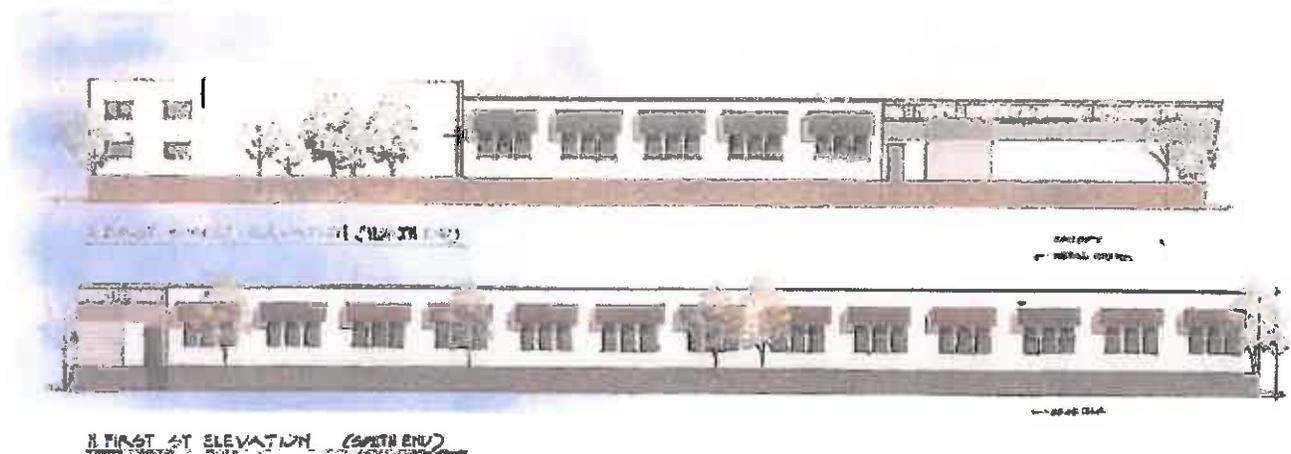


Figure 9. Initial Proposed Project Building Elevation, First Street View 218 N. First Street

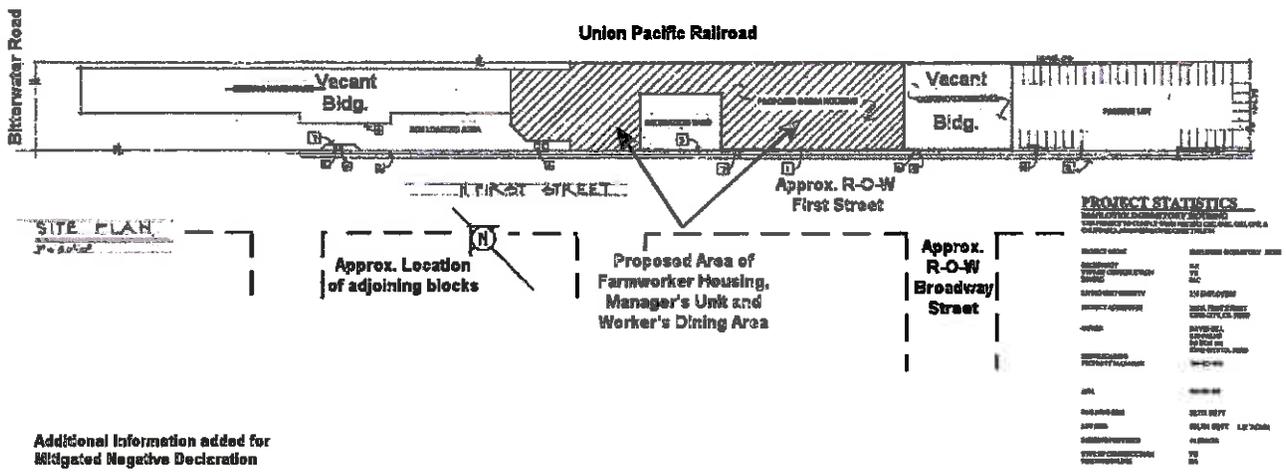


Figure 10. Initial Plot Plan of Farmworker Housing with added information, 218 N. First Street

