



Item No. 9(J)

REPORT TO THE CITY COUNCIL

DATE: MAY 22, 2018
TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: ANDREA WASSON, RECREATION COORDINATOR
RE: APPROPRIATION FOR NEW SLIDE POOL HEATER EXPENSES

RECOMMENDATION:

It is recommended the City Council appropriate \$20,000 for expenses associated with the purchase and installation of a new heater for the slide pool.

BACKGROUND:

The heater in the slide pool at the municipal pool facility is broken and cannot be repaired. The Council recently approved funding for a new heater for the race pool which had the same problem. The heaters for all the four pools are the same age. Therefore, unfortunately, staff anticipates future problems with the other two.

DISCUSSION:

The heater needs to be replaced. It is over 20 years old and operates four months out of the year for pool parties, recreation swimming and lessons. Staff received three bids for the new heater. Staff requests appropriation of funds for a new heater, as the current Repair and Maintenance budget will not cover this expense.

COST ANALYSIS:

The cost of the new heater will be approximately \$20,000 which includes the heater and installation.

ALTERNATIVES:

The following alternatives are provided for City Council consideration:



Item No. 10(A)

REPORT TO THE CITY COUNCIL

DATE: MAY 22, 2018

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: STEVEN ADAMS, CITY MANAGER

BY: DOREEN LIBERTO BLANCK, AICP, COMMUNITY DEVELOPMENT DIRECTOR

RE: CONSIDERATION OF ADOPTION OF RESOLUTIONS AND ORDINANCES RELATED TO A CEQA DETERMINATION, GENERAL PLAN TEXT AND MAP AMENDMENTS, ZONING CODE TEXT AND MAP AMENDMENTS RELATED TO SEASONAL EMPLOYEE HOUSING

RECOMMENDATION

It is recommended that the City Council open the public hearing, consider public testimony, introduce and conduct the first readings of the attached Ordinances, by titles only, and set the second readings and adoptions for the next regularly scheduled Council meeting on June 12, 2018. It is further recommended that after opening the public hearing and considering public testimony, the Resolutions be continued until June 12, 2018. This will allow the City Council to take action on all items at the same time and completion of the public review period on the Negative Declaration.

BACKGROUND

Housing of seasonal employees (Seasonal Employees) has been a concern throughout the state for several years. Overcrowded and unsanitary conditions in Seasonal Employee housing have become common in the City due to low wages of such employees and high rents resulting from low vacancy rates of rental properties. Farmers and other agricultural employers often experience a lack of permanent employees available to them in or around the City. Staff has been meeting with local agricultural businesses to identify ways more Seasonal Employee housing can be provided in the city. Additionally, the City has participated with other Salinas Valley jurisdictions in funding a joint regional farmworker housing study and developing ways to resolve the housing issue.

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For the past several months, staff has met with the agricultural community, reviewing employee housing standards and conducting other research to develop seasonal employee housing standards. To allow adequate time to prepare standards that address community employee housing needs, on March 27, 2018, the Council adopted a forty-five (45) day Interim Urgency Ordinance, which halted approving farmworker housing in the FSC and C-2 Zoning Districts. On May 8, 2018, the Council extended the Interim Urgency Ordinance for ten (10) months and fifteen (15) days. The Interim Urgency Ordinance has a sunset clause. It expires at the time Seasonal Employee Housing Standards become effective if within the ten (10) months and fifteen (15) days.

A draft Seasonal Employee Housing Package was presented at a Planning Commission (Commission) workshop on April 17, 2018. The Seasonal Employee Housing Package included adoption of a Negative Declaration after the public review period is completed, General Plan text and map amendments, Zoning Code text and map amendments related to seasonal employee housing. (Reference below for more detailed Seasonal Employee Housing Package description.) The Commission directed staff to make changes to the Seasonal Employee Housing Standards based on public input. On May 15, 2018, Commission conducted a public hearing and adopted Resolutions No. 2018-225, recommending the Council adopt the Negative Declaration after the public review period is completed, and adopted Resolution No. 2018-226 recommending the Council adopt the Seasonal Employee Housing package with an amendment to the definition of courtyard housing.

DISCUSSION

The City is experiencing a serious shortage of housing of all types. This can be seen in extremely low vacancy rates and difficulties of finding housing for those that are displaced. Low income individuals are the most seriously impacted. The City is pursuing a comprehensive effort to address this problem at all levels. Agricultural employee housing was identified as part of the special needs in the City's adopted Housing Element. In striving to implement the Housing Element and meet the community's special needs, Seasonal Employee housing standards have been prepared. The City participated in a Farmworker Housing Study for the Salinas and Pajaro Valley. The Draft Action Plan (Plan) released in April 2018 states that 47,937 additional units of farmworker housing are needed to alleviate critical overcrowding in farmworker households. One Goal of the Plan is to produce 5,300 permanent affordable farmworker housing units over the next five (5) years to stabilize the agriculture workforce in the Salinas and Pajaro Valley Region. City staff believes that with the proposed changes to the General Plan and Zoning Code, King City's

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contribution to providing employee housing will exceed 1,000 units (including existing group facilities).

Based on staff's research, the City is taking an innovative step and leadership role in addressing the housing need. Staff was unable to identify other jurisdictions that have implemented similar comprehensive ordinances. The proposed Ordinance is designed to facilitate an effort to address this need through the following means:

1. It identifies specific new areas where seasonal employee housing can be constructed. In the past, concerns have been expressed from local agricultural businesses that no adequate sites existed.
2. It streamlines the process for approving seasonal employee housing projects. By proposing and adopting the recommended Ordinance, the City will eliminate the need for applicants submitting seasonal employee housing projects for consideration to apply for a General Plan amendment, zone change, or costly and lengthy environmental review.
3. It creates agreed upon standards to avoid the need to negotiate and deliberate such requirements through a lengthy process for each conditional use permit.
4. It provides flexibility to design projects to meet different and changing needs for each applicant.

Two (2) additional important goals were established in designing the recommendations:

1. To ensure housing constructed will provide a quality living environment for its tenants.
2. To provide flexibility that is essential for projects to be modified in the future as housing needs and programs changed. This is essential to ensure projects are viable in the long-term and do not become future slums.

The Seasonal Employee Housing Package includes the following:

1. Negative Declaration (ND). An initial study was conducted in accordance with the California Environmental Quality Act (CEQA) and it was determined that there would be no significant adverse impacts and a ND could be adopted. The public review period for the ND is from **May 16-June 5, 2018**. (Exhibits No. 1 and No. 7.)

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2. General Plan text and map amendment. The General Plan text is amended to include Goals, Objectives and Policies supporting seasonal employee housing and the map is amended to include a Dual Land Use Designation on certain properties located along First Street. (Exhibits No. 2 and No. 5.)
3. Zoning Code text and map amendment. The Zoning Code is amended to add Chapter 17.79 which establishes standards for seasonal employee housing and the zoning map is amended to reflect the Dual Land Use Designation. (Exhibits No. 3 and No. 6.)
4. Zoning Code text amendment (and Historical Corridor Revitalization Plan amendment). Farmworker housing would be removed as an allowable use within the FSC and C-2 Zoning Districts. (Exhibit No. 4.)

Other projects were reviewed in designing the standards. While the Seasonal Employee Housing Standards are not designed based on any other single project, components of other projects were utilized to determine standards that are designed to be reasonable and the minimal level necessary to avoid overcrowding and functionality of each project. In an effort to promote development of new housing, please note that the proposed standards are less stringent than those that have been applied by the County or other jurisdictions in this area.

There have also been a number of references to Federal H-2A standards during the process of drafting and reviewing this Ordinance. It is important to note that these are standards for temporary housing of workers - not standards for construction of new housing projects. Therefore, they can be useful in looking at some issues, but are not relevant to the overall intent of the proposed Ordinance. It is also important to keep in mind that the proposed Ordinance is intended to address both H-2A and domestic workers. Therefore, H-2A standards alone could create limitations on the use of and future conversion of projects that are essential for the long-term interests of the community and property owner.

Table 1 identifies the facilities currently approved for agricultural employee housing within and adjacent to the City. **Table 1** does not include agricultural employee beds located in single-family homes or hotels.

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Table 1

Project	Number of Beds
Collegeville	Currently, @310 beds and will expand to @500 beds (future)
SHG (218 First Street)	Currently, 214 beds and approved to expand to 364 beds (future).
Crown Court Apartments (220 First Street)	Currently @100 beds
Total:	Current Total: 624 beds. Future Total: 982 beds

To accommodate Seasonal Employee housing, the General Plan Land Use Element text includes supporting Goals, Objectives and Policies (reference **Exhibit 2**). Staff recommends that Seasonal Employee housing be permitted along certain property located along First Street as an "overlay zone". (Reference **Exhibits 5 and 6**.) The subject properties would have a "Dual Land Use Designation". The primary zone would be the existing Zoning District (e.g., H-2 Zoning District). The Dual Land Use Designation (or overlay zone) would allow Seasonal Employee housing subject to the standards outlined in **Exhibit 3**. **Exhibit 3** would be the newly created Chapter 17.79 (Seasonal Employee Housing Standards) of the Municipal Code. A property owner with a Dual Land Use Designation could develop using their primary zone (e.g., HS Zoning District), develop Seasonal Employee housing subject to the standards of Chapter 17.79, or do a mixture of both.

In practical terms, the Seasonal Employee Housing Standards provide for three (3) key items:

1. The ability to provide a very small living room and small kitchen area in each unit if the building is designed as small apartment style units now or converted to such in the future.
2. A reasonable open space area outside the units to avoid overcrowding conditions. There have been concerns expressed regarding comparisons to the Tanimura and Antle project with regard to open space requirements. Please note that none of the recreation area requirements (soccer fields, etc.) of that project are being proposed for the City's regulations. The only requirement is to ensure there is a sufficient open space area between buildings.
3. Minimal parking and/or sufficient space to add parking necessary to meet minimal standards if units were converted from H2A to apartments for domestic workers or the general public in the future.

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The final component is to amend the FSC and C-2 Zoning Districts and Historic Corridor Revitalization Plan to delete farmworker housing as an allowable use (reference **Exhibit 4.**)

Below is a list of the key standards that are included in the Ordinance:

- **Intensity of Development**

- Twenty-nine (29) dwelling units per acre.

This is the same density allowed for the P-D district in Municipal Code Section 17.54.100.

- **Minimum Living Space Per Bed/Seasonal Employee.**

- a. Sleeping Area/Common Area/Shared Space 110 Square Feet
- b. Exterior Open Space/Interior Leisure Area 13 Square Feet

The initial recommended standards separated out sleeping area from shared space with 50 square feet for sleeping area and 70 square feet for shared space, for a total of 120 square feet. After public input and discussions with agricultural businesses, the two categories were merged and the total square footage reduced to 110 square feet. The exterior open space and interior leisure area were separate categories, with 8 square feet for exterior open space and 5 square feet for interior leisure area. The categories were combined with a total of 13 square feet.

The combined categories provide more flexibility when designing projects.

- **Beds/Seasonal Employees Per Bedroom**

- Eight (8) beds per bedroom.

The initial recommended standards had 4 beds per bedroom. After public input and discussions with agricultural businesses, the number of beds per bedroom was increased to 8.

- **Square Footage Per Bedroom**

- Forty (40) square feet of floor area per bed for each double bunk bed and at least 50 square feet of floor area for each single-level bed.

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The initial recommended standards required 50 square feet for both double bunk bed and single-level bed. After public input and discussions with agricultural businesses, different square footage was identified for double bunk bed and single-level bed. This standard reflects the H-2A Visa Program housing standard.

- **Parking**

- One and one-half (1.5) parking spaces per 8 beds, or per one unit, whichever is greater, 1 parking space per caretaker unit, one-tenth guest space per 8 beds, or per unit, whichever is greater and bus parking for seasonal employee housing, and .75 parking space per 8 units, 1 parking space per caretaker unit and one-tenth guest parking space per 8 beds and bus parking for H-2A and H-2B housing.

The initial recommended standards required 2 parking spaces per 8 beds for seasonal employee house and was reduced to 1.5 parking spaces per 8 beds, and 1 parking space per bed for H-2A/H-2B housing and was reduced to .75 parking spaces per bed.

- **Convertible Open Space**

- Three-quarters parking space per eight beds for H-2A/H-2B housing, or 1 unit, whichever is greater. Bus/shuttles parking may be considered in the convertible open space area. The purpose is to ensure there is adequate space to add parking if a project is converted from H-2A/H-2B to serve domestic workers and/or apartments in the future.

The parking requirement was reduced from 1 parking space per 8 units and bus/shuttles parking was added as a considered use in the convertible open space area.

- **Architecture and Design Standards**

- The standards include building and form, materials, colors, landscaping, lighting and security screening.

The design and architecture standards are included so seasonal employee housing blends with other residential housing units. The standards are the same as originally proposed.

On May 15, 2018, a public hearing was conducted at which time the Commission recommended the Council:

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1. Adopt a Negative Declaration after the public review period is completed.
2. Approve General Plan text and map amendments with an amended definition of courtyard housing as follows:
Courtyard housing is an arrangement of stacked and/or attached dwelling units around one or more common courtyards, which provide direct access to all dwelling units that do not directly front on a street

The amended definition is similar to the definition in the Downtown Addition Specific Plan.

The General Plan Amendment establishes Goals, Policies and Objectives for Seasonal Employee Housing and creates a Dual Land Use Designation on the general plan land use map.

3. Approve Zoning Code text and map amendments creating Chapter 17.79, which establishes Seasonal Employee Housing standards, and creating a Dual Land Use Designation on the zoning map.
4. Approve a Zoning Code amendment (and Historic Corridor Revitalization Plan amendment) removing farmworker housing as an allowable use in the FSC and C-2 Zoning Districts.

COST ANALYSIS:

Staffing costs have been incurred to prepare the Ordinances and Resolutions, but has been maintained within the existing budget. Future costs related to specific projects will be paid by the applicants.

ENVIRONMENTAL REVIEW:

An Initial Study (IS) has been performed for the proposed project. Pursuant to the provisions of the California Environmental Quality Act (CEQA), a Negative Declaration (ND) has been prepared and is attached for Commission review and recommendation to the Council. (*Reference Exhibit 7.*) The public review period for the IS/ND is from **May 16-June 5, 2018**. The City Council can adopt the Resolution approving the IS/ND after the public review period and at the June 12, 2018 hearing. A Notice of Determination (NOD) will be filed following the City Council's action.

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ALTERNATIVES:

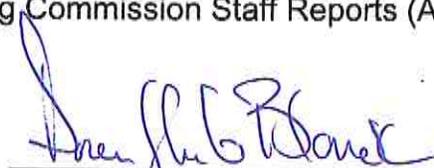
The following alternatives are provided for City Council consideration:

1. Approve staff's recommendations;
2. Increase common area per staff's original recommendations to provide more space for living room and kitchens if housing is designed to be or converted to apartments;
3. Make other changes to standards;
4. Do not introduce the Ordinances; or
5. Provide staff other direction.

Exhibits:

1. Resolution of the City Council adopting a Negative Declaration pursuant to the California Environmental Quality Act (CEQA).
2. Resolution amending the General Plan Land Use Element and Providing Objectives and Policies Regarding Seasonal Employee Housing Standards.
3. Ordinance of the City Council Adding Chapter 17.79 and Adopting Seasonal Employee Housing Standards.
4. Ordinance of the City Council amending the Zoning Code and Historic Corridor Revitalization Plan to disallowing Farmworker Housing in the First Street Corridor (FSC) and General Commercial (C-2) Zoning Districts.
5. General Plan Land Use Map Identifying the Properties Along First Street with Dual Land Use Category Allowing Seasonal Employee Housing.\
6. Zoning Code Map Identifying the Properties Along First Street with Dual Land Use Category Allowing Seasonal Employee Housing.
7. Draft Initial Study and Negative Declaration for City Council consideration.
8. Signed Planning Commission Resolution No. 2018-225 and Resolution No. 2018-226.
9. Planning Commission Staff Reports (April 27, 2018 and May 15, 2018).

Submitted by:



Doreen Liberto-Blanck, AICP, Community Development Director

Approved by:



Steven Adams, City Manager

EXHIBIT 1

RESOLUTION NO. 2018-4641

RESOLUTION OF THE CITY OF KING CITY COUNCIL, STATE OF CALIFORNIA, ADOPTING A NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT CASE NO. GPA2018-001, ZONE CHANGE AMENDMENT CASE NO. ZC2018-001 AND ZONE CHANGE AMENDMENT CASE NO. ZC2018-002

WHEREAS, the City of King ("City") is in significant need of employees to help meet the agricultural needs of the region;

WHEREAS, the City has been working on a citywide employee housing ordinance to identify the appropriate locations to build employee housing and meet the goals of the City's General Plan Housing Element;

WHEREAS, the City processed General Plan Amendment Case No. GPA2018-001, Zone Change Amendment Case No. ZC2018-001 and Zone Change Amendment Case No. ZC2018-002 ("Project") to help meet the housing needs of seasonal employees;

WHEREAS, an Initial Study was prepared for the Project, pursuant to the California Environmental Quality Act ("CEQA") and it was determined that a Negative Declaration should be prepared (**Exhibit 1**);

WHEREAS, on May 16, 2018 a Notice of Intent to Adopt a Negative Declaration was circulated for comment from May 16, 2018 through June 5, 2018;

WHEREAS, on May 15, 2018, the Planning Commission of the City of King held a duly noticed public hearing on the proposed Negative Declaration and Project and adopted Resolution No. 2018-225, recommending the City Council adopt a Negative Declaration for the Project;

WHEREAS, the required public notice has been given relating to actions to be taken by the City Council with respect to the Negative Declaration and the Project; and

WHEREAS, on May 22, 2018, the City Council held a duly noticed public hearing on the proposed Negative Declaration and Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of King as follows:

1. The foregoing recitals are true and correct.
2. The City Council finds an environmental assessment initial study was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. This process included the distribution of requests

for comment from other responsible or affected agencies and interested organizations. Preparation of the environmental assessment necessitated a thorough review of the proposed Project and relevant environmental issues. Based on this review and assessment, the City Council finds there is no substantial evidence in the record that this Project may have a significant direct, indirect or cumulative effect on the environment, and that a Negative Declaration is appropriate for this project. The City Council further finds the Initial Study and Negative Declaration were timely and properly published and notices as required by CEQA, and an opportunity to provide comments was provided for at least the 20-day comment period. As such, the Council hereby adopts the finding the Negative Declaration for the Project.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the City Council of the City of King, State of California, at a regular meeting of the City Council held on this 12th day of June 2018 by the following vote:

AYES:

NOES:

ABSENT:

ATTEST

STEVEN ADAMS, City Clerk

CITY OF KING

By: _____
MIKE LEBARRE, Mayor

APPROVED AS TO FORM:

By: _____
SHANNON L. CHAFFIN, City Attorney
Aleshire & Wynder, LLP

Exhibit 2

RESOLUTION NO. 2018-4642

A RESOLUTION OF THE CITY OF KING CITY COUNCIL AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN ADDING GOALS, OBJECTIVES AND POLICIES REGARDING SEASONAL EMPLOYEE HOUSING AND AMENDING THE GENERAL PLAN LAND USE MAP BY ADDING A DUAL LAND USE DESIGNATION (GPA CASE NO. 2018-001)

WHEREAS, California Government Code Section 65358(a) authorizes the City Council to amend the General Plan if it deems to be in the public interest; and,

WHEREAS, on May 15, 2018, the City of King Planning Commission ("Commission") held a duly-noticed public hearing on proposed General Plan Amendment ("GPA") **Case No. GPA2018-001**, which amends the Land Use Element by adding goals, objectives and policies regarding seasonal employee housing and amends the General Plan land use map by adding Dual Land Use Designations, Zone Change text and map amendments, Case No. ZC2018-001, which adds Chapter 17.79 to the Municipal Code – Seasonal Employee Housing Standards, and Zone Change Case No. ZC2018-002, which amends the text of the Municipal Code and Historic Corridor Revitalization Plan by removing farmworker housing as an allowable use in the FSC and C-2 Zoning Districts;

WHEREAS, after careful study and completion of duly noticed public hearing, the Commission adopts **Resolution No. 2018-226**, recommending the City Council ("Council") approve **GPA Case No. GPA2018-001**, amends the General Plan Land Use Plan text and map, attached as **Exhibit 2**;

WHEREAS, on May 22, 2018 and June 12, 2018, the Council held a duly-noticed public hearings and adopted **Resolution No. 2018-4642** approving General Plan Amendment Case No. GPA2018-001;

WHEREAS, the General Plan Amendments were discussed fully with testimony and documentation presented by the public and affected government agencies with all persons given the opportunity to speak for and against the proposed project;

WHEREAS, the Council reviewed and analyzed the proposed GPA and determined it is consistent with the California Planning and Zoning Laws (Ca. Gov. Code §§65000 *et seq.*) and the City of King General Plan, justified to achieve the objectives and policies of the General Plan; and

WHEREAS, on June 12, 2018, the Council adopted a Negative Declaration for the proposed project by **Resolution No. _____**.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of King as

follows:

SECTION 1. The City Council finds the proposed **General Plan Amendment** ("GPA") **Case No. GPA2018-001** is consistent with the California Planning and Zoning Laws (Cal. Gov. Code §§65000 *et seq.*) and King City General Plan.

SECTION 2. In accordance with the California Planning and Zoning Laws and the King City General Plan, the City Council hereby makes the following findings for the approval of **General Plan Amendment Case No. GPA2018-001**:

1. **GPA Case No. GPA2018-001** will not be detrimental to the health, safety, comfort or general welfare of the citizens of King City because it provides goals and policies to establish safe and healthy building standards for seasonal employee housing.
2. The GPA is consistent with the City's General Plan and will enable the City to meet special housing needs, as identified in the Housing Element.
3. The GPA will not have a significant effect on the environment as noted in the adopted Negative Declaration, which shows there will be no significant adverse impacts.

SECTION 3. ADDITION OF SECTION 7 TO THE KING CITY GENERAL PLAN LAND USE ELEMENT. The City Council amends the King City General Plan to add Section 7 to the Land Use Element to read, in its entirety, as follows:

7. SEASONAL EMPLOYEE HOUSING

GOAL: THE CITY SHALL ENCOURAGE THE DEVELOPMENT OF SEASONAL EMPLOYEE HOUSING.

7.1 OBJECTIVE: PROVIDE A VARIETY OF SEASONAL EMPLOYEE HOUSING TYPES AND DENSITIES WHICH ARE INNOVATIVE AND ARCHITECTURALLY COMPATIBLE WITH THE COMMUNITY.

POLICIES:

- 7.1.1 Support development of seasonal employee housing, including H-2A Temporary Agricultural Workers and H-2B Temporary Non-agricultural Workers Visa Programs.
- 7.1.2 Encourage the use of seasonal employee housing by allowing dual land use designations for specified planning area(s), subject to a use permit, as follows:
 - A dual land use designation allowing seasonal employee housing in addition to the uses allowed by the primary or underlying zoning shall be the

secondary or alternative land use.

- The dual land use designation of seasonal employee housing shall generally comply with the setback requirements for the primary land use designation/zoning. If the secondary or alternative land use does not meet the setback requirements, a specific plan may be submitted to vary those setbacks. All submittal requirements of a conditional use permit and architectural review applications shall be submitted with a specific plan.
 - For areas subject to a dual land use designation, the City may allow incidental uses associated with the primary land use along with the use of seasonal employee housing provided the simultaneous use supports residents within the mixed-use area.
 - The specific plan shall encourage pedestrian and bicycle links between mixed-use areas, as appropriate, to minimize vehicle traffic.

7.1.3 The City shall encourage a broad range of housing types and options for seasonal employee housing, including:

- Courtyard housing is an arrangement of stacked and/or attached dwelling units around one or more common courtyards, which provide direct access to all dwelling units that do not directly front on a street.
- Dorm style group living quarters.
- Multiple family units, such as apartments, are residential structures containing two or more residential units.
- Multi-generational housing which accommodate different generations or households under the same roof.
- Single resident occupancy (SRO) units which accommodate single persons and typically consist of single rooms and shared bathrooms and may include a shared kitchen and activity area.
- Single-family units are dwellings that accommodate no more than one family.
- Tiny houses are typically single-family units consisting of less than five-hundred (500) square feet.

7.1.4 Seasonal employee housing shall have the similar architectural and design standards as standard housing projects and be designed to compatibly integrate into the neighborhoods in which they are located, including, but not limited to, architecture and landscaping. Additionally, seasonal employee housing shall adequately provide for the following:

- Recreational/leisure and resting areas, both within and outside of the housing project, commensurate with the number of residents being accommodated by the facility.
- Access to public facilities such as parks, recreational areas, libraries, and shopping areas.

- Appropriate parking areas or facilities.
- Screening of outdoor storage of equipment.
- Other information deemed necessary by the Project Review Committee.

7.1.4. The intensity of the development shall be determined as follows:

- Group living quarters or multiple people sleeping in one room shall include comfortable living space with a combination of sleeping area and common area /shared space and exterior and interior open spaces.
- A maximum density for seasonal employee housing shall be allowed up to twenty-nine (29) dwelling units per gross acre.

7.1.5. The City shall establish provisions for conversions of seasonal employee housing uses to other authorized uses to ensure building, architectural and other design standards are met for the new, proposed use.

PROGRAM

7.1.1.1 The City may prepare seasonal employee housing standards consistent with the General Plan Goals and Policies.

SECTION 4. Based upon the evidence presented, both written and oral testimony, and the above findings, the City Council hereby approves **General Plan Amendment Case No. 2018-001** by adding Section 7 to the Land Use Element text and a Dual Land Use Designation to the General Plan Land Use Element map, map attached as **Exhibit 1**.

SECTION 5. This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED AND ADOPTED on this _____ day of _____ 2018 by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

ATTEST

STEVEN ADAMS, City Clerk
CITY OF KING

By: _____
MIKE LEBARRE, Mayor

APPROVED AS TO FORM:

By: _____
SHANNON L. CHAFFIN, City Attorney
Aleshire & Wynder, LLP

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

ATTEST

STEVEN ADAMS, City Clerk
CITY OF KING

By: _____
MIKE LEBARRE, Mayor

APPROVED AS TO FORM:

By: _____
SHANNON L. CHAFFIN, City Attorney
Aleshire & Wynder, LLP

EXHIBIT 3

ORDINANCE

AN ORDINANCE OF THE CITY OF KING CITY COUNCIL AMENDING THE MUNICIPAL CODE BY ADDING CHAPTER 17.79 AND ADOPTING SEASONAL EMPLOYEE HOUSING STANDARDS AND AMENDING THE ZONING MAP DESIGNATING A DUAL LAND USE DESIGNATION (ZC CASE NO. ZC2018-001)

WHEREAS, the City of King ("City") is in significant need of employees to help meet the seasonal needs of the region;

WHEREAS, the City has been working on a citywide employee housing ordinance to identify the appropriate locations to build employee housing and meet the goals of the City's General Plan Housing Element;

WHEREAS, the City has taken several measures to addressing employer-employee housing needs, including but not limited to, meeting with the agricultural community to identify their housing needs, extended sewer service to Collegeville (outside city limits), approved three-hundred and sixty-four (364 seasonal employee beds at 218 North First Street), participated in and jointly funded a regional study on employee housing;

WHEREAS, on April 27, 2018 and May 15, 2018, the Planning Commission (Commission) conducted a duly noticed public workshop and public hearing, respectfully, and after receiving public testimony, adopted Resolution No. 2018-226 recommended the City Council (Council) amend the Zoning Code and add Chapter 17.79, creating seasonal employee housing standards and adopt a Dual Land Use Designation on the Zoning Code map; and

WHEREAS, on May 22, 2018 and June 12, 2018, the Council conducted duly noticed public hearings, after due study and consideration, desires to adopt this ordinance amending the Zoning Code and creating Chapter 17.79, which creates seasonal employee housing standards to protect the health, safety and welfare of all city residents, as follows below, and amending the Zoning Code map creating a Dual Land Use Designation, attached as **Exhibit 1**.

NOW THEREFORE THE PEOPLE OF THE CHARTERED CITY OF KING CITY DO ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS.

The City Council hereby finds, determines, and declares as follows:

A. The foregoing recitals are true and correct and are incorporated herein by reference.

B. The City is located in an agricultural area of Monterey County, and agriculture and other seasonal uses are a major component of the City's economy.

C. During certain peak agricultural seasons each year, the City experiences a significant influx of temporary or seasonal workers or employees who reside in the City for several months at a time for the purpose of engaging in agricultural or other seasonal work in or near the City.

D. The City desires to ensure adequate and safe Seasonal Employee housing, as well as adequate and safe housing for all persons within the City.

SECTION 2. ADDITION OF CHAPTER 17.79 TO MUNICIPAL CODE. Chapter 17.79 of Title 17 of the King City Municipal Code is added to read, in its entirety, as follows:

Chapter 17.79. Seasonal Employee Housing.

The city adopts this ordinance, which shall be known as the "seasonal employee housing ordinance." When allowed in the applicable zone or as part of a dual land use designation, seasonal employee housing is subject to the requirements of this ordinance. Nothing in this ordinance shall prevent the ability to house domestic seasonal workers or seasonal employees in other single-family that meet all other requirements and standards for those housing types and zones. Seasonal employee housing that is developed pursuant to an approved existing specific plan in existence as of the adoption of this ordinance are exempt from this chapter.

Section 17. 79.010 Purpose.

The purpose of this seasonal employee housing ordinance is to establish provisions and standards to ensure adequate and safe living conditions of seasonal employee housing in the city.

Section 17.79.020 Definitions.

"Common Area/Shared Space" means areas including kitchen, dining room, and bathroom(s).

"Exterior Open Space" means a piece of land that is undeveloped and accessible to, and useable by the occupants of the facility. This includes, but not limited to, sitting areas, barbeque areas, sports fields, etc.

"H-2A Temporary Agricultural Workers Visa Program" is a federal program that allows foreign nationals entry into the U.S. for temporary or seasonal agricultural work.

"H-2B Temporary Non-agricultural Workers Visa Program" is a federal program that allows employers to hire foreign nationals to perform temporary non-agricultural services or labor on a one-time, seasonal, peak load or intermittent basis.

"Housing and Community Development Department" or "HCD" means a department within the California Business, Consumer Services and Housing

Agency that develops housing policy and building codes.

“Interior Leisure Area” means an area designated and used for recreational activities by the occupants of the facility. This includes, but not limited to, lounge, study, recreation room, etc.

“Seasonal Employees” mean temporary and transitory employees intending to work ten (10) months or less in the region.