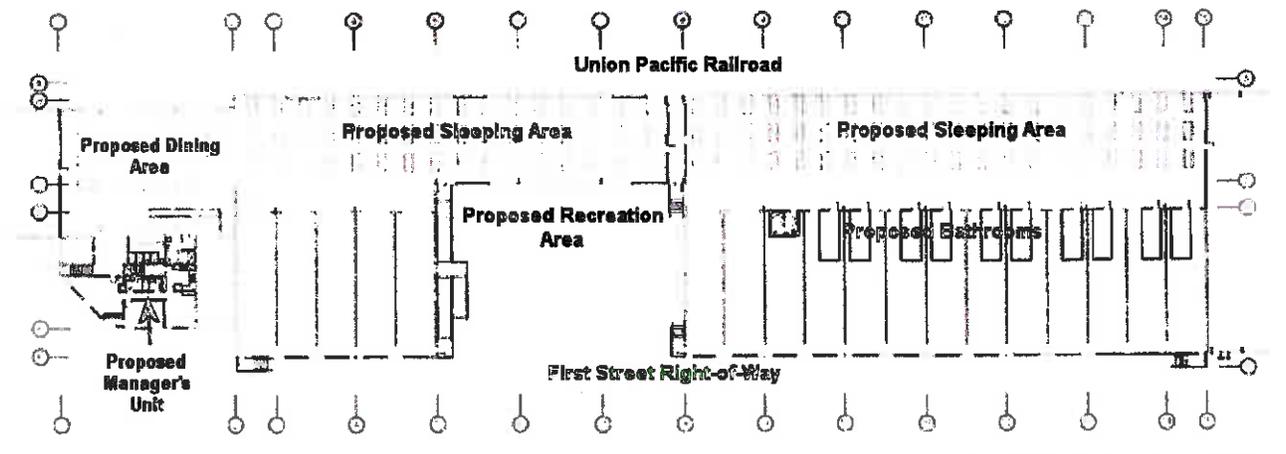


Figure 11. Revised Floor Plan Farmworker Housing 218 N. First Street

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

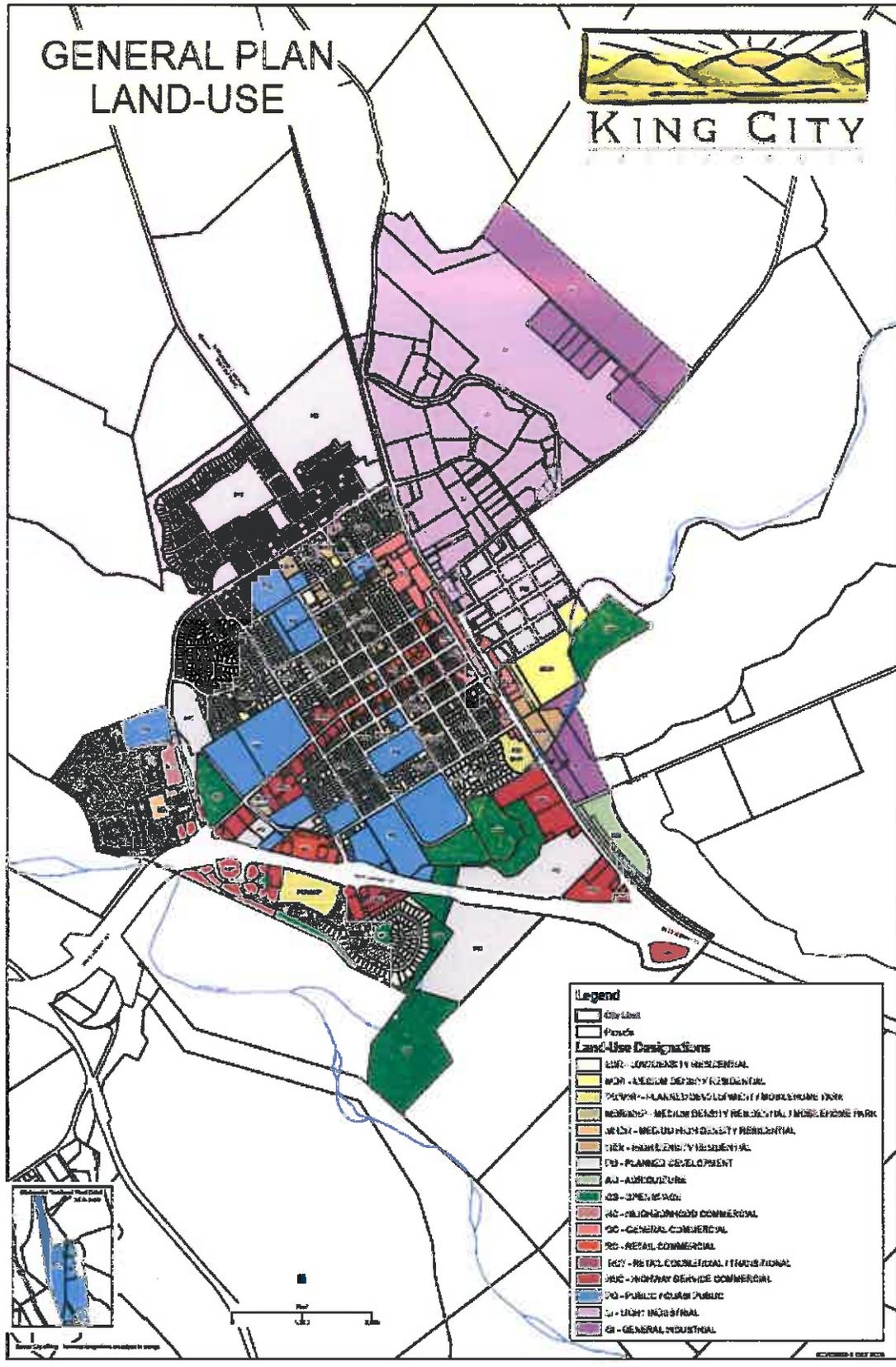


Figure 12. General Plan Land Use Map

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

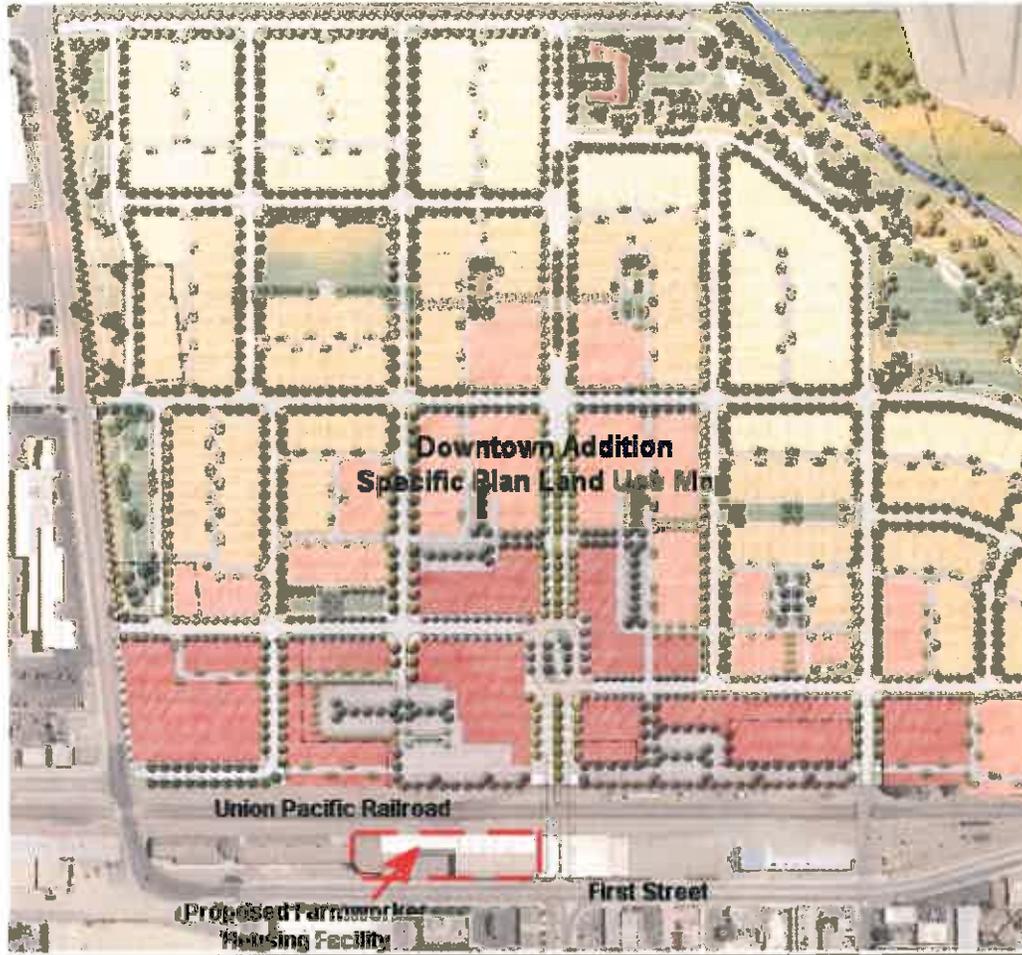


Figure 13, Land Use Designation of Adjoining Downtown Addition Specific Plan

General Plan Designation:

General Commercial Designation

The area proposed for the amendment of the FSC and C-2 Zones in the General Plan is designated as "General" Commercial and High Density Residential in the Use Plan Map (**Figure 12**) and as First Street Corridor uses in the Historic Downtown Revitalization Plan, which implements the General Plan. The proposed change to add "farmworker housing" to the FSC Zone within the Historic Downtown Revitalization Plan and Zoning Ordinance is not substantially different from "Multi-Family Four-Plex or Larger" residential use that is currently permitted in the FSC district with a CUP. While the proposal for 218 N. First Street is for barracks style housing, it is possible that other farmworker housing in the FSC district may be more similar to apartment style housing in the future. (see **Figure 13** for location of project in relation to surrounding uses)

The proposed changes to the code will provide the potential for additional housing for farmworkers. Currently there are insufficient quarters for farmworkers in and near King City. Farm owners indicate that they bus farmworkers from long distances to work the local farms. The 2007 Housing Element indicated that "according to the USDA, in 2002 there were over 31,000 farmworkers in Monterey County and that

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"many farmworkers reside in substandard living conditions."

In addition, the following Housing Element Goal #3 and Policy #4.3 apply to the proposed change to the proposed changes to the Zoning Ordinance for the FSC Zone and the C-2 Zone:

Housing Element Goal 3: To meet the housing needs of special groups of City residents, including a growing senior population, large families, single mothers, farmworkers, homeless, seniors and the disabled.

Housing Element Policy 4.3 Encourage housing opportunities for those residents who have special housing needs, such as farm workers, large families, elderly, disabled persons, and other identified special needs groups.

Response to the Housing Element Goal 3 and Policy 4.3: The proposed changes will expand the allowable uses in the FSC Zone and the C-2 Zone to include potential farmworker housing. Currently, only the Agriculture Zone allows farmworker housing in the City.

In addition, the CUP proposal for the conversion of a long empty tomato processing plant into farmworker housing at 218 N. First Street will provide for temporary housing to meet local farmworker labor needs, providing the applicant with the time needed to develop more permanent farmworker housing at another location in or near the City.

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II. DETERMINATION OF MITIGATED NEGATIVE DECLARATION

This proposed Draft MND is included to give notice to interested agencies and the public that it is the City of King's intent to adopt a MND for this project. This MND is subject to change based on comments received by interested agencies and the public. The project is not expected to have a significant effect on the environment. The proposed changes will not result in an intensification of uses on FSC or C-2 zoned properties. Instead, the proposed changes will provide for a needed housing for local farmworkers.

In addition, the proposal for the conversion of the long empty tomato processing facility at 218 N. First Street will not have significant environmental impacts if the mitigation measures identified in this Mitigated Negative Declaration are implemented as conditions of the CUP for said project.

The City of King prepared the IS-MND for this project and pending public review, expects to determine from this study that the project, if developed and operated consistent with any mitigation measures specified in this document, would not have a significant effect on the environment for the following reasons:

- The proposed project would have no significant effect on: growth, farmland/timberland, the community, cultural resources, geology/soils/seismic/topography, hazardous waste or materials, air quality, noise or vibration, Land Use, Parks and Recreational Facilities, Utilities/ Emergency Services, Traffic and Transportation, Visual/ Aesthetics, Hydrology and Floodplain, Water and Storm Water Runoff, Animal Species, Invasive Species, Construction Impacts, or Climate Change, or historical/archaeological/paleontological resources, natural communities, and threatened and endangered species because the following mitigation measures would reduce potential effects to insignificance.

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III. ENVIRONMENTAL SETTING

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the Environmental Checklist:

	1. Aesthetics		9. Land Use/Planning
	2. Agricultural Resources	X	10. Noise
X	3. Air Quality		11. Population/Housing
	4. Biological Resources		12. Public Services
X	5. Cultural Resources		13. Recreation
	6. Geology/Soils		14. Transportation/Circulation
X	7. Hazards/Hazardous Materials		15. Utility/Service Systems
X	8. Hydrology/Water Quality		16. Mandatory Findings of Significance

Surrounding Land Use			
North:	Vacant & industrial	East:	Agriculture (designated for commercial)
South:	Vacant & mixed use	West:	Historic commercial downtown

Environmental Setting:

The FSC and C-2 zoned areas addressed by the proposal to allow farmworker housing with a CUP are located in the central part of the City between the Historic Downtown and the Downtown Addition Specific Plan. The City of King is located in the southern end of Salinas Valley along the US Highway 101 freeway approximately in the center of Monterey County. King City is the hub of the southern part of the agricultural industry of the Salinas Valley. The Salinas Valley is one of the most productive agricultural valleys in the world, producing many of the fruits and vegetables consumed throughout the United States. It is also at the northern edge of the Paso Robles Wine Region, recently named the Wine Enthusiast's Magazine "Wine Region of the Year award for 2013. A major regional winery, Monterey Wine Company, is located in King City near the airport. The Highway 101 corridor connects the San Francisco Bay Area and the Central Coast.

The area affected is partially developed, with a few interspersed vacant properties. The area has access to First Street as well as other streets providing ready access to First Street and Broadway Street, the two main arterials within the City. (See Figure 14)

The proposal for the CUP for the conversion, creating barracks style farmworker housing within a portion of the existing old tomato processing building at 218 N. First Street has access to First Street and potential access to the proposed extension of Broadway Street, if and when that street extension is constructed. The site at 218 First Street is bounded on the west by First Street and on the east by the Union Pacific Railroad and the future Downtown Addition area. The Downtown Addition will include a commercial area east of the Railroad as well as planned residential uses and a linear park along San Lorenzo Creek.

The City is approximately 50 miles south of the City of Salinas, 145 miles south of San Francisco, 105 miles south of San Jose, 50 miles north of Paso Robles and 250 miles north of Los Angeles. The City of King is important for its proximity to Pinnacles National Park and as the hub of south Salinas Valley agricultural center. It is a relatively small agriculture-based community located south of the small towns of Greenfield, Soledad, and Gonzales, other agricultural communities in the Salinas Valley.

The topography of the City and surrounding valley is flat alluvial plane between mountain ranges to the east and west of the City. San Lorenzo Creek and Salinas River floodplains are a potential hazard, bordering the southwestern portion of the City and traversing the City in a northeasterly direction to intersect the Salinas River. The City is located near the border of the Pacific and Continental Plates and is within an area known to have frequent seismic movement.

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Figure 14. Aerial of Proposed Farmworker Housing at 218 N. First Street

IV. ENVIRONMENTAL CHECKLIST AND IMPACT REVIEW

The following checklist indicates the potential level of impact and is abbreviated as follows:

- Known Significant: Known significant environmental impacts.
- Unknown Potentially Significant: Unknown potentially significant impacts, which need further review to determine significance level.
- Potentially Significant and Mitigable: Potentially significant impacts which can be mitigated to less than significant levels.
- Not Significant: Impacts which are not considered significant.
- Impact Reviewed in Previous Document: Adequate previous analysis exists regarding the issue; further analysis is not required due to tiering process (Section 21094 of CEQA and Section 15162 of the State CEQA Guidelines). Discussion should include reference to the previous documents and identification of mitigation measures incorporated from those previous documents. Where applicable, this box should be checked in addition to one indicating significance of the potential environmental impact.

1.	AESTHETICS:	Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
	Would the project:					
a.	Have a substantial adverse effect on a scenic vista?				X	
b.	Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within view of a state scenic highway?				X	
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?				X	
d.	Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X	

Impact Discussion:

The proposed language changes to the FSC and C-2 Zones will not change the existing design review process nor will those changes result in any significant negative impacts on aesthetics. Each project involving new buildings as well as modifications to existing buildings would require the architectural review standards, including Zoning requirements, Historic Downtown Revitalization Plan, First Street Corridor and other plans currently applicable to that location.

The specific CUP proposed for 218 North First Street, said facility is being proposed to occupy a long-vacant aging former tomato packing plant. The proposed remodel of the building includes very limited exterior changes, including the addition of windows and awnings along the First Street frontage. The remodel only applies to the middle portion of a long series of connected buildings. The ends of the building will remain vacant until some future use is proposed for those vacant areas. Said improvements will result in an improved exterior appearance of the building. While the proposed building design is not consistent with the Historic Downtown Revitalization Plan, it does improve the appearance of an old warehouse and packing plant.

Additionally, the farmworker housing use is anticipated to be of limited duration at 218 N. First Street. It is likely that the building, after the term of the CUP has expired (estimated to be a period of five years), will be converted and/or redeveloped to another use allowed in the FSC zone such as visitor serving commercial, offices or other similar use. Those future uses may involve the additional remodel and subsequent architectural improvement of the appearance of the buildings, more consistent with the Historic Downtown Revitalization Plan design standards. The proposed project at 218 N. First Street will not impact the potential

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future architectural improvement of the site and surrounding area. (Figure 15 (Downtown Revitalization Plan and Downtown Addition Specific Plan) shows artist concept for potential building frontages in future remodels or redevelopment of the site)

Proposed Mitigation Measures:

None necessary. The proposed language changes will not have any significant impacts on aesthetics nor will it change any of the applicable plans for the area, including the Historic Downtown Revitalization Plan, the First Street Master Plan, the Downtown Addition Plan or the proposed plans for the nearby Multi-Modal Transit Center..



Figure 15. Artist Concept of Future Appearance of Site as Viewed from First Street, looking eastward along the possible future alignment of the extension of Broadway (Historic Downtown Revitalization Plan and Downtown Addition Specific Plan)

	2. AGRICULTURAL RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:	Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
a.	Convert prime farmland, unique farmland, or farmland of statewide importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	

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c.	Involve other changes in the existing environment, which, due to their location or nature could result in conversion of farmland, to non-agricultural use?					X	
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Impact Discussion:

The proposed language changes to the FSC and C-2 Zones will not impact agricultural uses. None of the FSC and C-2 area is developed with agricultural uses. The provision of potential farmworker housing will provide a net benefit for local farm and ranch owners by encouraging additional farmworkers to live in close proximity to local farms and ranches. The proposed change will be a positive impact on agriculture. In addition, the 2007 Housing Element encourages the addition of farmworker housing.

The proposed CUP for Farmworker housing at 218 N. First Street is proposed to be for H2A farmworkers who are proposed to be bused or driven in van pools to nearby farms and ranches. The proposal will have a positive impact on agriculture.

Proposed Mitigation Measures:

None necessary. The proposed language changes will not have any significant impacts.

3.	AIR QUALITY	Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
	Would the project:					
a.	Conflict with or obstruct implementation of the applicable air quality plan?			X		
b.	Exposure of sensitive receptors to substantial pollution concentrations (emissions from direct, indirect, mobile and stationary sources)?			X		
c.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X		
d.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X		
e.	Create objectionable smoke, ash, dust or odors affecting a substantial number of people?			X		

Impact Discussion:

The proposed language changes to the FSC and C-2 Zones will not change the standards applying to the protection of the public from dust or other air quality standard. In addition, the changes to allow farmworker housing, if it is in the form of apartment units, is not anticipated to have any greater impact than the Multi-Family Four-Plex or Larger residential use that is already permitted in the FSC and C-2 Zone under a CUP.

The proposed CUP for Farmworker housing at 218 N. First Street is proposed to be for H2A farmworkers who are not anticipated to include any significant grading. Therefore, dust is not anticipated to be a significant issue at the project site for 218 N. First Street.

Mitigation Measure No. 3.a, b, c, d and e: Proposed grading required for any future project in the FSC and C-2 Zones will include a condition of approval that reduces the potential of dust during grading and construction. Measures shall include, as appropriate, the following criteria:

- a) Open graded areas shall be watered daily, especially during dry weather periods.
- b) Excavation and grading shall be suspended during periods when winds exceed 15 miles per hour, averaged over one hour, if watering activities are inadequate to control airborne dust.
- c) Natural vegetation shall be protected wherever feasible.

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- d) Dirt stockpile areas shall also be protected from dust and rainfall erosion by a measure deemed appropriate by the City Engineer.
- e) As soon as feasible, open dirt areas shall be planted and mulched to protect against dust and rainfall erosion.
- f) Adjacent streets shall be swept to prevent dust pollution during dry periods and mud during wet periods.

4.	BIOLOGICAL RESOURCES	Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
	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?				X	
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of fish and Game or U.S. Fish and Wildlife service?				X	
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?				X	
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?				X	
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	
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?				X	

Impact Discussion:

The FSC and C-2 zoned areas are located within the built-up area of the City and do not include areas of rare or endangered plant or animal species. No impacts are anticipated.

Proposed Mitigation Measures:

None necessary. The proposed language changes will not have any significant impacts.

5.	CULTURAL RESOURCES	Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
	Would the project:					
a.	Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?			X		
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?			X		
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		

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d.	Disturb any human remains, including those interred outside of formal cemeteries?				X	
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Impact Discussion:

The FSC and C-2 Zoned area is predominantly developed with less than 20 acres of vacant land. There are no known archaeological sites on or near the FSC or C-2 Zoning Districts. However, should resources be discovered in the review of future projects, those resources would be required to be protected in a manner consistent with State and local laws. In the event that historical, paleontological or archaeological resources are discovered during demolition or grading. All work will be required to stop and the resources shall be evaluated by qualified professionals in those fields.

The development of each future project will be so conditioned:

Mitigation Measure No. 5.a, 5.b, 5.c, 5.d: Cultural Resources: In the event of an accidental discovery or recognition of any human remains, archaeological resources, paleontological resources or historical resources on the project site, if said resources are found during excavation or construction, work will be halted at a minimum of 30 feet from the find and the area will be staked off. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie cultural resources, paleontological resources, historical resources or, in the case of adjacent human remains until the coroner of Monterey County is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American the coroner shall contact the Native American Heritage Commission within 24 hours. A qualified professional (to be hired by the applicant and accepted by the City) in cultural resources, paleontological resources or historical resources shall evaluate the resources discovered at the site and provide recommendations for disposition of those resources. In the case of human remains, the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent ("**MLD**") from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98. The landowner or it's authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or it's authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner."

6.	GEOLOGY /SOILS	Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant or Not Applicable	Impact Reviewed in Previous Document
	Would the project:					
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X	
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Publication 42)				X	
ii)	Strong Seismic ground shaking?				X	
iii)	Seismic-related ground failure, including liquefaction?				X	
iv)	Landslides?				X	
b.	Result in substantial erosion or the loss of topsoil?				X	
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?				X	

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d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X	
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?				X	

Impact Discussion:

The proposed language changes to the FSC and C-2 Zoning Districts will not affect geology or soils. Buildings will continue to be required to meet the requirements of the seismic location which depends on soil conditions, proximity of ground water, potential for ground motion and other factors. Certain buildings, such as hospitals and schools, may be required to meet more strict structural criteria as defined by the building code.

The valley is generally described as having quaternary deposits according to the State of California Department of Conservation "Geologic Map of California." Quaternary means "belonging to the geologic time, system of rocks, or sedimentary deposits of the second period of the Cenozoic Era, from the end of the Tertiary Period through the present, characterized by the appearance and development of humans and including the Pleistocene and Holocene epochs." (Source: Free Dictionary website.) The Salinas Valley is made up of primarily alluvial soils deposited over time by the periodic flooding processes of the Salinas River and its tributaries. In this sense, flooding is normal and beneficial process in which soils are built up in valley floors.