“Seasonal Employee Housing” means seasonal employee housing that consists of any combination of dwelling units, dormitories, or spaces that house temporary employees who provide support to the agricultural industry. Seasonal employee housing does not include a hotel, motel, bed and breakfast lodging or recreational vehicle park. A single-family home serving six (6) or fewer farmworkers pursuant to Cal. Health & Safety Code Sections 17021.5 is exempt from this definition.

Section 17.79.30 Federal, State and Local Regulations.

Seasonal employee housing provided by the employer and maintained in connection with the work or place where work is being performed must comply with all provisions of federal, state and local regulations, as applicable, including Section 17008(a) of the California Health and Safety Code. Seasonal employee housing not maintained in connection with any workplace and provided by someone other than an employer shall comply with all provisions of applicable local, state and federal laws.

Section 17.79.40 Seasonal Employee Housing.

(a) The General Plan allows a Dual Land Use Designation for seasonal employee housing, as shown on the General Plan diagram and zoning map. Use as seasonal employee housing requires a conditional use permit and architectural review.

(b) Standards governing setbacks for the primary land use designation and associated zoning shall apply to seasonal employee housing uses, unless a specific plan is approved pursuant to Municipal Code Chapter 17.33 that authorizes deviation from the minimum requirements. All submittal requirements of a conditional use permit and architectural review applications shall be submitted with a specific plan.

(c) Mixed-use projects consisting of the primary and secondary land uses of the dual land use designations are permitted subject to approval of a specific plan, pursuant to Municipal Code Chapter 17.33. All submittal requirements of a conditional use permit and architectural review applications shall be submitted with a specific plan.

(d) In the event structures used for seasonal employee housing facilities are proposed to be converted to some other use, the facilities shall be subject to all applicable zoning ordinance and other applicable ordinances or standards for the proposed new use that are in effect at the time of approval of the

proposed change of use.

Section 17.79.50 Architecture and Design Standards.

(a) Seasonal employee housing shall have the same architectural and design standards as for other residential housing units and be designed to compatibly integrate into the neighborhoods in which they are located, including, but not limited to, architecture, landscaping, and outdoor space.

(b) Seasonal employee housing designs shall provide comfortable living space for each of the residents.

(c) First Street is the primary entrance to the City. Therefore, basic architectural and design standards shall be included in projects along the First Street Corridor. Consistent architectural design, including general building details, materials and color tones shall be carried throughout all the buildings of a development site, subject to the following guidelines:

(1) Building Massing and Form: All building elevations facing public streets, whether such elevations function as the front, side, or rear of the building, shall be designed to avoid the appearance of the "back of the building". These facades shall be designed with materials, colors, details, textures and features that are similar to the front facade. Blank walls are prohibited.

(2) Materials: In order to strengthen the traditional image of small town development, wood, brick, stucco, and siding are the most appropriate materials for buildings. Metal siding, metal facades, non-architectural exposed concrete and mirrored or highly reflective glass or glazing are not permitted. Wall tiles and rock facades are encouraged to provide horizontal and vertical articulation. Fence materials and colors shall complement the building design.

(3) Colors: Colors shall be selected in general harmony with the entire development. There should be a minimum of three (3) complimentary colors. Predominant building colors are encouraged to be earth tones and light pastel colors. Predominant building colors shall not include black or florescent colors.

(4) Security: Security of the site is required to be addressed in site design. The applicant is required to submit documents that demonstrate the security measures of the site design in relation to private, semi-public and public areas, by utilizing natural surveillance, access control and proper maintenance. Security shall also comply with the requirements of Section 17.79.60(A)(8) of this code.

(5) Lighting/glare: Use as seasonal employee housing shall require submission and approval of an approved lighting plan. The lighting plan

should consider lighting schemes to create safe environments for pedestrians and motorists and use of lighting as an integral design element which adds to the overall site plan and building design.

(6) Landscaping: Landscaping is required as a tool to enhance and beautify the site, and the building's architecture and design. Native plant species should be used with water efficient irrigation systems. Outdoor amenities such as patios, plazas, water features and outdoor seating areas are encouraged.

(7) Screening: Outdoor storage areas, generators, A/C units (including rooftop units), and trash enclosures are required to be fully screened using approved masonry fencing and landscaping.

(d) All projects should be designed using Crime Prevention Through Environmental Design (CPTED).

Section 17.79.60 Supplemental Requirements.

(a) In addition to federal and State minimum standards, as well as City standards and the requirements of this code, the following shall apply to all seasonal employee housing:

(1) Minimum Living Space Per Bed/Seasonal Employee.

(A) Sleeping Area/Common

Area/Shared Space

110 Square Feet

(B) Exterior Open Space/Interior

Leisure Area

13 Square Feet

(C) Laundry Facilities

Washing and drying (W/D) machines shall be provided at a minimum of 1 W/D per eight (8) beds. If the proposed use includes more than thirty (30) seasonal employees, laundry trays/utility sinks are required at a ratio of one per every thirty (30) occupants.

(b) Beds Per Bedroom. There shall be no more than eight (8) beds per bedrooms/seasonal employee There shall be at least forty (40) square feet of floor space per bed/seasonal employee for each double bunk bed and at least fifty (50) square feet for each bed/seasonal employee for each single-level bed.

(c) Parking. Seasonal employee housing shall include at least one and one-half (1.5) parking spaces per eight (8) beds or per one (1) unit, whichever is greater, one (1) parking space per caretaker unit, one-tenth (.1) guest parking space per

eight (8) beds or per one (1) unit, whichever is greater, and bus parking. For seasonal employee housing where the employer is required by state or federal law to provide transportation (such as H-2A and H-2B), the seasonal employee housing may utilize the following parking ratio on a pro-rata basis for seasonal employees subject to transportation requirements: at least three-quarters of a (.75) parking space per eight (8) beds, one (1) parking space per caretaker unit, one-tenth (.1) guest parking space per eight (8) beds and bus parking.

- (d) Bus/Shuttle Circulation Plan. The project shall include a bus/shuttle circulation plan identifying loading and unloading of seasonal employees. The circulation plan shall identify the location of overnight parking of buses/shuttles. If they are parked onsite overnight, an appropriate screening plan shall be provided as a condition of approval. Designated parking for food service delivery vehicles shall be reviewed for accessibility, circulation and proper trash receptacles placed for collection of any debris. Screening shall include, but not be limited to, a combination of vegetation (e.g., trees, hedges), and walls/fences (e.g., decorative, screen slats).
- (e) Bicycle Racks. Seasonal employee housing shall include secure bicycle parking to accommodate bicycles. The number of racks, specific location and details to be determined as part of the project application review.
- (f) Interior Leisure Area/Exterior/Family Units Open Space. Seasonal employee housing shall identify the location(s) of all interior leisure area(s) and exterior open space areas, including amenities.
 - (1) Interior leisure areas shall include:
 - (A) Media lounge area with sofas, chairs, televisions connected to cables/satellite networks.
 - (B) Computer area with tables and chairs with a minimum of two (2) up-to-date computers connected to wifi.
 - (C) Recreation room.
 - (2) Exterior open space shall include lawn furniture, picnic tables, covered seating area, recreational play area when possible.
 - (3) Housing providing for children below the age of eighteen (18) shall include children's play equipment. This housing shall include recreational areas for activities such as soccer, basketball, baseball and similar uses.
- (g) Convertible Open Space. For seasonal employee housing where the employer is required by state or federal law to provide transportation (such as H-2A and H-2B), additional open space shall be provided that can be converted to three-quarters (.75) parking space per eight (8) beds or per one (1) unit, whichever is greater. This area will preferably be landscaped and

capable to being converted to parking in the future (e.g., near existing parking lot), which shall be required at the time the project is converted to housing other than H-2A or H-2B. The convertible open space is in addition to the open space requirement in Section 17.79.60 (A) (1) (c). Bus/shuttle parking may be considered in the convertible open space area.

- (h) **Security Plan.** Seasonal employee housing shall address security measures such as security cameras, security gates and fences, landscaping design and other devices for crime prevention. Security cameras facing each public street frontage are recommended.
- (i) **No Destructive Device or Weapons.** To the extent that occupants of the seasonal employee housing are non-citizens of the United States, such occupants shall not possess, retain on premises, use or store any firearm, weapon or destructive devices that can be used in a manner or similar to a firearm that includes but is not limited to rifles, shotguns, pistols or destructive devices of any kind. Destructive devices shall be defined for purposes of this condition as contained within the United States Codes, 26 USC §5845.
- (j) **Caretaker.** Seasonal employee housing shall include a full-time 24/7 caretaker onsite when there is occupancy by seasonal employees. The application shall provide a description of the caretaker's housing arrangements.
- (k) **Provision of Access to Public Facilities.** To the extent possible, seasonal employee housing should provide access to community facilities such as parks, recreation areas, libraries, educational facilities and shopping areas. Access can be a combination of walking, bicycling, bus or other methods, as deemed appropriate by the city.
- (l) **Fencing.** The parking areas shall be screened from public view by buildings, fences, landscaping or terrain features. Fencing shall be reviewed as part of the architectural review application.
- (m) **Report Conversion to Non-Seasonal Employee Housing.** Within sixty (60) days, the property owner shall report to the city the conversion to non-seasonal employee housing.
- (n) **Rooms and Designated Areas.** All rooms and designated areas shall be utilized for approved uses only.

Section 17.79.70 Development Impact Fees.

Development impact fees shall be paid, as adopted by resolution of the city council.

Section 17.79.80 State Reporting Requirements.

Employee housing for five (5) or more employees is subject to the permitting requirements of the California Housing Employee Act. The property owner shall obtain and maintain a permit(s) with the State Department of Housing and Community Development (HCD), pursuant to the Employee Housing Act and the California Code of Regulations. A copy of the HCD permit shall be provided to the city Building and Safety Department within fourteen (14) days of issuance or at the time of building permit application submittal, whichever is earlier.

SECTION 3. HELD INVALID OR UNCONSTITUTIONAL

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction such portion shall be deemed a separate distinct and independent provision of such Ordinance and shall not affect the validity of the remaining portions thereof.

SECTION 4. ALL OTHER ORDINANCES.

This Ordinance superseded all other ordinances, or any part thereof, that conflicts with the express terms of this Ordinance.

SECTION 5. SECTION. EFFECTIVENESS OF ORDINANCE.

This Ordinance shall take effect and be in full force and effect from and after thirty (30) days after its final passage and adoption. Within fifteen (15) calendar days after its adoption, the ordinance or a summary of the ordinance, shall be published once in a newspaper of general circulation by the city clerk.

I HEREBY CERTIFY that the foregoing Ordinance was passed, approved and adopted by the City Council after waiving reading, except by Title, at a regular meeting thereof held on the ____th day of _____ 2018, by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

ATTEST

STEVEN ADAMS, City Clerk

CITY OF KING

By: _____

MIKE LEBARRE, Mayor

APPROVED AS TO FORM:

By: _____
SHANNON L. CHAFFIN, City Attorney
Aleshire & Wynder, LLP

I, _____, City Clerk of the City of King, California, DO
HEREBY CERTIFY that the foregoing is a true and accurate copy of the Ordinance
passed and adopted by the City Council of the City of King on the date and by the vote
indicated herein.

Exhibit 4

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KING
AMENDING THE FSC ZONING DISTRICT OF THE HISTORIC CORRIDOR
REVITALIZATION PLAN (AND BY REFERENCE THE C-2 ZONING DISTRICT IN THE
ZONING CODE) BY DELETING FARMWORKER HOUSING AS AN ALLOWABLE
USE (ZC CASE NO. ZC2018-002)**

WHEREAS, the City of King ("City") is in significant need of employees to help meet the agricultural and other seasonal needs of the region;

WHEREAS, the City has been working on a citywide employee housing ordinance to identify the appropriate locations to build employee housing and meet the goals of the City's General Plan Housing Element;

WHEREAS, the City has taken several measures to addressing employer employee housing needs, including but not limited to, meeting with the agricultural community to identify their housing needs, extended sewer service to Collegeville (outside city limits), approved three-hundred and sixty-four (364 seasonal employee beds at 218 North First Street), participated in and jointly funded a regional study on employee housing;

WHEREAS, after due study and consideration, it has been determined the best location for employee housing is along portions of First Street and not necessarily within specific zoning districts;

WHEREAS, there is no need to locate farmworker housing exclusively within the Historic Corridor Revitalization Plan and the First Street Corridor ("FSC") or General Commercial ("C-2") zoning districts;

WHEREAS, by disallowing farmworker housing in the FSC zoning district, it is also being deleted in the C-2 zoning district by reference pursuant to Municipal Code Section 17.24.030 (9);

WHEREAS, on April 27, 2018 and May 15, 2018, the Planning Commission (Commission) conducted a duly noticed public workshop and public hearing, respectfully, accepted public testimony and considered all relevant material, and adopted Resolution No. 2018-226 recommending the City Council ("Council") approve Zoning Code amendment No. ZC 2018-002 regarding seasonal employee housing; and

WHEREAS, on May 22, 2018 and June 12, 2018, the Council conducted duly noticed public hearings, accepted public testimony and considered all relevant material, and adopted Ordinance No. _____.

NOW THEREFORE THE PEOPLE OF THE CHARTERED CITY OF KING CITY DO ORDAIN AS FOLLOWS:

SECTION 1: Subsection "Residential" of Section 4.7 (Allowed Land Uses and Permit Requirements) of the FSC Zoning District of the Historic Corridor Revitalization Plan is hereby amended in part to remove "Farmworker Housing" to read as follows:

Land Use Type	FSC	VC	VB
...			
Farmworker Housing			CUP
--	--		

SECTION 2: Subsection F (Definitions), Section 4.10 (Glossary) of the of the Historic Corridor Revitalization Plan is hereby amended to deletethe 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 3: This Ordinance supersedes any other ordinance, or or parts thereof, to the extent they are conflict with this Ordinance.

SECTION 3: This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty (30) day after its final passage.

PASSED ADOPTED AND APPROVED THIS _____ day of _____, 2018.

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

ATTEST

STEVEN ADAMS, City Clerk

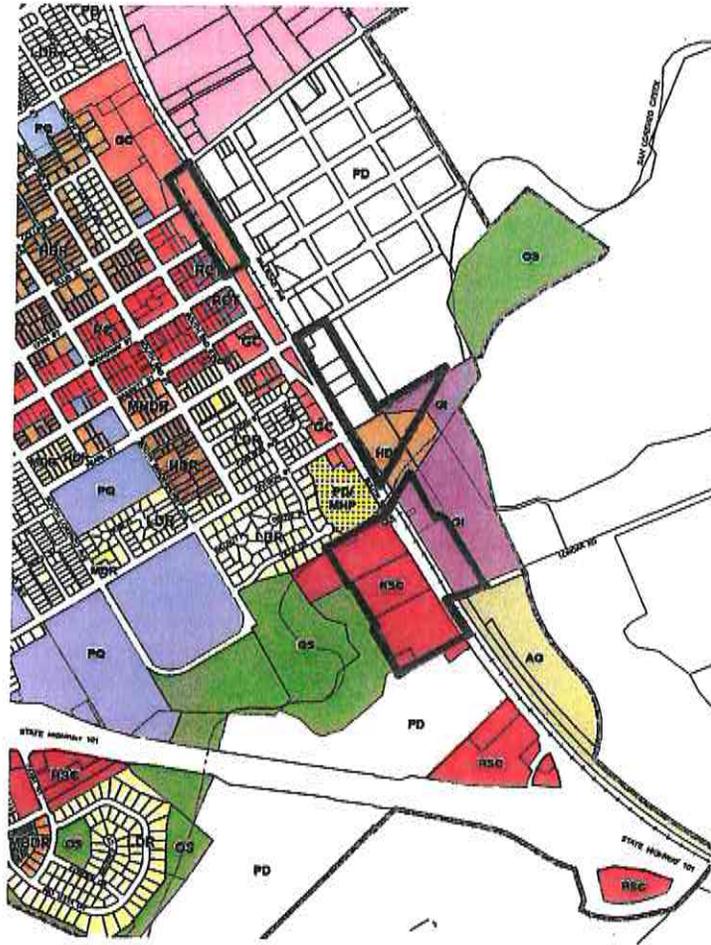
CITY OF KING

By: _____
MIKE LEBARRE, Mayor

APPROVED AS TO FORM:

By: _____
SHANNON L. CHAFFIN, City Attorney
Aleshire & Wynder, LLP

I, _____, City Clerk of the City of King, California, DO
HEREBY CERTIFY that the foregoing is a true and accurate copy of the Ordinance
passed and adopted by the City Council of the City of King on the date and by the vote
indicated herein.