The City of King is located in the Salinas Valley between the Santa Lucia and Gabilan mountain ranges which is a broad basin filled with several thousand feet of sediment. The City is within close proximity to numerous fault lines, the most prominent being the San Andreas east of the City and the Rinconada to the west. According to the AMBAG 2035 MTP/SCS and RTPs for Monterey, San Benito, and Santa Cruz EIR, Section 4.7 Geology and Soils Section, Monterey County "is susceptible to high levels of groundshaking due to the numerous active faults which pass through or border the area. The portions of Monterey County with the highest susceptibility to ground-shaking are the lower Salinas Valley (northward from the City of Gonzales), the peninsular area from Carmel to the Santa Cruz County line, and in the southeast around Parkfield." According to the EarthquakeTrack.com, in 2013, there were 754 earthquakes of magnitude 1.5 or larger in the region near the City of King, with 63 earthquakes within the past month (at the time of the preparation of this Initial Study). Most of those earthquakes have occurred east of Gonzalez, Soledad, Greenfield and City of King in clusters along the San Andreas Fault which parallels the Salinas Valley.

Future major earthquakes in or near the City of King appear likely. Local building standards require each structure to be designed to meet building code standards.

The proposed remodel of 218 N. First Street is primarily within an existing older tomato processing plant. The capability of that building to meet applicable standards will be considered during the building permit review.

Proposed Mitigation Measures:

None necessary. The proposed language changes will not have any significant impacts.

7. HAZARDS/HAZARDOUS MATERIALS		Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
Would the project:						
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		
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?				X	

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c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	
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 create a significant hazard to the public or the environment?				X	
e.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	
f.	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?				X	

Impact Discussion:

7.a The Envirostor Geotracker website indicates two identified subsurface sites near the FSC and C-2 Zoned area. The location of each future project is not known at this time. To ensure that no subsurface contamination has occurred, each site should be evaluated for the potential for subsurface pollution.

Mitigation Measure No. 7.a: Environstor Geotracker evaluation should be conducted prior to each future project. If existing unknown subsurface contamination is discovered in the review or construction phase of a project, work shall cease and the contamination shall be remediated in a manner acceptable to California Environmental Protection Agency and the California State Water Resources Control Board. Subsurface contamination is often not evident on the surface. The Environstor Geotracker system can identify sites and determine what measures, if any, are required to mitigate subsurface contamination.

8.	HYDROLOGY/WATER QUALITY	Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
	Would the project:					
a.	Violate any water quality standards or waste discharge requirements?				X	
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)?				X	
c.	Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?			X		
d.	Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?			X		
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 or fail to meet the new CCRWQCB standards for stormwater control?				X	
f.	Otherwise substantially degrade water quality?				X	

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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?				X	
h.	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?				X	
i.	Inundation by seiche, tsunami, or mudflow?				X	

Impact Discussion:

8.c and d: Grading and development in the FSC and C-2 Zones may create impacts on surface stormwater quality. Developers are required to meet all measures for stormwater pollution control, waste management, and provide public utility connections that comply with the City and other service providers including the requirements of Municipal Code Section 17.56.100 Stormwater Pollution Prevention. These standards protect against stormwater pollution during the grading, construction and post construction stages of each project. As long as projects meet the City and State requirements for pollution prevention, additional mitigation measures are not necessary.

In regards to the project proposed at 218 N. First Street, work is proposed to occur within existing structures. The City Engineer would determine the applicability of standards protecting against pollution are met.

Mitigation Measure No. 8.c and d: Grading, excavation and construction require measures to protect erosion and protect that runoff leaving each site. In addition, projects are required to meet, as applicable, the all standards contained in Municipal Code Section 17.56.100.

9.	LAND USE AND PLANNING	Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
	Would the project:					
a.	Physically divide an established community?				X	
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?				X	
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X	

Impact Discussion:

The proposed changes add the potential for farmworker housing in the FSC and C-2 Zoning Districts. This use is encouraged in the Housing Element and will result in no substantial negative impacts..

Proposed Mitigation Measures:

None necessary. The proposed language changes will not have any significant impacts.

10.	NOISE	Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
	Would the project:					
a.	Expose people to, or generate, noise levels exceeding established standards in the local general plan, coastal plan, noise ordinance or other applicable standards of other agencies?			X		
b.	Expose persons to or generate excessive ground borne vibration or ground borne noise levels?			X		

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c.	Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X	
d.	Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X	

Impact Discussion:

The Noise Element (Figure 10 Noise Contour Map) identifies several corridors as high noise levels requiring measures to reduce noise for occupants of residential housing. The proposed changes to the FSC and C-2 Zones may expose farmworker residents who occupy any housing facility within the identified corridors to unacceptable noise levels. Noise corridors include First Street and the Union Pacific Railroad.

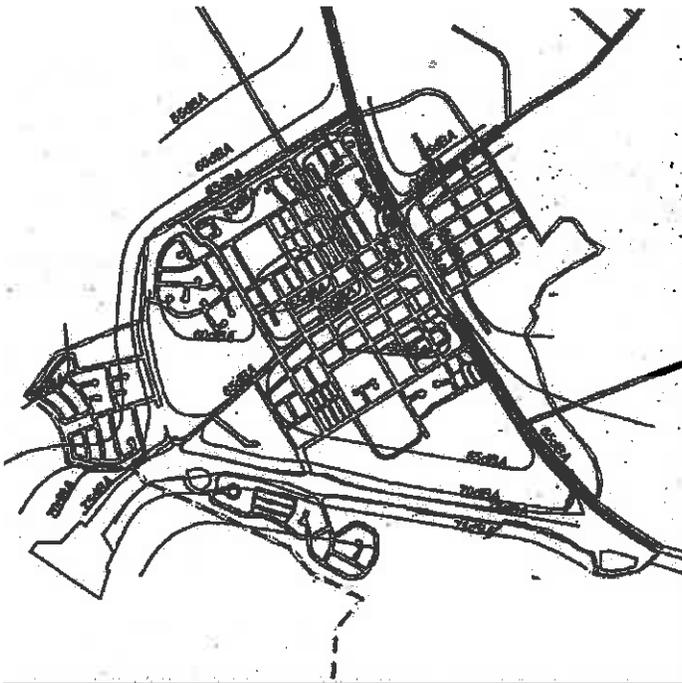


Figure 10. Noise Contours, 2005

Proposed Mitigation Measures:

Mitigation Measure No. 10.a and b: In a similar environmental evaluation for residential uses along the Union Railroad corridor at Mills Ranch development, measures to reduce noise for occupants of residential housing were identified. Projects, either standard residential units or facilities for the purpose of occupancy of farmworkers, shall incorporate measures similar to those for Mills Ranch if noise levels at the boundaries of the property exceed those identified in the Noise Element and Municipal Code Section 17. 56.030. Examples of noise mitigation used to protect occupants from excessive noise include building insulation, sound transmission reduction windows, sound walls and other typical measures.

In the case of 218 N. First Street, a sound wall would be impractical. The potential feasible measure to reduce noise along the Union Pacific Railroad would be building insulation and the prevention of windows along the building exterior facing the Railroad tracks.

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11. POPULATION AND HOUSING		Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
Would the project:						
a.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	
c.	Induce substantial growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (e.g. through extension of roads or other infrastructure)?				X	

Impact Discussion:

The proposed changes to the FSC and C-2 Zoning Districts will not significantly impact population or housing. Both categories already allow multi-family development with a CUP. The proposed addition of farmworker housing will be similar to the use already included in the FSC and C-2 Zones with a CUP.

In addition, farmworker housing is encouraged within the Housing Element. Furthermore, farmworker housing is acutely needed within and near King City to provide housing for those working in agriculture.

Proposed Mitigation Measures:

None necessary. The proposed language changes will not have any significant impacts.

12. PUBLIC SERVICES		Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
Would the project result in a 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 following public services:						
a.	Fire protection?				X	
b.	Police protection?				X	
c.	Schools?				X	
d.	Parks or other recreational facilities?				X	
e.	Other governmental services?				X	

Impact Discussion:

The proposed changes to the FSC and C-2 Zoning District categories will not require significantly greater public services than those uses that are currently allowed under the existing criteria.

It should be noted that buildings may be required to additional fire sprinkler systems as specified by fire standards.

13. RECREATION		Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
Would the project:						

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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?				X	
b.	Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				X	

Impact Discussion:

The proposed changes to the FSC and C-2 Zoning Districts will not impact recreational services any more than multi-family residential uses already allowed within those Districts within the City of King. It is anticipated that large facilities may be required to provide on-site recreation facilities for the farmworker residents.

The proposed remodel of 218 N. First Street includes a small recreation yard for the farmworker residents. This recreation yard will reduce the impact of the future residents in the facility on other public City parks and recreation facilities.

Proposed Mitigation Measures:

None necessary. The proposed language changes will not have any significant impacts.

14. TRANSPORTATION/CIRCULATION		Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
Would the project:						
a.	Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ration on roads, or congestion at intersections)?				X	
b.	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X	
d.	Substantially increase hazards due to a design feature (e.g. limited sight visibility, sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X	
e.	Result in inadequate emergency access?				X	
f.	Result in inadequate parking capacity?				X	
g.	Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?				X	

Impact Discussion:

Future uses, including farmworker housing, in the FSC and C-2 Zoning Districts will continue to be required to meet all access and parking requirements of the City. The changes are not anticipated to create significant impacts to traffic or the street system.

The proposal for the remodel for farmworker housing at 218 N. First Street is likely to have a smaller impact on traffic and parking than other potential uses within this building. The residents at 218 N. First are not anticipated to have personal vehicles. They will be bused or taken in van pools to farms near King City. They likely will walk or use bicycles to get around town. The impact on traffic from this proposed project at 218 N. First Street will be less than significant.

In addition, the proposed project design for 218 N. First Street does not preclude the future potential extension of Broadway Street as planned for the Downtown Addition Specific Plan circulation system.