Legend

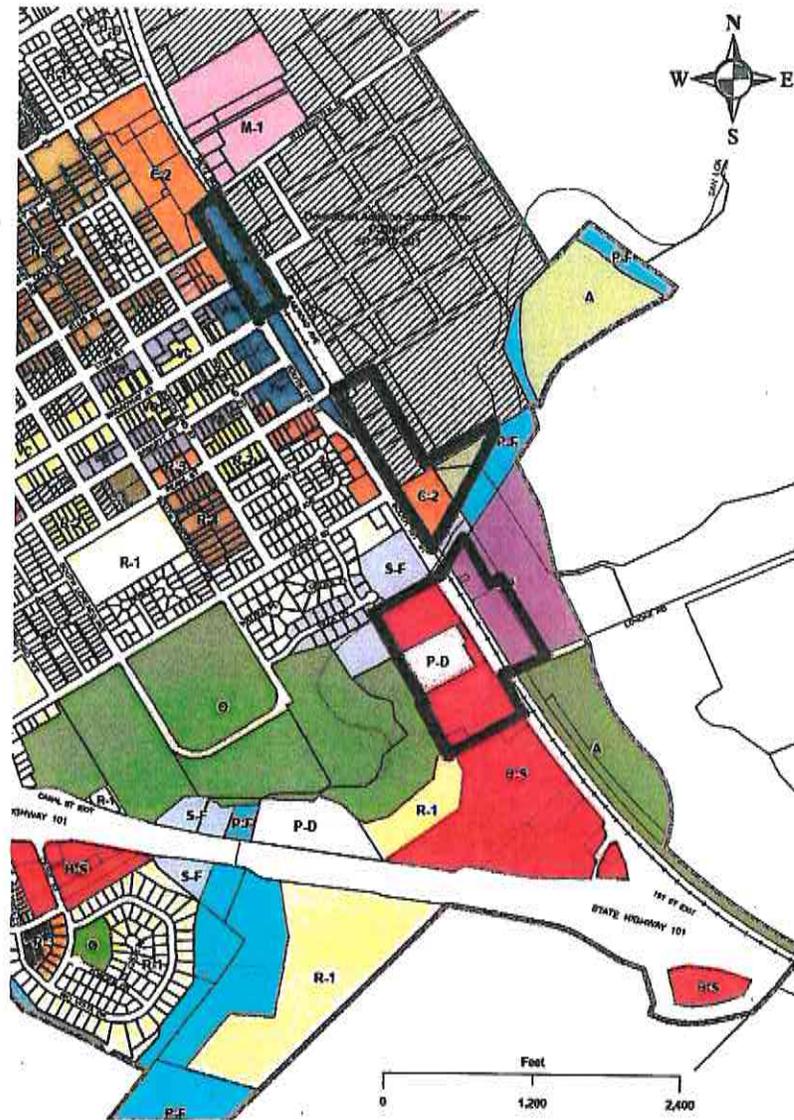
	City Limit
	Parcels
Land-Use Designations	
	LDR - LOW DENSITY RESIDENTIAL
	MDR - MEDIUM DENSITY RESIDENTIAL
	PD/MHP - PLANNED DEVELOPMENT / MOBILEHOME PARK
	MDR/MHP - MEDIUM DENSITY RESIDENTIAL / MOBILEHOME PARK
	MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
	HDR - HIGH DENSITY RESIDENTIAL
	PD - PLANNED DEVELOPMENT
	AG - AGRICULTURE
	OS - OPEN SPACE
	NC - NEIGHBORHOOD COMMERCIAL
	GC - GENERAL COMMERCIAL
	RC - RETAIL COMMERCIAL
	RCT - RETAIL COMMERCIAL / TRANSITIONAL
	HSC - HIGHWAY SERVICE COMMERCIAL
	PQ - PUBLIC / QUASI PUBLIC
	LI - LIGHT INDUSTRIAL
	GI - GENERAL INDUSTRIAL

REVISED 21 MARCH 2010



Resolution No. _____
 Seasonal Employee Housing Regulations
 Applicable to Area Designated

General Plan
 Dual Land Use Designation



Legend

- CITY LIMITS
- PARCELS

Zoning District Classifications

- A-P COMBINING AIRPORT DISTRICT
- A AGRICULTURAL DISTRICT
- FSC FIRST STREET CORRIDOR
- VB VILLAGE BUSINESS
- CCOH CIVIC CENTER AND CITY HALL
- VC VILLAGE CORE
- R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
- R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-2N MEDIUM DENSITY RESIDENTIAL NEIGHBORHOOD
- R-3 MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT
- R-3N MEDIUM HIGH DENSITY RESIDENTIAL - NEIGHBORHOOD
- R-4 MULTIPLE FAMILY RESIDENTIAL AND PROFESSIONAL OFFICES DISTRICT
- R-4N MULTIPLE FAMILY RESIDENTIAL - NEIGHBORHOOD

- C-N NEIGHBORHOOD COMMERCIAL DISTRICT
- C-1/TO RETAIL-COMMERCIAL TRANSITION DISTRICT
- C-2 GENERAL COMMERCIAL DISTRICT
- H-S HIGHWAY SERVICE DISTRICT
- M-1 INDUSTRIAL DISTRICT
- M-2 INDUSTRIAL DISTRICT
- M-3 HEAVY INDUSTRIAL DISTRICT
- P-D PLANNED DEVELOPMENT DISTRICT
- O OPEN SPACE DISTRICT
- P-F PRIMARY FLOOD PLAIN DISTRICT
- S-F SECONDARY FLOOD PLAIN DISTRICT
- P-D/SP PLANNED DEVELOPMENT / SPECIFIC PLAN DISTRICT

*N - denotes 'not regulated by the form base code'



Ordinance No. _____
 Seasonal Employee Housing Regulations
 Applicable to Area Designated

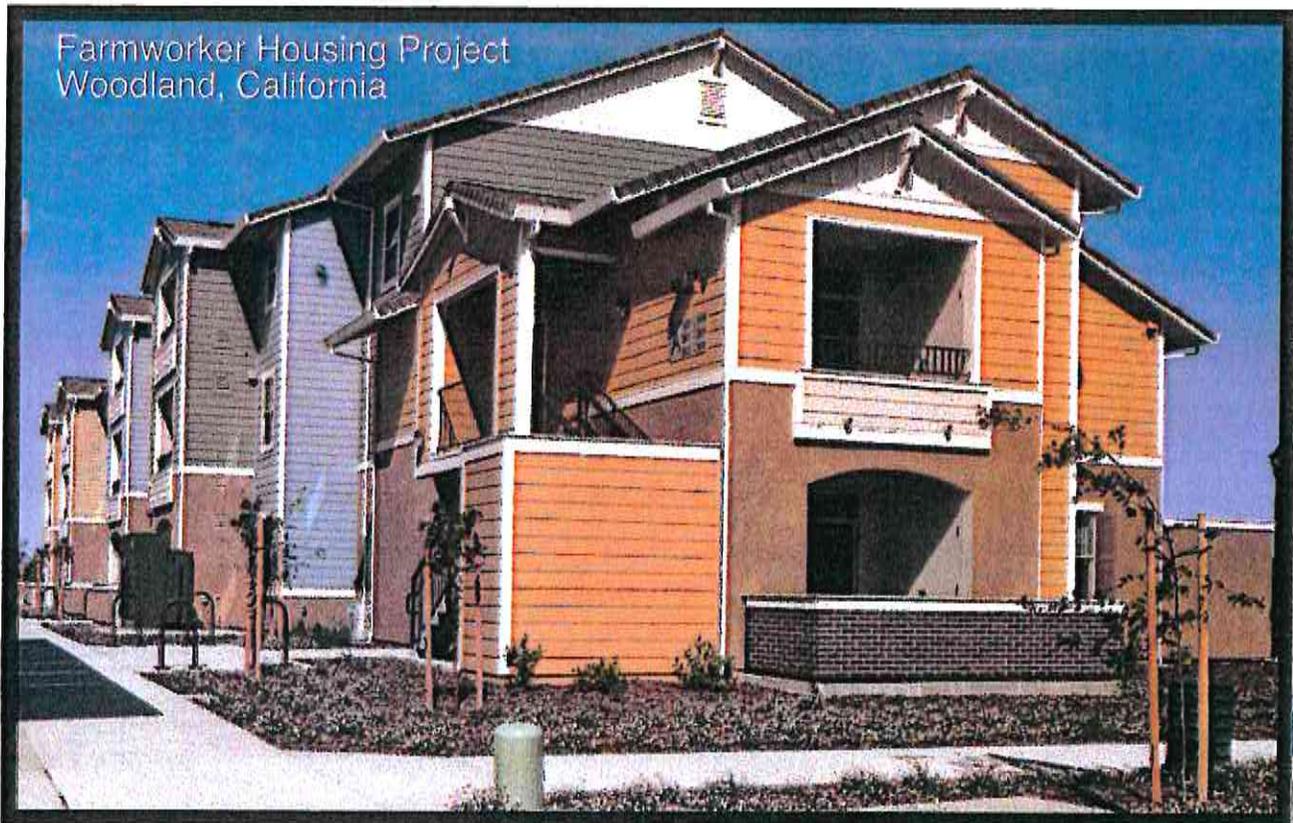
Zoning Map
 Dual Land Use
 Designation



INITIAL STUDY AND DRAFT NEGATIVE DECLARATION
In Compliance with the
California Environmental Quality Act ("CEQA")

Draft: 9th of May 2018

Amendment of the General Plan Land Use Element Text and Map, City's Zoning Code Text and Map and Historic Corridor Revitalization Plan Related to Seasonal Employee Housing (GPA Case No. 2018-001 and RZ Case No. 2018-001 and 2018-002)



General Information About This Initial Study and Negative Declaration

What's in this document?

The City of King has prepared this Initial Study and Negative Declaration (IS-ND) which examines the potential environmental impacts of the proposed project. The document describes the project, which represent amendments to the General Plan, Municipal Code and Historic Corridor Revitalization Plan permitting seasonal housing projects within designated areas of the City and establishing criteria for the design, appearance and other features of the seasonal housing. The project also includes the removal of farmworker housing as an allowable use within the FSC Zoning District, and by reference the C-2 Zoning District except where use is designated an allowable use by the overlay zone. Additionally, the General Plan and Zoning maps are amended designating certain areas along First Street as within a Dual Land Use Designation which allows seasonal employee housing in addition to the allowable uses of the underlying zones.

The Negative Declaration (ND) 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.

Purpose of the Initial Study

The City of King has primary authority for carrying out the proposed project and is the lead agency under CEQA. The purpose of this IS-ND is to present to the public and reviewing agencies the environmental consequences of implementing the proposed project and describe the adjustments made to the project to avoid significant environmental effects or reduce them to a less than significant level. This disclosure document is being made available to the public, and reviewing agencies, for review and comment. There are no responsible agencies requiring review of this document. The IS-ND is being circulated for public and agency review and comment for a review period of 20 days as indicated on the Notice of Intent to Adopt a Negative Declaration (NOI). The 20-day public review period for this project begins on May 16, 2018 and ends on June 5, 2018.

NOTICE OF INTENT TO ADOPT

The requirements for providing an NOI are found in CEQA Guidelines §15072. These guidelines require the City of King to mail the NOI to the last known name and address of all organizations and individuals who have previously requested such notice in writing. No organizations or individuals have made such a request in writing. In addition, the lead agency is required to notify the general public by utilizing at least one of the following three procedures:

- §15072(b)(1) Publication at least one time in a newspaper of general circulation in the area affected by the proposed project. If more than one area is affected, the notice shall be published in the newspaper of largest circulation in those areas, or
- §15072(b)(2) Posting the NOI on and off site in the area where the project is to be located, or
- §15072(b)(3) Direct mailing to the owners and occupants of property contiguous to the project.
Owners of such property shall be identified as shown on the latest equalized assessment roll.

The City of King has elected to utilize the first of the three notification options. The NOI was published in South County Newspaper *The Rustler* on May 9, 2018.

Negative Declaration and Initial Study, Proposed Amendments to the General Plan, Zoning Code, and Historic Corridor Revitalization Plan (Seasonal Employee Housing Standards/Dual Land Use Designation)

The NOI was posted at two prominent locations on and off site in the area where the project is located for the entire 20-day public review period. The four locations where the NOI was posted during the 20-day public review period are:

1. At City Hall, 212 S. Vanderhurst Avenue, King City, California
2. At the Monterey County Library, King City Branch, 402 Broadway, King City, California
3. At the door of Greyhound Ticket Office, 730 S. First Street, King City, CA 93930
4. At the Clock Tower wall, 218 N. First Street, King City, CA 93930

Electronic versions of the NOI and the CEQA document were also made available for review for the entire 20-day review period through their posting on the following public agency web site:

<http://www.kingcity.com/city-departments/community-development-department/>

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 Negative Declaration on **May 15, 2018** at City Hall, 212 South Vanderhurst Avenue. The City Council is scheduled to review the Initial Study and Negative Declaration on Tuesday, **May 22, 2018** 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 Planning Commission and City Council Public Hearings. The deadline for written comments ends on **June 5, 2018**.

- If submitted prior to the close of public comment period, views and comments are welcomed from reviewing agencies or any member of the public on how the proposed project may affect the environment. Written comments must be postmarked or submitted on or prior to the date the public review period will close (as indicated on the NOI) for the City's consideration. Written comments may also be submitted via email (using the email address which appears below) but comments sent via email must also be received on or prior to the close of the 20-day public comment period. to:

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 comments and/or questions via email to: maguilar@kingcity.com

What happens next?

After comments are received from the public and reviewing agencies, the City Council 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.

Negative Declaration and Initial Study, Proposed Amendments to the General Plan, Zoning Code, and Historic Corridor Revitalization Plan (Seasonal Employee Housing Standards/Dual Land Use Designation)

If the City Council approves the IS-ND and the Project those changes of the Municipal Code will become effective 30-days after the second ordinance reading.

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V. ENVIRONMENTAL CHECKLIST AND IMPACT REVIEW	Page 12
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EXHIBITS	

I. PROJECT INFORMATION

Project Title: Seasonal Employee Housing

Lead Agency: King City
City Hall
212 S. Vanderhurst Ave.
King City, CA 93930

Case Number(s): GPA 2018-001, ZC 2018-001 and ZC 2018-002

Project Location Applies to certain property along First Street, as reflected in **Exhibits 1 and 2**, and to property with FSC and C-2 Zoning Designations.