Proposed Mitigation Measures:

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

None necessary. The proposed language changes will not have any significant impacts.

15. UTILITIES & SERVICE SYSTEMS		Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
Would the project:					
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
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?			X	
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?			X	
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		X		
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?			X	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g.	Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Impact Discussion:

15.d The proposed changes to the FSC and C-2 Zoning Districts are not projected to be any greater than the uses already identified in those zones. The change will be less than significant. Fire water supply is also required for buildings.

Water for the FSC and C-2 Zoned area is provided by Cal Water. From the 2010 Water Management Plan for Cal Water Service: "The water supply for the King City District is very reliable. Even in drought years there has always been sufficient supply to meet demand.. Because of the reasons outlined earlier in this chapter, Cal Water makes the assumption that an adequate supply will be available to its customers in all years.. According to well level records, the groundwater level has been consistent over time."

Proposed Mitigation Measures:

None necessary. The proposed language changes will not have any significant impacts.

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

V. INFORMATION SOURCES:

A. County/City/Federal Departments Consulted:

- Envirostor
GIS
Geotracker
subsurface
contamination
sites
- California
Water
Services
Company
- City
Department
Heads and
staff
- Monterey County
Environmental
Hazards

B. General Plan

- | | |
|--|--|
| <u> X </u> Land Use Element | <u> X </u> Conservation Element |
| <u> X </u> Circulation Element | <u> X </u> Noise Element |
| <u> X </u> Seismic Safety/Safety Element | <u> X </u> First Street Corridor Master Plan |
| <u> X </u> Zoning Ordinance | <u> X </u> Housing Element |
| <u> X </u> Economic Development Element | <u> X </u> Historic Corridor Revitalization Plan and Form Based Code |
| _____ | _____ |

C. Other Sources of Information

- | | |
|-----------------------------------|--|
| _____ Field work/Site Visit | <u> NA </u> Ag. Preserve Maps |
| _____ Calculations | <u> X </u> Flood Control Maps |
| <u> X </u> Project Area History | <u> X </u> Other studies, reports |
| <u> NA </u> Traffic Study | <u> X </u> Archaeological reports previous studies |
| <u> X </u> Records | <u> X </u> Seismic activity website information |
| <u> X </u> Zoning Maps | <u> X </u> Waste disposal sites |
| <u> X </u> General Plan Map | <u> X </u> Other websites and technical studies |
| _____ | _____ |
| _____ | _____ |

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

VI. MANDATORY FINDINGS OF SIGNIFICANCE (Cal. Pub. Res. Code §15065)

A project may have a significant effect on the environment and thereby require a focused or full environmental impact report to be prepared for the project where any of the following conditions occur (CEQA §15065):

	Significant	Unknown Potential Significant	Potential Significant And Mitigated	Not Significant	Impact Reviewed in Previous Document
Potential to degrade: Does the project 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?				X	
Cumulative: Does the project have impacts that are individually limited but cumulatively considerable? (Cumulatively considerable means that 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)?				X	
Substantial adverse: Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X	

a. The proposed changes to the FSC and C-2 Zoning District use criteria list do not have the potential to 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, substantially reduce the number or restrict the range of an endangered, rare, or threatened species. It is possible during grading and construction activities that unknown cultural resources may be unearthed, which may result in a potentially significant impact. Implementation of the mitigation measures for Cultural Resources would ensure the proposed project would not eliminate important examples of the major periods of California history or prehistory.

b. During construction related activities of land uses permitted under the proposed changes to the FSC and C-2 Zones, the proposed changes would have the potential to generate storm-related runoff pollutants. Future projects will be required to prepare a plan that addresses all potential pollutants, including but not limited to soil erosion and sediment, and that plan shall be followed during grading and construction as well as maintained for the entire term of the use of the properties within the District. Other measures to address the protection against all subsurface and surface pollution shall be implemented during construction and for the full duration of the use of the properties.

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

c. The proposed changes to the FSC and C-2 Zoning Districts that could potentially result in construction dust and equipment exhaust emissions, and noise will be required to reduce dust and emissions to reduce substantial adverse effect on human beings to less than significant levels.

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

VII. INITIAL STUDY DETERMINATION

On the basis of the Initial Study 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 limited and specific significant effect on the environment, and a **FOCUSED ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

Initial Study Determination With Public Hearing

Initial Study Determination Without Public Hearing

Previous Document:

Initial Study Project Evaluator:

Donald J. Funk CPESC, QSD/QSP

Signature

February 9, 2016
Initial Study Date

Printed Name

City of King
Lead Agency

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

VIII. MITIGATION MONITORING AND REPORTING PROGRAM OF THE MITIGATED NEGATIVE DECLARATION

Following are the mitigation measures that have been incorporated into the FSC and C-2 District standards and will reduce the potential impacts of the project to less than significant. Each of these mitigation measures are to be incorporated into the revised FSC and C-2 Zoning District language.

In addition, as applicable, said mitigations will be applied to the proposed Conditions of Approval of the proposed farmworker housing project located within a part of an existing building at 218 North First Street.

Mitigation Measure No. 3.a, b, c, d and e (Applicable to any project in the FSC and C-2 Zones where grubbing, grading, excavation and construction occurs. This condition would apply to the CUP at 218 N. First Street if any grading or trenching is proposed at that project): Proposed grading required for any future project in the FSC and C-2 Zones will include a condition of approval that reduces the potential of dust during grading and construction. Measures shall include, as appropriate, the following criteria:

- a) Open graded areas shall be watered daily, especially during dry weather periods.
- b) Excavation and grading shall be suspended during periods when winds exceed 15 miles per hour, averaged over one hour, if watering activities are inadequate to control airborne dust.
- c) Natural vegetation shall be protected wherever feasible.
- d) Dirt stockpile areas shall also be protected from dust and rainfall erosion by a measure deemed appropriate by the City Engineer.
- e) As soon as feasible, open dirt areas shall be planted and mulched to protect against dust and rainfall erosion.
- f) Adjacent streets shall be swept to prevent dust pollution during dry periods and mud during wet periods.

Implementation Party: Applicant/Owner/Developers of each future development site

Enforcement Agency: City of King and Air Pollution Control District

Timing: Measures to be implemented during development stage of the project.

Implementation Responsibility: Cost and materials are responsibility of Applicant/Owner

Mitigation Measure No. 5.a, 5.b, 5.c, 5.d: Cultural Resources (Applicable to any project in the FSC and C-2 Zones where grubbing, grading, excavation and construction occurs. This condition would apply to the CUP at 218 N. First Street if any grading or trenching is proposed at that project): In the event of an accidental discovery or recognition of any human remains, archaeological resources, paleontological resources or historical resources on the project site, if said resources are found during excavation or construction, work will be halted at a minimum of 30 feet from the find and the area will be staked off. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie cultural resources, paleontological resources, historical resources or, in the case of adjacent human remains until the coroner of Monterey County is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American the coroner shall contact the Native American Heritage Commission within 24 hours. A qualified professional (to be hired by the applicant and accepted by the City) in cultural resources, paleontological resources or historical resources shall evaluate the resources discovered at the site and provide recommendations for disposition of those resources. In the case of human remains, the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent ("**MLD**") from the deceased Native American. The MLD may then

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98. The landowner or its authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or its authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner."

Implementation Party: Applicant/Owner/Developers of each future development site

Enforcement Agency: City of King

Timing: Primarily during the grading portion of the project, including the excavation of foundations, pipelines, underground utilities and other similar excavation.

Implementation Responsibility: Cost and materials are responsibility of Applicant/Owner

Mitigation Measure No. 7.a (Applicable to any project in the FSC and C-2 Zones where grubbing, grading, excavation and construction occurs. This condition would apply to the CUP at 218 N. First Street if any grading or trenching is proposed at that project): Environstor Geotracker evaluation should be conducted prior to each future project. If existing unknown subsurface contamination is discovered in the review or construction phase of a project, work shall cease and the contamination shall be remediated in a manner acceptable to California Environmental Protection Agency and the California State Water Resources Control Board. Subsurface contamination is often not evident on the surface. The Environstor Geotracker system can identify sites and determine what measures, if any, are required to mitigate subsurface contamination.

Implementation Party: Applicant/Owner/Developers of each future development site

Enforcement Agency: State of California

Timing: Prior to grading.

Implementation Responsibility: Cost and materials are responsibility of Applicant/Owner

Mitigation Measure No. 8.c and d (Applicable to any project in the FSC and C-2 Zones where grubbing, grading, excavation and construction occurs. This condition would apply to the CUP at 218 N. First Street if any grading or trenching is proposed at that project): Grading, excavation and construction require measures to protect erosion and protect that runoff leaving each site. In addition, projects are required to meet, as applicable, the all standards contained in Municipal Code Section 17.56.100.

Implementation Party: Applicant/Owner/Developers of each future development site

Enforcement Agency: City of King

Timing: Erosion and sediment control plans and other pollution control plans are required prior to any grubbing, grading, excavation or construction. Measures to prevent erosion and sediment shall occur during the entire period of grubbing, grading, excavation and construction. Measures for on-going pollution control and water quality protection shall be on-going for the life of the project.

Implementation Responsibility: Cost and materials are responsibility of Applicant/Owner

Mitigation Measure No. 10.a and b (Applicable to any project in the FSC and C-2 Zones where the project is located within the 55 or higher dBA contours on the Noise Element Noise Contour Map.