Project Sponsor's Name and Address City of King Phone: 831-385-3281
City Hall Fax:
King City, CA 93930
Rep: Steve Adams, City Administrator

City Contact: Doreen Liberto-Blanck, AICP, Phone: 831.386.5923
Community Development Director
Maricruz Aguilar-Navarro, Phone: 831.386.5916
Assistant Planner
212 So. Vanderhurst Ave.,
King City, CA 93930

General Plan Designations: The proposed Seasonal Employee Housing Dual Land Use Designation is applicable to certain properties along First Street. (Reference attached **Exhibits 1 and 2**.) The underlying General Plan designations include: General Commercial (GC), Planned Development (PD), High Density Residential (HDR), General Industrial (GI), and Highway Service Commercial (HSC).

The Municipal Code and the Historic Corridor Revitalization Plan would be amended to remove "farmworker housing" as a permitted use with a conditional use permit (CUP) in the FSC Zone in Table 4.7 "Allowed Land Uses and Permit Requirements and, by reference, also removed from the C-2 Zoning District (**Reference attached Exhibit 1**).

Zoning: The Seasonal Employee Housing Dual Land Use Designation is applicable to the Planned Development (PD), Highway Service (H-

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S), General Commercial (C-2), Industrial (M-2), First Street Corridor (FSC) and Agriculture (A) Zoning Districts. The Municipal Code and Historic Corridor Revitalization Plan would be amended to remove farmworker housing as a permitted use with a conditional use permit (CUP) in the First Street Corridor (FSC) and General Commercial (C-2) Zoning Districts.

Description of Project:

The City of King proposes modifications to the General Plan text and map, Zoning Code text and map, and Historic Corridor Revitalization Plan. Proposed Municipal Code Chapter 17.79 would establish seasonal employee housing standards. The General Plan and Zoning Code maps would be amended to create a Dual Land Use Designation on certain properties located along First Street (Project). Properties within the Dual Land Use Designation can either use their underlying zone to develop the property, build seasonal employee housing, or develop a hybrid of both. The Municipal Code and Historic Corridor Revitalization Plan would be amended to remove farmworker housing as a permitted use in the FSC and C-2 Zoning Designations. The proposed Dual Land Use Designation applies to approximately fifteen (15) properties located along the First Street corridor. The Project does not approve specific developments; it only provides standards for future proposed seasonal employee housing.

Surrounding land uses and setting

	Planned Land Use	Existing Zoning	Existing Land Use
North	Varies	Varies	Varies
East	Varies	Varies	Varies
South	Varies	Varies	Varies
West	Varies	Varies	Varies

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Response: No other agency approvals are necessary.

II. SUMMARY

City's Proposal:

The proposal (also described as "proposed project") involves the modification of the City's General Plan text and map and the Zoning Code text and maps to establish seasonal employee housing standards and a Dual Land Use Designation along First Street where seasonal employee housing could be constructed. Chapter 17.79 would be added to the Municipal Code and establish seasonal employee housing standards. Additionally, the Zoning Code and Historic Corridor Revitalization Plan would be amended to remove farmworker housing as a permitted use.

The proposed changes will encourage a variety of seasonal employee housing types utilizing innovative housing types, landscaping and architecture that will be compatible with the neighborhood and community. The proposal will, if approved, create a "Dual Land Use Designation" that will allow seasonal employee housing on certain areas along First Street.

The proposal also includes the removal of "farmworker housing" as an allowable use within the FSC Zoning District (and by reference, also from the C-2 Zoning District). Reference **Exhibits 1 and 2** for specific language and proposed map changes.

The changes to the Zoning Code and General Plan are in response to a need for additional housing to serve seasonal employees and ensure that farmers and ranchers within and near King City have an adequate workforce available to assist them in producing vegetables, fruits and meats to serve the needs of California and the nation.

The City participated in a Farmworker Housing Study (Study) along with other jurisdictions. The Study found an astounding 47,937 additional units of farmworker housing are needed to alleviate critical overcrowding in Monterey County. The Project will help to address the need for farmworker housing in the City and surrounding region. Some farmers have indicated that their employees live several hours drive from the City, resulting in long commutes and excessive transportation costs. The Project will provide needed housing in close proximity to agricultural employees work.

Some of the local seasonal employees are currently being housed in local neighborhoods, resulting in overcrowding of existing homes and apartments. The proposed "dual use" designation will hopefully result in future construction of well-designed comfortable housing for some of the several thousand seasonal employees needed in our area.

The proposed changes will modify the General Plan and Zoning Code to allow seasonal employee housing as a "dual use" within

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designated areas (i.e., Dual Land Use Designation). The Dual Land Use Designation allows the choice to construct seasonal employee housing in addition to the allowable uses of the underlying zone.

Proposed Chapter 17.79 includes architectural and design standards that ensure future seasonal employee housing projects will be similar in appearance to standard housing. It also provides minimum living space per bed/seasonal employee, parking requirements, interior and exterior leisure amenities, and architectural and design standards.

This Negative Declaration evaluates the potential impacts of the proposed Project.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

This section documents the screening process used to identify and focus upon environmental impacts that could result from this project.

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agriculture and Forestry Resources		Air Quality
	Biological Resources		Cultural Resources		Geology /Soils
	Greenhouse Gas Emissions		Hazards & Hazardous Materials		Hydrology/Water Quality
	Land Use/Planning		Mineral Resources		Noise
	Population /Housing		Public Services		Recreation
	Transportation/Traffic		Utilities/Service Systems		Mandatory Findings of Significance

IV. INITIAL STUDY ENVIRONMENTAL DETERMINATION:

(To be completed by King City, the Lead Agency for the project)

On the basis of this initial evaluation:

X	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been

	avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
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Signature of Preparer: Donald J. Funk, Principal Planner	Date
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EXPLANATION OF CHECKLIST CATEGORIES

“No Impact” applies where the impact simply does not apply to projects like the one involved. For example, if the project site is not located in a fault rupture zone, then the item asking whether the project would result in or expose people to potential impacts involving fault rupture should be marked as “No Impact.”

“Less-Than-Significant Impact” applies where the impact would occur, but the magnitude of the impact is considered insignificant or negligible. For example, a development which would only slightly increase the amount of surface water runoff generated at a project site would be considered to have a less-than-significant impact on surface water runoff.

“Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less- Than-Significant Impact.” Incorporated mitigation measures should be outlined within the checklist and a discussion should be provided which explains how the measures reduce the impact to a less-than-significant level. This designation is appropriate for a Mitigated Negative Declaration, where potentially significant issues have been analyzed and mitigation measures have been recommended.

“Potentially Significant Impact” applies where the project has the potential to cause a significant and unmitigable environmental impact. If there are one or more items marked as “Potentially Significant Impact,” an EIR is required.

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one

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- or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
 - 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
 - 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 - 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
 - 9) The explanation of each issue should identify the:
 - a) significance criteria or threshold, if any, used to evaluate each question; and
 - b) mitigation measure identified, if any, to reduce the impact to less than significance

V. ENVIRONMENTAL CHECKLIST AND IMPACT REVIEW

The following Initial Study Checklist form was based upon an analysis of the proposed project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
1. AESTHETICS -- 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 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

1.a First Street is an important entryway to the City and Pinnacles National Park. The views from First Street are important. The amendments do not significantly change the intensity of the proposed land uses already permitted in the existing zoning designations. The proposed amendments to the Municipal Code and General Plan will not significantly change the existing City's design review process and the changes are not projected to result in any significant negative impacts on aesthetics. Proposed Municipal Code Section 17.79.50 Architectural Design Standards addresses the requirement that new projects will be required to be designed to fit harmoniously into each location. Seasonal employee housing will be designed to be similar to recently approved multi-family residential developments. Projects will be required to meet minimum architectural and design standards and be reviewed by staff and the Planning Commission.

Further, the removal of "farmworker housing" from the FSC and C-2 Zones will have no impact on scenic vistas.

1.b The proposed modifications of the General Plan and Zoning Code will not result in the damage or blocking of scenic resources.

Further, the removal of "farmworker housing" from the FSC and C-2 Zones will have no impact on scenic resources.

1.c As mentioned in 1.a, the proposed amendments to the General Plan and Zoning Code will not change the existing City's design review process. New seasonal employee housing projects will need to meet minimum architectural and design standards.

Further, the removal of "farmworker housing" from the FSC and C-2 Zones will have no impact on, nor degrade existing character of King City.

1.d The proposed changes to the General Plan and Zoning Code do not modify existing criteria that prevent glare and excessive light. All new projects will be conditioned to limit outside

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lighting for fixtures that do not glare or negatively impact areas off-site. Night-time glare and light will not be an issue.

Further, the removal of "farmworker housing" from the FSC and C-2 Zones will have no impact on glare.

Proposed Mitigation Measures:

None necessary. The proposed policies and ordinance addresses that the future seasonal housing projects will complement existing neighborhoods and enhance scenic vistas.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>2. AGRICULTURE AND FORESTRY 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X	
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X	
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Impact Discussion:

2.a The Proposed amendments are proposed for properties within existing urban developed parts of the City and will not impact any farmland or convert existing farmlands within or close to the City. The proposed amendments to the General Plan and addition of provisions for Seasonal Employee Housing in the Municipal Code Chapter 17.79 will potentially increase the availability of needed housing to serve seasonal employees. The provision of potential seasonal employee 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 Housing Element encourages the addition of farmworker housing.

Further, the removal of "farmworker housing" from the FSC and C-2 Zones will have no impact on farmland. The new provisions will result in a probable increase in farmworker employee housing to support farmers and ranchers in and around King City.

2.b The areas proposed for seasonal employee housing are not part of any Williamson Act Contract. The removal of "farmworker housing" from FSC and C-2 Zones has no impact on Williamson Act Contract lands. Therefore, there would be no significant impact.

2.c The areas proposed for seasonal employee housing are surrounded by existing commercial and or residential developments. No timberlands are being impacted by the seasonal employee housing nor by the removal of "farmworker housing" from the FSC and C-2 Zones. Therefore, there would be no significant impact.

2.d The areas proposed for seasonal employee housing are surrounded by existing commercial and or residential developments. No timberlands are being impacted by the proposed Dual Land Use Designation nor are any timberlands being impacted by the removal of "farmworker housing" from the FSC and C-2 Zones. Therefore, there would be no significant impact.

2.e As described in 2.a, the proposed amendments to the General Plan and addition of provisions for Seasonal Employee Housing in the Municipal Code Chapter 17.79 will potentially increase the availability of needed housing to serve seasonal employees. The provision of potential seasonal employee 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 Housing Element encourages the addition of farmworker housing. The proposed removal of "farmworker housing" from the FSC and C-2 Zones will be off-set by the addition of seasonal employee housing in the proposed Dual Land Use Designation area. The proposed changes will likely have a positive impact on retaining agricultural lands in and around King City.

Proposed Mitigation Measures:

None necessary. The proposed amendments will not have any significant impacts.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which				

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exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

Impact Discussion:

- 3.a The EPA's California Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants shows Monterey County having no nonattainments since 1997. In addition, the proposed language changes to the General Plan Land Use Element and the addition of Municipal Code Chapter 17.79 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 larger residential developments or commercial uses now permitted within the proposed Dual Land Use Designation. The changes will not have or create a significant impact. Each project will be required, through the Environmental Review Process and Permit Review, to have provisions that prevent dust and other pollutants. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on air quality nor will impact the air quality plan for the region. There would be no significant impact.
- 3.b Monterey County has had no nonattainments since 1997. In addition, the proposed amendments do not create any land uses that would have greater impacts than the underlying zoning criteria. Further, trips will be reduced for certain seasonal employees that are provided van or bus transportation to and from work sites. This will especially apply to H2A workers who are required to be provided transportation. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no air quality impacts.
- 3.c The proposed amendments promote the use of bus transit provided by employers, which reduces emissions that impact air quality. The amendments will not result in construction or operational emissions would not result in a cumulatively considerable net increase of any criteria pollutant. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on ambient air quality. Therefore, impacts would be less-than-significant.
- 3.d As mentioned in 3.c, the proposed amendments promote the use of bus transit provided by employers, which reduces emissions that impact air quality. The amendments will not result in construction or operational emissions that would expose receptors to substantial pollutant concentrations. Further, the removal of "farmworker housing" from the FSC and C-2 Zones will not impact or expose sensitive receptors to substantial pollutant concentrations. Therefore, impacts would be less-than-significant.
- 3.e The proposed amendments will result in potential housing projects that are not anticipated to produce any objectional odors. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impact on odors. Therefore, impacts would be less-than-significant.

Proposed Mitigation Measures:

None necessary. The proposed amendments will not have any significant impacts.

	Potentially Significant	Less Than Significant	Less Than Significant	No Impact
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	Impact	with Mitigation Incorporated	Impact	
4. BIOLOGICAL RESOURCES -- 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, regulations or by the California Department of Fish and Game or US 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:

4.a The proposed amendments to the General Plan, Zoning Code and Historic Corridor Revitalization Plan will not significantly impact sensitive habitat areas. The amendments do not significantly change the intensity of the proposed land uses already permitted in the existing zoning designations. The areas proposed for seasonal employee housing are in locations that are devoid of any significant vegetation or habitat areas and are surrounded by existing developments. There are no creek or wetland areas proposed within the proposed seasonal employee housing areas. Further, the removal of "farmworker housing" from the FSC and C-2 Zones will not impact sensitive habitat areas. Therefore, there would be no significant impact.

4.b The proposed amendments to the General Plan, Zoning Code and Historic Corridor Revitalization Plan will not significantly impact riparian habitat or other sensitive habitat area. The amendments do not significantly change the intensity of the proposed land uses already permitted in the existing zoning designations. Each future project will entail an evaluation of

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the specific project impacts prior to approval. The primary significant riparian habitat areas in the City are along and near San Lorenzo Creek and the Salinas River. The Salinas River is also an important corridor for the migration of Steelhead to and from the Pacific Ocean and the upper watershed and tributaries of Monterey and San Luis Obispo Counties. The areas proposed for seasonal employee housing are located in locations that are devoid of any significant vegetation or habitat areas and are surrounded by existing developments. Further, the removal of "farmworker housing" from the FSC and C-2 Zones will not impact riparian areas. Therefore, there would be no significant impact.

- 4.c The proposed amendments to the General Plan, Zoning Code and Historic Corridor Revitalization Plan will not significantly impact wetlands. The amendments do not significantly change the intensity of the proposed land uses already permitted in the existing zoning designations. In addition, the areas proposed for seasonal employee housing are do not include wetlands, ponds, lakes or rivers. Further, the removal of "farmworker housing" from the FSC and C-2 Zones will not impact wetlands. There will no significant impact on areas designated as 404 on riparian or wetland habitats.
- 4.d The proposed amendments to the General Plan, Zoning Code and Historic Corridor Revitalization Plan will not significantly impact the migration of fish or other species. The amendments do not significantly change the intensity of the proposed land uses already permitted in the existing zoning designations. Additionally, the areas proposed for seasonal employee housing are not wetlands, stream or river corridors. No federally protected wetlands exist on or near the site. The migrations of native resident or migratory fish (such as Steelhead along the Salinas River corridor) and other wildlife species and with established native resident or migratory wildlife corridors will not be impacted. Nor are native wildlife nursery sites within or near the project area. There are no creek or wetland areas proposed within the proposed seasonal employee housing areas. Further, the removal of "farmworker housing" from the FSC and C-2 Zones will not impact migratory species. Therefore, there would be no significant impact.
- 4.e The proposed amendments to the General Plan, Zoning Code and Historic Corridor Revitalization Plan will not significantly impact trees or woodlands. The amendments do not significantly change the intensity of the proposed land uses already permitted in the existing zoning designations. The City does not have a tree ordinance. In addition, the areas proposed for seasonal employee housing have been degraded due to previous urban and farm uses and do not contain significant not habitat or rare or endangered species. The migrations of native resident or migratory fish (such as Steelhead along the Salinas River corridor) and other wildlife species and with established native resident or migratory wildlife corridors will not be impacted. The Proposed Project area does not conflict with any ordinances or local policies protecting biological resources. Further, the removal of "farmworker housing" from the FSC and C-2 Zones will not impact trees or woodlands. Therefore, there would be no significant impact.
- 4.f There are no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans within the City. The proposed amendments to the General Plan, Zoning Code and Historic Corridor Revitalization Plan will not significantly impact sensitive habitat area. The amendments do not significantly change the intensity of the proposed land uses already permitted in the existing zoning designations. The proposed project area does not conflict with any ordinances or local policies protecting biological resources. Further, the removal of "farmworker housing" from the FSC and C-2 Zones will not impact any Habitat Conservation Plan or other local, regional or state habitat conservation plan. Therefore, there would be no significant impact.