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This condition will apply to the CUP at 218 N. First Street because it is a residential use proposed in close proximity to First Street and the Union Pacific Railroad): In a similar environmental evaluation for residential uses along the Union Railroad corridor at Mills Ranch development, measures to reduce noise for occupants of residential housing were identified. Projects, either standard residential units or facilities for the purpose of occupancy of farmworkers, shall incorporate measures similar to those for Mills Ranch if noise levels at the boundaries of the property exceed those identified in the Noise Element and Municipal Code Section 17. 56.030. Examples of noise mitigation used to protect occupants from excessive noise include building insulation, sound transmission reduction windows, sound walls and other typical measures.

In the case of 218 N. First Street, a sound wall would be impractical. The potential feasible measure to reduce noise along the Union Pacific Railroad would be building insulation and the prevention of windows along the building exterior facing the Railroad tracks.

Implementation Party: Applicant/Owner/Developers of each future development site

Enforcement Agency: City of King

Timing: Improvements would be installed prior to any residential occupancy or other occupancies as required by Municipal Code.

Implementation Responsibility: Cost and materials are responsibility of Applicant/Owner

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Attachment A

Addition of "farmworker housing" in the table of uses for the FSC Zone

4.7 ALLOWED LAND USES AND PERMIT REQUIREMENTS

LAND USE TYPE ^{1,2,3}	ZONE		
	FSC	VC	VB
Recreation, Education & Public Assembly			
Commercial recreation facility - indoor			
• < 1,500 sf	P	P	P
• > 1,500 sf	UP	-	UP
Health/fitness facility			
• < 1,500 sf	P	P	P
• > 1,500 sf	UP	-	UP
Library, museum, or art gallery			
Meeting facility, public or private			
Park, playground			
School, public or private			
Studio, art, dance, martial arts, music, etc.			
• < 1,500 sf	P	P	P
• > 1,500 sf	UP	UP	UP
Theater, cinema, or performing art			
• <5000 sf	P	P	UP
• >5000 sf	UP	UP	-
Residential			
• Ancillary building	P	P	P
Dwellings:			
• Single family	-	-	P
• Multi-family - Rowhouse	-	-	P
• Multi-family-Duplex	-	-	P
• Multi-family-Triplex	-	-	P
• Multi-family - Fourplex or larger	UP	-	P
Group Homes:			
• Six (6) or fewer resident	p ⁴	p ⁴	P
• Seven (7) or more residents	p ⁴	p ⁴	UP
• Live/work unit	p ⁴	p ⁴	P
• Mixed-use project residential component	p ⁴	p ⁴	p ⁴
<u>Farmworker housing</u>			
	<u>CUP</u>	-	-
Retail			
• Artisan shop	P	P	P
• Bar, tavern, night club	UP	UP	-
• Farmers market*	UP	UP	UP
• General retail, except with any of the following features:	P	P	P
o Alcoholic beverage sales, off-premise	UP	UP	UP
o Floor area over 8,000 sf	UP	UP	-
o Onsite production of items sold	UP	UP	-

1. A definition of each Land Use Type can be found in the Glossary.

2. Similar uses permitted or conditionally permitted, as determined by the Director or the Planning Commission to be of the same general character as the listed uses.

3. Drive-thrus are not allowed with any use in any Zoning District.

4. Residential allowed on upper floors only.

*See Section 4.9 (Miscellaneous Standards) for additional standards.

4.7 ALLOWED LAND USES AND PERMIT REQUIREMENTS

LAND USE TYPE ^{1,2,3}	ZONE		
	FSC	VC	VB
○ Operating between 9 p.m. and 7 a.m.	UP	UP	-
• Neighborhood Market <8,000 sf	P	P	UP
• Nursery <10,000 sf	UP	-	-
• Restaurant, cafe, coffee shop	P	P	UP
Services: Business, Financial, Professional			
• ATM or bank	P	P	P
• Business support service	P	P	P
• Medical services: Clinic, urgent care	UP	-	UP
• Medical services: Doctors office	P	P	P
• Medical services: Extended care	P	-	P
• Office: Business, service	P	P	P
• Office: Professional, administrative	P	P	P
• Financial services	P	P	P
Services: General			
• Bed & Breakfast			
○ Four (4) guest rooms or less		-	P
○ Greater than 4 guest rooms	UP	-	UP
• Child day-care center	P	-	P
• Child day-care center: Large family day-care homes	P	-	P
• Child day-care center: Small day-care homes	P	-	P
• Lodging	P	UP	UP
• Personal Services	P	P	P
Transportation, Communication, Infrastructure			
• Parking facility, public or private	UP	UP	UP
• Train/multi-modal depot	UP	UP	-
• Wireless telecommunication facility	UP	UP	-

1. A definition of each Land Use Type can be found in the Glossary.

2. Similar uses permitted or conditionally permitted, as determined by the Director or the Planning Commission to be of the same general character as the listed uses.

3. Drive-thrus are not allowed with any use in any Zoning District.

4. Residential allowed on upper floors only.

*See Section 4.9 (Miscellaneous Standards) for additional standards.

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Letter from Steve Scaroni to King City Police Chief Anthony Sollecito



Dear Chief Anthony J. Sollecito:

Thank you for your questions regarding our project to convert the Meyer tomato packing shed for use as H-2A housing.

During the past 11 years, we have utilized the H-2A program for temporary agricultural workers in order to provide the needed labor for our various customers in both Arizona and California. A major component of the H-2A program is that we must provide housing for these employees.

In 2015, we managed and operated over 26 housing units, 8 different motels and 5 labor camps throughout Arizona and California in order to house these employees under the H-2A program.

Your questions and concerns can best be addressed by understanding the philosophy of how we run this program:

1. Because of the nature of the program, we impose some very strict and rigid rules for those living in our housing projects.

1.1 The H-2A employees sign a contract with us which lists our rules, which include: no drinking, no drugs and no problem rules in all of our housing units. We believe these issues, with which you may also agree, are the gateway to bigger problems.

1.2 Although each H-2A employee signs a document listing these rules as part of their contract for employment under the H-2A program, knowing the rules does not guarantee that said rules are always followed. Thus, we have a ZERO tolerance policy in order to enforce and bring teeth to our rules. Any employee found breaking these rules is immediately sent back to Mexico.

1.3 Furthermore, said employee is also "blackballed" from our system whereby they will not be able to return to any future employment opportunity with us.

2. We have a housing team dedicated only to our housing, maintenance and security projects. They continually monitor whether all employees are following the rules. We

CITY OF KING

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101 E. Main St Heber CA 92249
O: (760) 352-3080
F: (760) 353-0938

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exercise as much control and supervision as allowed under the H-2A program and the laws of the jurisdiction.

3. All of our housing projects have an in-house supervisor, as will this project, who will be on-site at all times and monitor the conduct of our employees.

4. However, with that being said, these people are recruited for their work skills and effort. They are here to work. We are very disciplined in our recruiting process and have been successful in that a high percentage of the people who come to the US under our program are focused on working and making money to send home to better their life as well as the life of their families in Mexico.

5. As the owner of the company, I am personally involved in the recruitment and selection of the workers. Our recruitment process places a high priority on integrity and character of the people we recruit in Mexico for the US H-2A program.

6. Our experience has been, as well as the experience of our landlords, is that once these H-2A employees arrive at the housing in the evening, they are tired and are looking forward to a hot shower, a good meal and sleep in order to get ready for the next work day. (please see attached reference letter)

7. We have also learned that our H-2A employees, for the most part, are good neighbors and spend money in the communities and neighborhoods in which they are living. We are anticipating a substantial and noticeable bounce in Tax revenue and business with the local merchants around the Meyer building once we have these H-2A employees living in the Meyer project.

8. I, along with my sons, Matt and David, as well as my Chief Operating Officer, Leticia Ridaura, are extremely hands-on business operators. You will have our cell phone numbers and we are available 24/7 to personally assist to solve any problems you may have with our H-2A employees in your communities.

9. We will also install video surveillance cameras which will be monitored in our 24/7 Dispatch Center in Heber, California.

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10. We will have on-site security during the off-season. An alarm system and video camera system will also be in operation during the off season.

11. By law, we cannot impose curfews on the people while they are contractually obligated to work for us. They still have the freedom afforded them like any other person working and living in the US. However, as I have stated, our H-2A employees know that we take a dim view of bad conduct and being bad neighbors to the communities in which we live and operate. They know such conduct will be cause for termination and/or the very least, not being invited back to this program.

The proposition that they may not be invited back the following year alone is very compelling as our program pays these people more for one hour of work, plus free housing, than they make in one day in Mexico.

Best Regards,

Steve Scaroni

President

(760) 592-2300

Cell : (760) 427 4000

steve@vegpacker.com

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Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

Letter of Project Description from Wes Beebe

P.O. BOX 1743
220 LYNN ST.
KING CITY, CA. 93930
(831)385-0810 PHONE
(831)385-0688 FAX

WESLEY BEEBE ARCHITECTURE

PROJECT DESCRIPTION

David Gill and Steve Scaroni
218 N. First Street

PROJECT: Conversion of existing 36,712 sq. ft., warehouse building to a Dormitory style complex housing 216 Employees.

Project location is a warehouse building located at 218 N. first in King City, ca.

The project is to take and convert a vacant warehouse and bring everything up to code and provide seasonal farm workers with a safe and clean living and working environment here in King City. This project would provide both desperately needed farm workers and it would improve housing and living conditions for many workers that are now living in garages or parked cars here in town.

The total site is 3.23 acres that was once used to process tomatoes. Total building size is 84,000 sq. ft. total. The project would use the middle portion of the building leaving warehouse space at each end.

The operation of the building would be from April – October of each year and remain vacant the rest of the year. The employees would be housed and given meals on site with restrooms and recreation facilities provided. Busses would transport the employees to work and back each day. Total bus trips would consist of at most 10 bus trips a day. Parking has been provided on site for a total of 44 spaces. There would be a live- in on site manager for the facility at all times.

The neighborhood consists of existing farming offices and farming warehouse operations and farming fabrication shops all this is located across the street on North First Street. Small retail commercial consisting of a convenience store and a walk-in laundry facility that would greatly benefit from a live –in population base next door.

Traffic on First Street would not be greatly affected by this project. The workers will be driven to the work sites in busses for a total of five to ten bus trips daily. The H2A program brings workers into this county from Mexico in busses and returns them to Mexico at the end of the season. Presently at other H2A sites in the State the need for large parking lots does not exist because the workers do

CITY OF KING

workers 3 2016

M12016-001 AR2016-001 R22016-001 UAR2016-001

not need or want to own cars.

The project would bring 216 customers to the city that would help generate more sales tax revenue. The season for the workers is from March to October they live and work and spend their money here. They do not impact the schools, Hospital of social welfare system.

The owners of this project David Gill and Steve Scaroni are willing to work with Smith –Monterey to allow the Broadway crossing to become reality at some time in the future as the market for Smith –Monterey project allows. The overall business plan for this project is for a Five to Seven year period after that time the present building would give way to future market needs.

If you have any questions please call

Wes Beebe

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

Example Noise Reduction Provisions at Mills Ranch

Final Conditions of Approval/Mitigation Measures

City Council Approved August 30, 2005

Mills Ranch General Plan Amendment/Specific Plan/Vesting Tentative Tract Map/Design Manual

Condition No. 86:

86. (MM 3.6-4a) During construction, the applicant shall install windows rated minimum Sound transmission Class (STC) 34, in all residential structures within 250 feet of the tracks. The STC 34 windows must contain at least one pane of laminated glass. All residential structures between 250 feet to 400 feet of the tracks, the project applicant shall install windows rated at a minimum STC 30. The

applicant shall install in all residential structures between 400 and 700 feet of the tracks STC 26 rated windows at minimum. Mechanical ventilation should be provided in all residential structures. Windows and doors should remain closed to ensure that noise levels can adhere to the 45 dB standard. Building plans shall be subject to review and approval by the City Engineer.

Negative Declaration and Initial Study, Proposed Changes to FSC and C-2 Zoning Districts for Farmworker Housing, including a CUP for 218 N. First Street for a farmworker housing facility.

Attachment B
CORRESPONDENCE

Exhibit No.

AGENDA ITEM: 76
ACTION: _____

PLANNING COMMISSION
MARCH 1, 2016

PROJECT SUMMARY:

David Gill and Steve Scaroni submitted a text amendment to the zoning code (includes First Street Corridor Master Plan) to permit farmworker housing in the FSC Zoning District (and C-2 Zoning District). There is also a corresponding conditional use permit, architectural review and variance to permit farmworker housing at 218 North First Street.

CASE NUMBERS:

RZ 2016-001
CUP 2016-001
AR 2016-001
VAR 2016-001

LOCATION:

See Vicinity Map

APPLICANT:

David Gill
Steve Scaroni

LANDOWNER:

Bob Meyer

EXHIBITS:

- Exhibit 1: Text Change to FSC (and C-2) Zoning Districts
- Exhibit 2: Proposed Site Plan and Layout
- Exhibit 3: Proposed Architectural Rendering
- Exhibit 4: Draft Mitigated Negative Declaration
- Exhibit 5: Resolution for Rezone

Vicinity Map

N↑



I. SUMMARY

On December 15, 2015, the Planning Commission made an interpretation that that farmworker housing was not similar to lodging as allowed in the First Street Corridor ("FSC") or General Commercial ("C-2") Zoning Districts. Therefore, a zoning text amendment, conditional use permit, architectural review and variance were submitted to allow farmworker housing in the FSC and C-2 Zoning Districts.

David Gill and Steve Scaroni, applicants, propose to temporarily house farmworkers for (five (5) to ten (10) years) in a dormitory like setting. The facility is the Meyer Building located at 218 North First Street. The applicants propose to convert a portion of the Meyer Building to H2-A Visa Farmworker Housing Program. The gross area of the remodel is approximately 36,700 square feet of an 84,000 square foot building, including the sleeping area, dining area and caretaker's apartment. The remaining portion of the building will be used for storage. (Reference Exhibit 1 and Figure 1.) The H2-A Visa Farmworker Housing program is a federal program that allows U.S. employers to bring foreign nationals to the U.S. to fill temporary jobs. One of the conditions of the H2-A program is that employers provide housing. Staff has been meeting with farmers for over one-year regarding locations within the City to provide temporary and permanent farmworker housing. Unfortunately, there are few sites available.

On January 12, 2016, the Project Review Committee ("**PRC**") met with the applicants to discuss the proposed rezone, conditional use permit, architectural review and variance applications. On January 13, 2016, the applicants submitted rezone, conditional use permit, architectural review and variance applications for the City's consideration of the above project. On February 2, 2016, the PRC conducted a meeting to review the applications, conditions of approval, mitigated negative declaration and mitigation measures. On February 17, 2016, the mitigated negative declaration was distributed for a twenty (20) day review period. On February 24, 2016, the PRC met to discuss the conditions of approval with the applicant. The applicants requested the rezone application proceed and the remaining applications be continued until the last Planning Commission meeting in April for further design refinement. The request was made because the applicant needs to refine their project.

II. STAFF RECOMMENDATION

Staff recommends the Planning Commission take the following actions:

1. **ADOPT** the attached resolution which recommends the City Council adopt the Mitigated Negative Declaration and change the FSC and C-2 Zoning Districts to allow farmworker housing with a conditional use permit ("**CUP**"), and
2. **CONTINUE** the conditional use permit, architectural review and variance applications to April 19, 2016.

III. PROJECT EVALUATION

Proposal

The applicants are proposing a modification of the FSC Zoning District (which affects the C-2 Zoning District) text to allow with a Conditional Use Permits ("**CUPs**") for farmworker housing. (**Reference Exhibit 1 and Figure 1.**) The C-2 Zoning District allows all the uses permitted in the FSC Zoning District. The zoning districts are located in the central part of the City between the Historic Downtown and the Downtown Addition Specific Plan.

CUP, variance ("**VAR**") and architectural review ("**AR**") applications were submitted for a remodel of a vacant warehouse into temporary barracks style farmworker housing facility for 216 farmworkers at 218 North First Street. (**Reference Figures 2, 3, and 4.**) The facility is the Meyer Building located at 218 North First Street. The applicants propose to convert a portion of the Meyer Building to H2-A Visa Farmworker Housing Program. The gross area of the remodel is approximately 36,700 square feet of an 84,000 square foot building, including the sleeping area, dining area and caretaker's apartment. (**Reference Exhibit 2.**) The remaining portion of the building will be used for storage. The H2-A Visa Farmworker Housing program is a federal program that allows U.S. employers to bring foreign nationals to the U.S. to fill temporary jobs. The Meyer Building would be remodeled externally with windows and awnings. Trees would be planted along First Street. (**Reference Exhibit 3.**)

During the February 24, 2016 PRC meeting, the applicants requested the zoning text amendment go forward, and the CUP, AR and VAR applications be continued to April 19, 2016. The applicants need additional time to refine the project.

IV. BACKGROUND INFORMATION

General Plan and Zoning District Designations

The area proposed for the amendment of the FSC and C-2 Zoning Districts in the General Plan is designated as "General" Commercial and High Density Residential in the Use Plan Map and as First Street Corridor uses in the Historic Downtown Revitalization Plan, which implements the General Plan. The proposed change to add "farmworker housing" to the FSC Zoning District within the Historic Downtown Revitalization Plan and Zoning Ordinance is not substantially different from "Multi-Family Four-Flex or Larger" residential use that is currently permitted in the FSC Zoning Districts with a CUP. While the proposal for 218 North First Street is for barracks style housing, it is possible that other farmworker housing in the FSC Zoning Districts may be more similar to apartment style housing in the future.

FIGURES AND DIAGRAMS



Figure 1: Location of FS and C-2 Zoning Districts



**Figure 2: View of Proposed Parking and Recreation Area for Farmworkers
218 North First Street**



Figure 3: View of Rear of Building Proposed for Farmworker Housing, 218 North First Street



Figure 4: View of Bus and Van Pool Pick-Up Area, 218 N. First Street

RESOLUTION NO. 2016-148

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KING CITY RECOMMENDING THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION WITH A MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVE A ZONING CODE TEXT AMENDMENT

WHEREAS, David Gill and Steve Scaloni, (*"Applicants"*) submitted zoning code text amendment (Case No. RZ 2016-0001), conditional use permit (Case No. CUP 2016-001), architectural review (Case No. AR 2016-001) and variance (Case No. 2016-0001) applications to change the zoning text for the FSC Zoning District and the C-2 Zoning District to allow farmworker housing with a conditional use permit, to allow temporary H2-A Visa Farmworker Program housing for 216 employees in a barrack style arrangement and remodel the Meyer Building located at 218 North First Street; and

WHEREAS, the Project is a zoning code text amendment allowing farmworker housing in the FSC and C-2 Zoning Districts with a CUP (*Reference Exhibit 1 and Figure 1*); and

WHEREAS, City staff based on the Initial Study, determined that any potential environmental effects of the proposed project have been clearly mitigated by the identified mitigation measure to the point where no significant environmental effects would occur and based upon this determination, prepared a Mitigated Negative Declaration, subject to mitigating measures, with respect to the environmental consequences of the subject project; and

WHEREAS, a Notice of Intent and the proposed Mitigated Negative Declaration were duly posted for a period of twenty (20) days, from February 17, 2016 to March 7, 2016, and no comments were received as of the date of the Planning Commission hearing; and

WHEREAS, the Planning Commission has held a duly noticed public hearing, on March 1, 2016, as required by Cal. Government Code §65854 on the proposed text amendment to the zoning ordinance, at which hearing the proposed amendments were explained and comments invited from persons in attendance; and

WHEREAS, the Planning Commission has reviewed the project as proposed and recommends the City Council adopt a mitigated negative declaration, pursuant to the California Environmental Quality Act (*"CEQA"*); and

WHEREAS, the Planning Commission has reviewed the information provided in the staff report, and presented during the public hearing, and listened to all testimony; and

WHEREAS, the Planning Commission has recommended the City Council adopt the RZ Case No. 2016-001 based on the following findings of fact:

CEQA

- 1) The Initial Study/Mitigated Negative Declaration prepared for the project has been completed in compliance with CEQA and is consistent with state and local guidelines implementing CEQA.
- 2) The Initial Study prepared for the project adequately analyzes the potential environmental impacts, and reflects the City's independent judgment and analysis and that the Initial Study and Mitigated Negative Declaration is in compliance with CEQA.
- 3) The project will not have significant effects on the environment, as mitigation measure were made part of the project.
- 4) A Mitigation Monitoring and Reporting Program has been prepared for the project.