Proposed Mitigation Measures:

None necessary. The proposed amendments will not have any significant impacts.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

- 5.a The proposed amendments to the Municipal Code, General Plan and Historic Corridor Revitalization Plan will not significantly impact historical resources. The amendments do not significantly change the future intensity of development. Additionally, the areas proposed for seasonal employee housing are located in previously developed properties (urban uses and farmlands) and the area is devoid of any significant known historical resources. Each future development will entail a separate evaluation of historic resources. Further, the removal of "farmworker housing" from the FSC and C-2 Zones will not impact any historical resource. Therefore, there would be no significant impact.
- 5.b The proposed amendments to the General Plan, Zoning Code and Historic Corridor Revitalization Plan will not significantly impact archaeological resources. The amendments do not significantly change the future intensity of development. Additionally, the areas proposed for seasonal employee housing are located in previously developed properties (urban uses and farmlands) and the area does not have any known significant archaeological resources. The region was populated with indigenous peoples from the Tribe known as Salinan, which extended from the upper reaches of the Salinas River watershed in San Luis Obispo County to near Monterey Bay. Each future development will entail a separate evaluation of archaeological resources. Further, the removal of "farmworker housing" from the FSC and C-2 Zones will not impact any archaeological resource. Therefore, there would be no significant impact.
- 5.c The proposed amendments to the General Plan, Zoning Code and Historic Corridor Revitalization Plan will not significantly impact paleontological resources. The amendments do not significantly change the future intensity of development. Additionally, the areas proposed for seasonal employee housing are located in previously developed properties (urban uses and farmlands) and the area does not have any known significant paleontological or unique geologic site or resources. Each future development will entail a separate evaluation of paleontological resources. Further, the removal of "farmworker

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housing” from the FSC and C-2 Zones will not impact any paleontological resource. Therefore, there would be no significant impact.

5.d The proposed amendments to the General Plan, Zoning Code and Historic Corridor Revitalization Plan will not significantly impact burials. The amendments do not significantly change the future intensity of development. Additionally, the areas proposed for seasonal employee housing are located in previously developed properties (urban uses and farmlands) and the area does not have any known burial sites. Each future development will entail a separate evaluation of burials. Further, the removal of “farmworker housing” from the FSC and C-2 Zones will not have any impact on any burials. Therefore, there would be no significant impact.

Impact Discussion:

The areas proposed for the seasonal employee housing are predominantly within developed areas of the City. There are no known archaeological, historic or paleontological resources on the designated areas. The proposed changes do not change the potential intensity of development. The development of each future project will be evaluated for potential impacts on cultural resources and the projects will be required to protect any significant resources as a condition of the individual projects.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. GEOLOGY AND SOILS -- 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 for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil 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	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating			X	

substantial risks to life or property?				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	

Impact Discussion:

6.a.i The proposed Project will not affect geology or soils. Further, the removal of "farmworker housing" from the FSC and C-2 Zones will not have any impact on exposing persons to earthquakes. 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, are required to meet stricter 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. There are no significant impacts.

6.a.ii The proposed Project will not affect geology or soils. Further, the removal of "farmworker housing" from the FSC and C-2 Zones will not have any impact geology or soils or safety of persons due to ground shaking. 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. There are no significant impacts. Certain buildings, such as hospitals and schools, are required to meet stricter structural criteria as defined by the building code.

6.a.iii The proposed Project will not affect safety due to liquefaction. Further, the removal of "farmworker housing" from the FSC and C-2 Zones will not have any impact on safety due to

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liquefaction. 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, liquefaction and other factors.

- 6.a.iv The proposed project will not affect safety due to landslides. Further, the removal of "farmworker housing" from the FSC and C-2 Zones will not have any impact safety due to landslide risk. Buildings will continue to be required to meet the requirements of the seismic location including landslide risk.
- 6.b The proposed amendments would not significantly increase the impermeable surface area of the site to a degree that is greater than the underlying allowable uses for each site. Each project will be required to design and implement appropriate erosion control and sediment control measures and reduce potential or soil erosion or loss of topsoil. Required landscaping of the site and use of appropriate construction techniques such as watering, planting, bioretention basins and other Best Management Practices would ensure that the impact is below a level of significance. Further, the removal of "farmworker housing" from the FSC and C-2 Zones will not have any impact on soil erosion or loss of topsoil. Therefore, the impact would be less-than-significant.
- 6.c The proposed amendments would not significantly increase geologic hazards to a greater degree than the underlying allowable uses for each site. The areas proposed for seasonal employee housing would not result in landslides due to the flat terrain of the properties. The Proposed Project would not induce geologic or soil instability on or offsite. Further, the removal of "farmworker housing" from the FSC and C-2 Zones will not have any impact on landslide or other geologic hazard. Therefore, the impact would be less-than-significant.
- 6.d The areas proposed for seasonal employee housing are located in previously developed properties (urban uses and farmlands) The proposed amendments will not change the intensity or requirements for building design applicable to the underlying allowable uses for each site. The buildings that would be constructed, would be required to include structural measures that would provide stability regardless of soil type. Further, the removal of "farmworker housing" from the FSC and C-2 Zones will not have any significant impact on expansive soils or safety of buildings or persons. Therefore, the proposed Project would not result in substantial risks to life or property.
- 6.e The areas proposed for seasonal employee housing are located in the City and will be required to connect to the City sewage system. No on-site septic tanks will be allowed. Therefore, the Proposed Project would not result have negative impacts on sewage disposal.

Proposed Mitigation Measures:

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GREENHOUSE GAS EMISSIONS — Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				
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Impact Discussion:

7.a The proposed amendments to the General Plan, Zoning Code and Historic Corridor Revitalization Plan will not significantly impact greenhouse gas emissions, either directly or indirectly. Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO2), methane (CH4), and nitrous oxide (N2O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the residents and visitors, including trips by busses providing transportation to and from work sites, as well as on-site fuel combustion for landscape maintenance equipment.

The proposed amendments do not change the ultimate intensity allowed by the underlying zoning designations. Further, buses and vans used by employee residents of the seasonal employee housing projects will serve to reduce trips and thereby reduce projected future GHG emissions.

The California Global Warming Solutions Act (AB32) signed into law in September 2006, required statewide GHG emissions to be reduced to 1990 levels by 2020. AB32 established regulatory, reporting, and market mechanisms to achieve this goal and provides guidance to help attain quantifiable reductions in emissions efficiently, without limiting population and economic growth. In September of 2016, Senate Bill (SB) 32 was signed by the Governor, to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

The GHG emissions resulting from the future projects would be evaluated at the time of the permit request for each project. The GHG emissions are not expected to exceed the levels that would be produced by uses already permitted in the underlying zoning categories and therefore would not substantially hinder the State’s ability to attain the goals identified in SB 32. Thus, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. Further, the removal of “farmworker housing” from the FSC and C-2 Zones will not have any significant impact on GHG. No mitigation measures are required.

7.b The City has adopted policies to reduce Greenhouse gas (GHG) emissions. Placing seasonal employee housing in relatively close proximity to the farms around the City will result in fewer and shorter trips to the work sites, thereby reducing vehicle emissions. The proposed amendments to the General Plan and Zoning Code adding seasonal employee housing do not conflict with City’s policies to reduce GHG emissions. Further, the removal of “farmworker housing” from the FSC and C-2 Zones will not have any significant impact on GHG. Impacts will not be significant.

Proposed Mitigation Measures:

None necessary. The proposed amendments will not have any significant impacts.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:			X	
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	
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 it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Impact Discussion:

8.a The proposed amendments will not have significant impacts on hazards of transport and disposal of hazardous substances. The use of hazardous substances during normal construction and residential activities is expected to be limited in nature and will be subject to standard handling and storage requirements. Accordingly, impacts related to the transport and disposal of hazardous substances are considered less than significant. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts hazardous substances including transport and disposal. No mitigation measures are required.

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- 8.b As described in 8.a, the proposed amendments will not have significant impacts on hazards. The use of hazardous substances during normal construction and residential activities is expected to be limited in nature and will be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on hazardous substances. No mitigation measures are required.
- 8.c There are no public schools within one-quarter mile of the areas proposed for seasonal employee housing. There is an existing private un-licensed un-permitted school located approximately one block (about 500 feet) west of First Street, near the existing Farmworker barracks at 218 N. First Street. The proposed amendments won't create hazardous conditions that are any different that uses already permitted in the underlying zoning designations. The typical project implementation of seasonal employee housing development includes usual grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required for site grading. However, because of the dispersive properties of DPM, and the distance from any sensitive receptors to the future project sites, the impacts on those receptors would be less than significant. Further, operation of the future seasonal employee housing projects do not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on hazardous substances. No mitigation measures are required.
- 8.d The proposed amendments to permit seasonal employee housing will not have a significant impact on hazardous sites. Further, a search of the Envirostar Geotracker website indicates no sites are within the proposed Dual Land Use Designation area. The location of each future project is not known at this time. To ensure that no subsurface contamination has occurred, each future development site will be evaluated for the potential for subsurface pollution at the time of permit review. The proposed area for seasonal employee housing is not indicated as being located on a site which is included on a list of hazardous materials sites. While no exiting data indicates contaminants, each future project will be evaluated prior to issuance of permits. That analysis could involve soil tests and/or tests of existing structures for contaminants or hazardous materials and mitigation measures would be implemented prior to grading and construction. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on hazardous substance sites. Therefore, there is no significant impact.
- 8.e The proposed amendments will not have any impacts on airports. Further, the area proposed for seasonal employee housing is not within an airport land use plan or where such a plan has been adopted. The project site is not within two miles of a public or private airport or airstrip or public use airport. The proposed project would not result in a safety hazard for people residing or working in the project area. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on airports. Therefore, there is no significant impact.
- 8.f The proposed amendments will not have any impacts on airstrips. The area proposed for seasonal employee housing is not within an airport land use plan or where such a plan has been adopted. The project site is not within two miles of a public or private airport or airstrip or public use airport. The proposed project would not result in a safety hazard for people residing or working in the project area. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on airstrips. Therefore, there is no significant impact.

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8.g The proposed amendments are not anticipated to impair implementation of or physically interfere with any City emergency response plan or emergency evacuation plan. Roadway networks for escape are not being impacted by development of any of the areas designated for seasonal employee housing. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on evacuation plans. Therefore, there are no significant impacts.

8.h The potential sites for future seasonal employee housing are primarily located within existing urban built-up areas. There are no forest areas in or adjacent to the City. However, fire protection will be required in each future project, including, where required by code, fire sprinkler systems and other protective measures. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on wildland or other fire hazards. Therefore, there are no significant impacts.

Proposed Mitigation Measures:

None necessary. The proposed amendments will not have any significant impacts.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HYDROLOGY AND WATER QUALITY -- 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 of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood			X	

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Insurance Rate Map or other flood hazard delineation map?				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?			X	

Impact Discussion:

- 9.a The proposed amendments will have no significant impacts on water resources. Additionally, water for future development in the seasonal employee housing areas would not rely on groundwater wells as a potable water source. Potable water for this project will be treated water from the California Water Service Company (Cal Water). The project will not violate water quality standards with respect to potable water. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on water resources. Therefore, there are no significant impacts.
- 9.b The proposed amendments will not significantly impact water resources. The proposed uses will not have significantly greater water use than the uses allowed under existing underlying zoning designations. Additionally, the proposed Dual Land Use Designation area may contain existing wells that will only be used for agricultural purposes, not for potable water for seasonal employee housing. There are no new wells proposed, and for that reason the creation of the Dual Land Use Designation will not substantially deplete groundwater supplies or interfere with groundwater recharge. The project will not create water uses that are significantly different from the existing base underlying zoning districts. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on groundwater supplies. Therefore, there are no significant impacts.
- 9.c The proposed amendments do not modify future drainage. The changes will not, by themselves, cause significant changes to surface hydrology. Drainage will generally remain within its historical pattern. By existing City standards contained in the Municipal Code, storm water runoff discharge points will not change from the pre-project to post-project condition and there is no diversion of storm water from one watershed to another. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on drainage. The proposed project's impacts associated with altering the existing drainage patterns of the site are less than significant.
- 9.d The proposed amendments will not result in any significant changes in land coverage or runoff as compared with the underlying zoning districts. Run-off would not exceed planned stormwater drainage systems capacity. Best Management Practices (BMPs) would be implemented during construction and permanent BMPs for ultimate completed projects to reduce impacts to stormwater drainage systems. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on drainage or the course of any stream or river. Therefore, the impact would be less-than-significant.
- 9.e The proposed amendments will not result in any significant changes in land coverage or runoff as compared with the underlying zoning districts. The capacity of existing systems are adequate to handle the expected runoff. Each project will be required to have adequate capacity of on-site bioretention basins or other measures that will help maintain runoff at existing levels. Also, the proposed amendments would not substantially degrade water

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- quality because the future projects will be required to comply with provisions of Municipal Code Section 17.56.100. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on water runoff. Therefore, there would be no significant impacts.
- 9.f As described above, the proposed amendments will not result in any significant changes in land coverage or runoff as compared with the underlying zoning districts. Run-off would not exceed planned stormwater drainage systems capacity. Best Management Practices (BMPs) would be implemented during construction and permanent BMPs for ultimate completed projects to reduce impacts to stormwater drainage systems and improve water quality of runoff. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on water quality. Therefore, the impact would be less-than-significant.
 - 9.g The proposed seasonal employee housing areas are not located within a 100-year floodway or flood hazard area. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on flooding, floodways or floodplains. Therefore, there would be no significant impact.
 - 9.h The proposed seasonal employee housing areas are not located within a 100-year floodway or flood hazard area. The project would not impede flood waters or cause flooding to occur on adjacent properties. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on floodways or flood hazards. Therefore, there would be no significant impact.
 - 9.i The proposed seasonal employee housing areas are not located in area identified as at risk from flooding due to levee or dam failure. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on persons in flood hazards or areas of dam failures, levees or other similar facilities. Therefore, there would be no significant impact.
 - 9.j The proposed seasonal employee housing areas are located inland with no substantial bodies of water nearby other than San Lorenzo Creek. The designated areas are not located in the floodway. Therefore, the risk of inundation by seiche, tsunami, or mudflow is considered to be low. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on areas of risk of inundation. Therefore, there would be no significant impact.

No mitigation measures are required.