Rezone

- 1) The rezoning is consistent with the policies of the General Plan and consistent with the General Plan land use designations. The proposed amendment area is designated General Commercial and High Density Residential in the General Plan and as First Street Corridor uses in the Historic Downtown Revitalization Plan, which implements the General Plan. The proposed change to add

"farmworker housing" to the FSC Zone within the Historic Downtown Revitalization Plan and Zoning Ordinance is not substantially different from "Multi-Family Four-plex or Larger" residential use that is currently permitted in the FSC district with a CUP.

- 2) The use authorized by the rezone is compatible with the other uses in the same zoning districts because uses that house multiple people are permitted in the FSC and C-2 Zoning Districts. .
- 3) Community need has been demonstrated for additional farmworker housing due to the overcrowding conditions within the city and the need for additional farmworkers to working on the surround agriculture. Currently there are insufficient quarters for farmworkers in and near King City. Farm owners indicate that they bus farmworkers from long distances to work the local farms.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Planning Commission of the City of King recommends the City Council adopt the Mitigated Negative Declaration and approve Rezone Case No. RZ 2016-001, as presented.

This resolution was passed and adopted this **1st day of March, 2016**, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAINING:

DAVID NUCK, CHAIRPERSON

ATTEST:

MARICRUZ AGUILAR-NAVARRO, ASSISTANT PLANNER/
SECRETARY TO THE PLANNING COMMISSION

Exhibit 6

ORDINANCE NO.721

AN ORDINANCE OF THE CITY COUNCIL OF CITY OF KING AMENDING SECTION 4.7 (ALLOWABLE LAND USES) AND SECTION 4.10 (GLOSSARY) OF THE CITY OF KING HISTORIC CORRIDOR REVITALIZATION SPECIFIC PLAN TO AMEMD THE ALLOWABLE USES IN THE FCS ZONING DISTRICT FOR THE PURPOSE OF ADDING FARMWORKER HOUSING

WHEREAS, the applicant has requested the City allow for the development of a project to house farmworkers located at 218 North First Street (“Subject Property”), and

WHEREAS, the project will entail the refurbishing of the Meyer Building to accommodate temporary farmworkers in a dormitory like setting for up to ten months, and

WHEREAS, the site is 3.23 acres and with a building approximately 84,000 square feet, and

WHEREAS, the applicant is intending to participate in the H2-A federal guest worker program, that allows U.S. employers to bring foreign nationals to the U.S. to fill temporary agricultural jobs, and

WHEREAS, one of the conditions of the program is that employers must supply housing; and

WHEREAS, the City of King is in significant need of farmworkers to meet the agricultural needs of the region, and

WHEREAS, the Subject Property is located in the Historic Corridor Revitalization Specific Plan and the FSC zone district; and

WHEREAS, the FSC zone district needs to be amended the allowable uses for this district to accommodate farmworker housing; and

WHEREAS, this amendment will allow for the refurbishing of the Subject Property to accommodate farmworkers to support local agriculture.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF CITY OF KING
AS FOLLOWS:**

Section 1: Section 4.7 (Allowed Land Uses and Permit Requirements) subsection Residential is hereby amended by adding in alphabetical order the designation of Farmworker housing as an acceptable use by Use Permit as follows:

Land Use Type	FSC	VC	VB
Farmworker Housing	UP	--	--

Section 2: Section 4.10 (Glossary) subsection F, (Definitions) is hereby amended by adding in alphabetical order the definition of Farmworker housing as follows:

Farmworker Housing: "Farmworker housing" means housing for agricultural workers that is available to, and occupied by, only farmworkers and their households.

Section 5: All ordinances and parts of ordinances in conflict with those sections amended or added herein are hereby repealed.

Section 6: This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its final passage.

PASSED ADOPTED AND APPROVED THIS _____ **day of**
_____, 2016.

Mayor Robert Cullen, City of King

ATTEST:

City Clerk of the Council of the
City of King

**Important Dates: City of King
Council 2016**

Updated 3/1/16 Underlined events are
those recently added to this list

March

3/1 = **Bracero Book Signing** and Presentation by the Monterey County Agricultural and Rural Life Museum, 6 p.m.
3/2 (Wed) = **Read Across America Day**. Call School principals to participate in reading to a class
3/4 (Fri) = National **Employee Appreciation Day**
3/5-6 (Sat/Sun) = Monterey International **Wine Competition** at the Salinas Valley Fairgrounds
3/8 (Tues) = **City Council meeting**, 6 p.m. at the Council Chamber on South Vanderhurst Avenue
3/9 (Wed) = South County **Farm Day** at the Salinas Valley Fairgrounds
3/11 (Fri) = **Spaghetti Feed** to benefit the Relay for Life, 5:30 p.m. at St. John's Parish Hall
3/12 (Sat) = **Opening Day of Little League** at City Park
3/12 (Sat) = West Coast Junior **Rodeo Association** at the Salinas Valley Fairgrounds.
3/12 & 13 (Sat & Sun) = Goodwill Donation Drive to benefit Community Food Pantry at the King City High School Broadway parking lot.
3/17 (Thurs) = **Corned Beef and Cabbage Feed** by King City Young Farmers at Pozzi's Stampede
3/22 (Tues) = **City Council meeting**, 6 p.m. at the Council Chamber on South Vanderhurst Avenue
3/26 (Sat) = **Easter Egg Hunt** hosted by the King City Lions Club at the Salinas Valley Fairground
3/28-31 (Mon-Thurs) = **Spring Break Youth Sports Camp**, afternoons at San Antonio Park & morning Bible School programs at three local churches, sponsored by Peninsula Bible Church of Cupertino
3/28 (Mon) = **CPR/First Aid Class** at the Recreation Center, 9 a.m.-4 p.m. Cost is \$60. Limited space available.
3/30-4/6 = KCHS & KCUSD Spring Break

April

4/1 & 2 (Fri & Sat) = **Auditions** for the Stage Hands July theatre production of "The Music Man"
4/2 (Sat) = **Mission Days** at Mission San Antonio de Padua, 11 a.m. to 3 p.m. see www.missionsanantonio.net

4/2 (Sat) = **Speakeasy Spring Dinner** Fundraiser for Monterey County Agricultural and Rural Life Museum at San Lorenzo Park

4/2 (Sat) = **Invitational Track Meet** hosted by King City Lions Club and King City Young Farmers at **KCHS War Memorial Stadium**

4/3 (Sun) = **Rotary Club Flea Market** at Salinas Valley Fairgrounds

4/8 & 9 (Fri/Sat) = **Asbestos Readers Theatre** presents Anthony Toohey's original play "It's Not Love on My Part" at St. Mark's Guild Hall at 7 p.m.

4/14 (Thurs) = **Public Lecture on The Pinnacles and its Biodiversity**. 6 p.m. at Hartnell College, 117 North Second Street by **Dominic Gregorio**

4/16-24 – **Free Admission** to Pinnacles National Park for National Park Week

4/20 = (Wed) = **Celebration at Pinnacles National Park**, East side, 3:30-6:30 in honor of the 100th Birthday of the National Park Service. RSVP required 385-6112

4/23 (Sat) = **Salinas Valley Fair Kick-off Dinner, Dance and Auction**

4/23 (Sat) = **King City 5K Run/Walk**, 9 a.m. starting from Chalona Peaks Middle School benefitting the KCHS Cross Country Team

4/28 & 29 (Thurs & Fri) = **Science Camp at San Lorenzo Park** for all fifth graders in the King City Union School District.

4/29 – May 1= Spring ballet "**Cinderella**" sponsored by the Monterey County Dance Foundation; Fri & Sat at 7:30, Sunday at 2 p.m.

May

5/12-15 (Thurs-Sun) = **Salinas Valley Fair**, 72nd annual on the third weekend in May

5/18 (Wed) = **Budget Workshop** for the King City Council, 6 p.m. at City Hall to consider plans for the 2016-17 budget

June

6/4 (Sat) = **King City Pools open** for the summer

6/6 (Mon) = **Summer Day Camp** begins at the King City Recreation Center

6/7 (Tues) = **Swim lessons begin** at the King City Pool Complex

6/15 (Wed) = Chamber/Rotary/MCARLM **Beautification BBQ** at San Lorenzo Park at noon.

6/18-26 = **Beautification Week**. Consider doing one thing to improve the appearance of your property.

6/22-24 (Wed-Fri) = **Mayor and Council Members Executive Forum** in Monterey sponsored by the League of California Cities