Proposed Mitigation Measures:

None necessary. The proposed amendments will not have any significant impacts.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. LAND USE AND PLANNING – 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)			X	

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adopted for the purpose of avoiding or mitigating an environmental effect?				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			X	

Impact Discussion:

10.a The proposed amendments will not have any significant impacts on dividing the community. Additionally, the proposed areas for seasonal employee housing are generally located adjacent to or near other existing developments and would not divide an existing community. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on physically dividing the City. Therefore, there would be no significant impact.

10.b The proposed amendments to the General Plan, Zoning Code and Historic Corridor Revitalization Plan are consistent with the City's policies that encourage the development of affordable housing. The proposed Dual Land Use Designation area allows construction of seasonal employee housing, which furthers the intent of the General Plan Housing Element. Currently, based upon statements of local farmers and ranchers, there are insufficient quarters for seasonal employees in and near King City. Farm owners indicate that they bus farmworkers from long distances to work the local farms. The lack of existing housing for seasonal employees has produced pressures on existing housing within the City, including potentials for overcrowding. The removal of farmworker housing from the FSC and C-2 Zoning Districts will not negatively impact housing for farmworkers because additional seasonal employee housing will be provided along First Street.

In addition, the following Housing Element Goal #3 and Policy #4.3 apply to the proposed change to the proposed changes to the Zoning Code for the addition of Seasonal Employee Housing:

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.

The proposed amendments to the General Plan and Zoning Code will expand the areas within the City where seasonal employee housing could be developed. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on housing because the dual use provisions of the proposed amendments will add new housing opportunities for seasonal employees. Therefore, there will be no significant negative impact.

10.c The proposed amendments will have no impact on conservation plans. Further, the areas proposed for seasonal employee housing would not conflict with any habitat conservation plan or natural community plan. The nearest habitat areas, San Lorenzo Creek and the Salinas River, will not be impacted by proposed uses in the proposed seasonal employee housing areas. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on any conservation plan. Therefore, there would be no significant impact.

Proposed Mitigation Measures:

None necessary. The proposed amendments will not have any significant impacts.

	Potentially Significant	Less Than Significant	Less Than Significant	No Impact
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	Impact	with Mitigation Incorporated	Impact	
11. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	

Impact Discussion:

11.a The proposed amendments have no impact on mineral resources. The proposed seasonal employee housing areas are located within or adjacent to existing developed areas of the City. No mineral resources that would be of value to the region and the residents of the state have been identified. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on mineral resources. Therefore, there would be no significant impact.

11.b The proposed amendments have no impact on mineral resources. There are no locally important mineral resource recovery sites delineated on a local plan, specific plan, or general plan in the vicinity of the proposed seasonal employee housing areas. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on mineral resources. Therefore, there would be no significant impact.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

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d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X	

Impact Discussion:

12.a The proposed amendments to the General Plan, Zoning Code and Historic Corridor Revitalization Plan will not create any noise levels that exceed those levels identified in the Municipal Code Section 17.56.030 since no specific projects are being approved.

As noted, the proposal does not approved any specific development projects. At the time development applications are submitted, staff will address specific noise issues using City standards, such as the Noise Element. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on noise. Therefore, there are no significant impacts.

12.b The proposed General Plan Amendment, Zoning Code Amendment and Historic Corridor Revitalization Plan do not approve development projects and therefore, would not create any groundborne vibration levels that would be perceptible, damaging, or otherwise disturbing to nearby noise-sensitive land uses.

The proposed standards require that future projects are subject to discretionary review and noise will be addressed at that time. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on groundborne vibration. Therefore, there would be a less-than-significant impact.

12.c The proposed General Plan Amendment and Zoning Code Amendment will not create any permanent noise levels that would be perceptible, damaging, or otherwise disturbing to nearby noise-sensitive land uses. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on ambient noise. Therefore, there would be a less-than-significant impact.

12.d The proposed seasonal employee housing standards will not create any temporary or periodic ambient noise levels that would be perceptible, damaging, or otherwise disturbing to nearby noise-sensitive land uses. The seasonal employee housing is similar in nature to other multi-family residential uses that typically do not create excessive noise levels. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on temporary or periodic noise. Therefore, there would be a less-than-significant impact.

12.e The proposed amendments allowing seasonal employee housing areas are not located within an airport land use plan or located within two (2) miles of an airport. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on airport or airport noise. Therefore, there would be a less-than-significant impact.

12.f The proposed amendments allowing seasonal employee housing areas are not located near an airstrip. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has

no impacts on airstrip noise or noise created by airstrips. Therefore, there would be a less-than-significant impact.

Proposed Mitigation Measures:

None necessary. The proposed amendments will not result in the generation of noise from the proposed uses and therefore will not have any significant impacts.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. POPULATION AND HOUSING – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X	

Impact Discussion:

13.a The proposed amendments to the General Plan, and Zoning Code will not significantly impact population or housing. The proposed addition of seasonal employee housing is anticipated to increase the availability of housing for local farmworkers and other seasonal employees, thus resulting in improving the availability of affordable housing within the City.

All of the potential building sites within the area proposed for a dual land use designation for seasonal employee housing have existing access to roadways, utilities and other infrastructure.

In addition, seasonal employee housing is encouraged within the Housing Element. Furthermore, seasonal employee housing is acutely needed within and near King City to provide housing for those working in agriculture. The proposed amendments will improve the availability of affordable and well-designed housing to serve seasonal employees who work in and near the City. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on population growth. Impacts will be less than significant.

13.b The proposed amendments to the General Plan and Zoning Code will increase the availability of housing for local farmworkers and other seasonal employees, thus resulting in improving the availability of affordable housing within the City. It will also free-up existing housing in the City for full-time residents. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on housing because the existing farmworker

Negative Declaration and Initial Study, Proposed Amendments to the General Plan, Zoning Code, and Historic Corridor Revitalization Plan (Seasonal Employee Housing Standards/Dual Land Use Designation)

housing located on First Street is proposed to be permitted based on the proposed dual use provisions for seasonal employee housing. Impacts will be less than significant.

- 13.c As described above, the proposed amendments to the General Plan and Zoning Code will increase the availability of housing for local farmworkers and other seasonal employees, thus resulting in improving the availability of affordable housing within the City. It will also free-up existing housing in the City for full-time residents. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts because the proposed dual use provisions will permit the existing housing development located on First Street north of Broadway Street. It will not displace persons living within the City. Impacts will be less than significant.

Proposed Mitigation Measures:

None necessary. The proposed amendments will not have any significant impacts.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?			X	

Negative Declaration and Initial Study, Proposed Amendments to the General Plan, Zoning Code, and Historic Corridor Revitalization Plan (Seasonal Employee Housing Standards/Dual Land Use Designation)

ii. Police protection?			X	
iii. Schools?			X	
iv. Parks?			X	
v. Other public facilities?			X	

Impact Discussion:

14.a.i The proposed amendments would not create more intensive development than the underlying zoning designations. Therefore, the amendments do not increase the demand for fire protection services. Each project will be reviewed individually at the time of the application for Conditional Use Permit (CUP) and conditions to for fire protection will be established at that time. It should be noted that buildings may be required to provide fire sprinkler systems as specified by fire standards. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on fire protection. Therefore, impacts would be less-than-significant.

14.a.ii The proposed amendments would not create more intensive development than the underlying zoning designations. The projects are anticipated to reduce overcrowding now being experienced in other parts of the City due to a lack of adequate housing for seasonal employees. The current overcrowding in residential neighborhoods brought about by a lack of seasonal employee housing sometimes may result in police or health issues. Each project will be reviewed individually at the time of the application for a specific plan or CUP, and conditions to for police protection will be established at that time. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on police protection. Therefore, impacts would be less-than-significant.

14.a.iii The proposed amendments will result in some additional school children when families of seasonal employees are included in such housing. Not all seasonal employee housing is for single-men. Often, seasonal employees need housing for their wives and children. Such developments may be required to pay applicable school fees at the time of building permit issuance. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on schools. Therefore, impacts would be less than significant.

14.a.iv The proposed amendments will not require significantly greater recreational uses than those residential uses that are currently allowed under the existing criteria. The proposed Seasonal Employee Housing standards require exterior open space and interior leisure area to be incorporated into projects., This requirement will ensure that impacts on existing City facilities will be less than significant. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on recreational facilities.

14.a.v The proposed amendments will not require significantly greater public services than those ruses that are currently allowed under the existing criteria. There may be an insignificant increase in visitors to the City Library. The potential increase in visitors would be minimal and would not require extension of facilities or resources. No other impacts to public services are anticipated. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on other public facilities such as sewer treatment plant, water treatment plant, library or other facilities. Therefore, impacts would be less-than-significant

Proposed Mitigation Measures:

None necessary. The proposed amendments will not have any significant impacts.

Negative Declaration and Initial Study, Proposed Amendments to the General Plan, Zoning Code, and Historic Corridor Revitalization Plan (Seasonal Employee Housing Standards/Dual Land Use Designation)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. RECREATION --				
a) Would the project 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) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Impact Discussion:

- 15.a The proposed amendments will not impact recreational services because the proposed regulations require exterior open space and interior leisure area to serve the residents of the proposed seasonal employee housing developments. It is anticipated that large facilities may be required to provide on-site recreation facilities for the farmworker residents. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on recreational facilities. Therefore, impacts would be less-than-significant.
- 15.b The proposed amendments not result in recreational facilities that would, in themselves, create a significant effect on the environment. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on recreational facilities or the impacts of new recreational facilities on the environment. Therefore, impacts would be less-than-significant.

Proposed Mitigation Measures:

None necessary. The proposed amendments will not have any significant impacts.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. TRANSPORTATION/TRAFFIC – Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?			X	
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures or other			X	

Negative Declaration and Initial Study, Proposed Amendments to the General Plan, Zoning Code, and Historic Corridor Revitalization Plan (Seasonal Employee Housing Standards/Dual Land Use Designation)

standards established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.			X	

Impact Discussion:

16.a The proposed amendments are not expected to impact existing or proposed circulation systems nor conflict with any plans, ordinances or policies related to the circulation system. Therefore, impacts would be less-than-significant. The planned Multi-modal Transit Center (MMTC) is proposed near the center of the areas being proposed for seasonal employee housing. This MMTC facility can provide access to trains, buses and other modes of transit for the occupants of the seasonal employee housing. The projects will be mutually benefited. Pedestrian access will not be impacted. Future sidewalk extensions will be constructed along the frontages of the proposed sites. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on the circulation system. Impacts will be less than significant.

16.b The proposed amendments will not have any significant impacts on congestion. Furthermore, the future uses created by the proposed changes to the General Plan and Zoning Code allow seasonal employee housing which are not projected to create any significant traffic problems or congestion. Some seasonal employee housing facilities, such as H-2A projects, will provide bus transportation for occupants, reducing vehicle trips.

Future uses, including the seasonal employee housing that would be permitted within the dual-use districts will continue to be required to meet all access and parking requirements of the City. New standards for off-street parking will address parking needs of any future seasonal employee housing project. The code will reflect the variation in parking needs for the various different types of seasonal housing projects. Some projects will be similar in nature to other housing if employees and their families have personal transportation verses other projects where employers or others provide bus or van pool transportation for the residents. The regulations will reflect the type of use requiring parking and adapt the number of parking spaces accordingly. The changes are not anticipated to create significant impacts to traffic or the street system.

According to the 2010 Traffic Study conducted for the Downtown Addition Specific Plan, nearby roadways experience good Level of Service (LOS). First Street and Lonoak Road has LOS of A and B for AM and PM Peak Hour. First Street and Division has AM and PM Peak Hour LOS ranging from A to C. First Street and Pearl also has LOS ranging from A to C. First Street and Broadway has LOS of A and B as does the intersection of Metz Road and Bitterwater Road. Development of seasonal employee housing is not expected to cause significant changes in the LOS for any of these intersections.

Negative Declaration and Initial Study, Proposed Amendments to the General Plan, Zoning Code, and Historic Corridor Revitalization Plan (Seasonal Employee Housing Standards/Dual Land Use Designation)

Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on congestion. Therefore, the impacts will be less than significant.

- 16.c Seasonal employee housing that would be created by the proposed changes to the General Plan and Zoning Code are not projected to create any significant air traffic issues. The local airport does not, at this time have any commercial airlines. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on air traffic. Air traffic impacts will be less than significant.
- 16.d The proposed amendments will not result in any significant new roadway construction or increase any hazards. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on hazards at intersections or other traffic or roadway impacts. Impacts will be less than significant.
- 16.e The proposed amendments will not have significant impacts on streets or bus service. Furthermore, they will not result in a blockage of a major arterial and bus services would not interfere with emergency access. Emergency access will not be blocked or affected. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on streets or bus service. Therefore, there will be no significant impact.
- 16.f The proposed amendments will not have any significant impact on adopted plans or ordinances related to transit, bicycle or pedestrian facilities. In fact, the proposed amendments will result in the provision of bus or van transportation for residents living in H-2A housing, which will likely result in a positive impact on reduction of street congestion. Residents are expected to walk, bike and use transit while living at the facilities. City adopted policies, plans, or programs regarding public transit, bicycle, and pedestrian facilities will not be impacted by the proposed amendments to the General Plan, Zoning Code and Historic Corridor Revitalization Plan. The future residences will not decrease the performance or safety of City transit and circulation facilities. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on transit, bicycle or pedestrian facilities. Therefore, there will be no significant impact.

Proposed Mitigation Measures:

None necessary. The proposed amendments will not have any significant impacts. Transportation and street system will not be significantly impacted.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>17. Tribal Cultural Resources. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape,</p>				

Negative Declaration and Initial Study, Proposed Amendments to the General Plan, Zoning Code, and Historic Corridor Revitalization Plan (Seasonal Employee Housing Standards/Dual Land Use Designation)

sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Impact Discussion:

- 17.a The proposed amendments will not have a significant impact on tribal cultural resources. There are no known listings in the California Register of Historic Resources or local register of historic resources within the areas proposed for seasonal employee housing. Any future designations would be evaluated at the time of issuance of a discretionary permit (e.g., specific plan, CUP). The local Tribe(s) will be notified of future pending projects. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on Tribal lands. Therefore, impacts would be less-than-significant.
- 17.b The proposed amendments will not have a significant impact any resource of any California Native American Tribe. There are no known archeological or known tribal sites within the areas proposed for seasonal employee housing. The City will notify the local Salinan Tribe of pending environmental determinations for future proposed projects. If there are no Negative Declaration or EIR proposed, the City should notify the Salinan Tribe prior to issuance of a discretionary permit (e.g., specific plan, CUP). Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on resources of any California Native American Tribe. Therefore, impacts would be less-than-significant.

Proposed Mitigation Measures:

None necessary. The proposed amendments will not have any significant impacts.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				
b) Require or result in the construction of new water or				

Negative Declaration and Initial Study, Proposed Amendments to the General Plan, Zoning Code, and Historic Corridor Revitalization Plan (Seasonal Employee Housing Standards/Dual Land Use Designation)

wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
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?				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				
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?				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				
g) Comply with federal, state, and local statutes and regulations related to solid waste?				

Impact Discussion:

- 18.a The proposed amendments will not have any significant impact on sewage treatment or sewage service. The sewage treatment service needs created by proposed amendments for seasonal employee housing are not projected to be any greater than the uses already identified in those zones. The capacity of the sewer plant will not be significantly affected. No non-compliance of RWQCB resulting from the proposed amendments is contemplated. The change will be less than significant. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on sewage lines or treatment. Impacts will be less than significant.
- 18.b. The proposed amendments will not have any significant impact on the City's sewage treatment plant sewage service. The sewer service needs created by proposed amendments for seasonal employee housing are not projected to be any greater than the uses already identified in those zones. Extensions of wastewater sewer lines may be required for some of the properties within the dual land use designations. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on the City sewage treatment plant. The change will be less than significant. Impacts will be less than significant.
- 18.c The proposed amendments will not have any significant impact on storm drainage or storm drainage systems. Each future project will be required to provide on-site percolation and biorientation basins or other similar measures that result in no-net increase in runoff of storm water. They would also be responsible for constructing any needed extension or expansion of storm drainage systems where deemed necessary by the City Engineer. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on storm drainage. Therefore, there would be no significant impact.
- 18.d The water supply and service needs caused by the proposed amendments for seasonal employee housing are not projected to be any greater than the uses already identified in the

underlying zones. The change will be less than significant. Fire water supply is also required for buildings. Each project will be evaluated for the construction of utility systems that meet the needs of the proposed facility.

Water for the area within the proposed Dual Land Use Designation 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, 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." Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on water or water supply. Impacts are less than significant.

- 18.e The proposed amendments will not have any significant impact on sewage treatment or sewage service. There is anticipated capacity within the City Wastewater Treatment Plant for additional wastewater generated by the proposed seasonal employee housing projects. The amount of wastewater generated by the Proposed Project would not be substantial. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on sewage or sewage treatment. Therefore, there would be no significant impact.
- 18.f The proposed amendments will not have any significant impact on landfill capacity. The proposed seasonal employee housing is similar to uses allowed in the base zoning districts and is not anticipated to generate a substantially different amount of solid waste than would be generated by uses permitted in the base zoning designations. Solid waste from the proposed seasonal employee housing projects would be transported off-site to the Salinas Valley Solid Waste Authority. The Authority operates two transfer stations (Jolon Road outside of King City and Sun Street in Salinas) to consolidate waste and transfer it to Johnson Canyon Landfill outside of Gonzales. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on solid waste. Therefore, there would be no significant impact.
- 18.g The proposed amendments will not have any significant impact on solid waste. Solid waste from the future uses is not anticipated to be significantly greater than the solid waste produced by other uses permitted in the base zoning categories. The solid waste from the proposed future seasonal housing projects would be disposed of in compliance with federal, state, and local statutes and regulations. Further, the removal of "farmworker housing" from the FSC and C-2 Zones has no impacts on solid waste. Therefore, there would be no significant impact.

Proposed Mitigation Measures:

None necessary. The proposed amendments will not have any significant impacts.

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 amendments to the General Plan, Zoning Code and Historic Corridor Revitalization Plan 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. The proposed changes will not result in storm-related runoff pollutants. During construction related activities of land uses permitted under the amendments, 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.

c. The proposed amendments 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.

EXHIBIT 8

RESOLUTION NO. 2018-225

**RESOLUTION OF THE CITY OF KING PLANNING COMMISSION
RECOMMENDING THE CITY COUNCIL ADOPT A NEGATIVE
DECLARATION FOR GENERAL PLAN AMENDMENT CASE NO.
GPA2018-001, ZONE CHANGE AMENDMENT CASE NO. ZC2018-001
AND ZONE CHANGE AMENDMENT CASE NO. ZC2018-002**

WHEREAS, the City of King ("City") is in significant need of employees to help meet the agricultural needs of the region;

WHEREAS, the City has been working on a citywide employee housing ordinance to identify the appropriate locations to build employee housing and meet the goals of the City's General Plan Housing Element;

WHEREAS, the City processed General Plan Amendment Case No. GPA2018-001, Zone Change Amendment Case No. ZC2018-001 and Zone Change Amendment Case No. ZC2018-002 ("Project") to help meet the housing needs of seasonal employees;

WHEREAS, an Initial Study was prepared for the Project, pursuant to the California Environmental Quality Act ("CEQA") and it was determined that a Negative Declaration should be prepared (**Exhibit 1**);

WHEREAS, on May 16, 2018 a Notice of Intent to Adopt a Negative Declaration was circulated for comment from May 16, 2018 through June 5, 2018;

WHEREAS, on April 27, 2018, the Planning Commission ("Commission") conducted a duly noticed public workshop on the Project to accept public input; and

WHEREAS, on May 15, 2018, the Commission held a duly noticed public hearing on the proposed Initial Study/Negative Declaration and Project, and after receiving public input, adopted Resolution No. 2018-225, which recommended the City Council adopt a Negative Declaration after the public review period has ended.

NOW, THEREFORE, BE IT RESOLVED, FOUND AND DETERMINED by the Planning Commission of the City of King as follows:

1. The foregoing recitals are true and correct.
2. The Planning Commission has read and considered the Negative Declaration and finds on the basis of the whole record before it that there is no substantial evidence the proposed Project will have a significant effect on the environment.
3. That the Negative Declaration reflects the Planning Commission's independent judgment and analysis.
4. That the Negative Declaration was prepared and considered in accordance with the

requirements of the California Environmental Quality Act ("CEQA").

5. The City Clerk is the custodian of the records of the proceedings on which this decision is based. The records are located at 212 South Vanderhurst, King City.
6. Considering the record, the Planning Commission finds as a whole there is no evidence that the proposed Project will have a potential adverse effect on wildlife resources of habitat upon which the wildlife depends.
7. The Planning Commission finds that the Initial Study/Negative Declaration prepared and previously circulated for public comment from May 16, 2018 through June 5, 2018 is adequate and recommends the City Council adopt the Negative Declaration for the Project, after the public review period has ended.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Planning Commission of the City of King, State of California, at a regular meeting of the Planning Commission held on this 15th day of May 2018 by the following vote:

AYES: *Nuck, Mendez, Barbree, Lee*

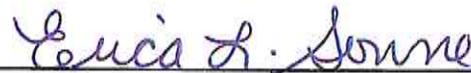
NOES:

ABSENT:

ABSTAIN:



DAVID NUCK, CHAIRPERSON

ATTEST: 

ERICA SONNE: SECRETARY TO THE PLANNING COMMISSION

RESOLUTION NO. 2018-226

**A RESOLUTION OF THE CITY OF KING PLANNING COMMISSION
RECOMMENDING THE CITY COUNCIL APPROVE GENERAL PLAN TEXT
AND MAP AMENDMENT CASE NO. GPA2018-001, ZONING CODE TEXT
AND MAP AMENDMENT CASE NO. ZC2018-001 AND ZONING CODE
AMENDMENT (INCLUDING AMENDMENT TO THE HISTORIC CORRIDOR
REVITALIZATION PLAN) CASE NO. ZC2018-002 REGARDING SEASONAL
EMPLOYEE HOUSING**

WHEREAS, on April 27, 2018, the City of King Planning Commission ("Commission") held a duly-noticed public workshop at which time public input was accepted on the proposed General Plan Amendment (GPA) Case No. GPA2018-001, which amends the Land Use Element by adding goals, objectives and policies regarding seasonal employee housing and amends the General Plan land use map by adding Dual Land Use Designations, Zone Change text and map amendments, Case No. ZC2018-001, which adds Chapter 17.79 to the Municipal Code – Seasonal Employee Housing Standards, and Zone Change Case No. ZC2018-002 which amends the text of the Municipal Code and Historic Corridor Revitalization Plan by removing farmworker housing as an allowable use in the FSC and C-2 Zoning Districts ("Project");

WHEREAS, on May 15, 2018, the Commission held a duly-noticed public hearing on the Project at which time public testimony was accepted and considered; and

WHEREAS, after careful study and completion of duly noticed public workshop and public hearing, the Commission adopted **Resolution No. 2018-226**, recommending the City Council ("Council") approve **GPA Case No. GPA2018-001**, which amends the General Plan Land Use Plan establishes goals and policies related to seasonal employee housing and adopts a Dual Land Use Designation on the General Plan Land Use Map, attached as **Exhibit 1**, approves ZC2018-001, which establishes seasonal employee housing standards and adopts a Dual Land Use Designation on the Zoning Map, attached as **Exhibit 2**, and approves ZC2018-002, which amends the Zoning Code and Historic Corridor Revitalization Plan by removing farmworker housing as an allowable use in the FSC and C-2 Zoning Districts, attached as **Exhibit 3**.

NOW, THEREFORE, BE IT RESOLVED, FOUND AND DETERMINED by the City of King Planning Commission that based upon the evidence presented, both written and oral testimony, the Planning Commission hereby recommends the City Council approve General Plan Amendment Case No. GPA2018-001, attached as **Exhibit 1**, Zoning Case Amendment, Case No. ZC2018-001, attached as **Exhibit 2**, and Zoning Case Amendment, Case No. ZC2018-002, attached as **Exhibit 3**.

PASSED, APPROVED AND ADOPTED on this 15th day of May 2018 by the following roll call vote:

AYES: Nuck, Mendez, Barbree, Lee

NOES:

ABSENT:

ABSTAIN:

David Nuck
DAVID NUCK, CHAIRPERSON

ATTEST: Erica A. Sonne
ERICA SONNE: SECRETARY TO THE PLANNING COMMISSION

EXHIBIT 1
PROPOSED GENERAL PLAN AMENDMENT AND GENERAL PLAN MAP



Legend	
	City Limit
	Parks
Land-Use Designations	
	LDR - LOW DENSITY RESIDENTIAL
	MDR - MEDIUM DENSITY RESIDENTIAL
	PDMP - PLANNED DEVELOPMENT / MOBILEHOME PARK
	MDRMP - MEDIUM DENSITY RESIDENTIAL / MOBILEHOME PARK
	MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
	HDR - HIGH DENSITY RESIDENTIAL
	PD - PLANNED DEVELOPMENT
	AG - AGRICULTURE
	OS - OPEN SPACE
	NC - NEIGHBORHOOD COMMERCIAL
	GC - GENERAL COMMERCIAL
	FC - RETAIL COMMERCIAL
	PCT - RETAIL COMMERCIAL / TRANSITIONAL
	HSC - HIGHWAY SERVICE COMMERCIAL
	PO - PUBLIC / QUARTER PUBLIC
	LI - LIGHT INDUSTRIAL
	GI - GENERAL INDUSTRIAL

REVISED BY: 11/18/08 0012



Resolution No. _____
 Seasonal Employee Housing Regulations
 Applicable to Area Designated

General Plan
 Dual Land Use Designation

Negative Declaration and Initial Study, Proposed Amendments to the General Plan, Zoning Code, and Historic Corridor Revitalization Plan (Seasonal Employee Housing Standards/Dual Land Use Designation)

EXHIBIT 2
PROPOSED ZONING AMENDMENTS AND ZONING MAP



- Legend**
- CITY LIMITS
 - FACELS
- Zoning District Classifications**
- C-1P COASTAL AIRPORT DISTRICT
 - A AGRICULTURAL DISTRICT
 - P-1 FIRST STREET CORRIDOR
 - V-1 VILLAGE VILLAGE
 - V-2 VILLAGE CENTER AND CITY HALL
 - V-3 VILLAGE CORNER
 - R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
 - R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
 - R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT
 - R-4 MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT
 - R-5 MEDIUM HIGH DENSITY RESIDENTIAL - RESTORATION
 - R-6 MULTIPLE FAMILY RESIDENTIAL - HIGH DENSITY
 - R-7 MULTIPLE FAMILY RESIDENTIAL - MEDIUM DENSITY
 - R-8 MULTIPLE FAMILY RESIDENTIAL - LOW DENSITY
 - C-1D HIGH-BROWNSIDE COMMERCIAL DISTRICT
 - C-2D NEWLAND COMMERCIAL DISTRICT
 - C-3 GATEWAY COMMERCIAL DISTRICT
 - C-4 JACKSON SQUARE DISTRICT
 - M-1 INDUSTRIAL DISTRICT
 - M-2 INDUSTRIAL DISTRICT
 - M-3 HEAVY INDUSTRIAL DISTRICT
 - P-D PLANNED DEVELOPMENT DISTRICT
 - C CITY CENTER DISTRICT
 - P-F PLANNED FLOOD PLAIN DISTRICT
 - S-F SECONDARY FLOOD PLAIN DISTRICT
 - P-2 PLANNED DEVELOPMENT / SPECIFIC PLAN DISTRICT

Ordinance No. _____ Zoning Map
 Seasonal Employee Housing Regulations Dual Land Use
 Applicable to Area Designated Designation

EXHIBIT 9



REPORT TO THE PLANNING COMMISSION

DATE: MAY 15, 2018

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: DOREEN LIBERTO BLANCK, AICP, COMMUNITY DEVELOPMENT DIRECTOR ^{DLB}

RE: GENERAL PLAN AMENDMENT, ZONING CODE AMENDMENT - SEASONAL EMPLOYEE HOUSING

RECOMMENDATION

Staff recommends the Planning Commission adopt Resolution No. 2018-225 and Resolution No. 2018-226.

BACKGROUND

On April 17, 2018, the Planning Commission (Commission) conducted a workshop to gain input on the Public Review Draft Seasonal Employee Standards (Standards) and associated documents. The Commission requested a few changes to the Standards. Since the April 17th workshop, staff has had conversations with public members recommending further clarification. Staff is recommending the Commission consider staff's changes based on additional public input. (Reference **Table 2.**)

DISCUSSION

The City is experiencing a serious shortage of housing of all types. This can be seen in extremely low vacancy rates and difficulties of finding housing for those that are displaced. Low income individuals are the most seriously impacted. The City is pursuing a comprehensive effort to address this problem at all levels. Agricultural employee housing was identified as part of the special needs in the City's adopted Housing Element. In striving to implement the Housing Element and meet the community's special needs, Seasonal Employee housing standards have been prepared. The City participated in a Farmworker Housing Study for the Salinas and Pajaro Valley. The Draft Action Plan (Plan) released in April 2018 states that 47,937 additional units of farmworker housing are needed to alleviate critical overcrowding in farmworker households. One Goal of the Plan is to produce 5,300 permanent affordable farmworker housing units over the next five (5) years to stabilize the agriculture workforce in the Salinas and Pajaro Valley

Region. City staff believes that with the proposed changes to the General Plan and Zoning Code, King City's contribution to providing employee housing will exceed 1,000 units (including existing group facilities).

Based on staff's research, the City is taking an innovative step and leadership role in addressing this need. Staff was unable to identify other jurisdictions that have implemented similar comprehensive ordinances. The proposed Ordinance is designed to facilitate an effort to address this need through the following means:

1. It identifies specific new areas where seasonal employee housing can be constructed. In the past, concerns have been expressed from local agricultural businesses that no adequate sites existed.
2. It streamlines the process for approving seasonal employee housing projects. By proposing and adopting the recommended Ordinance, the City will eliminate the need for applicants submitting seasonal employee housing projects for consideration to apply for a General Plan amendment, zone change, or costly and lengthy environmental review.
3. It creates agreed upon standards to avoid the need to negotiate and deliberate such requirements through a lengthy process for each conditional use permit.
4. It provides flexibility to design projects to meet different and changing needs for each applicant.

Two (2) additional important goals were established in designing the recommendations:

1. To ensure housing constructed will provide a quality living environment for its tenants.
2. To provide flexibility that is essential for projects to be modified in the future as housing needs and programs changed. This is essential to ensure projects are viable in the long-term and do not become future slums.

Other projects were reviewed in designing the standards. While the Ordinance is not designed based on any other single project, components of other projects were utilized to determine standards that are designed to be reasonable and the minimal level necessary to avoid overcrowding and functionality of each project. In an effort to promote development of new housing, please note that the proposed standards are less stringent than those that have been applied by the County or other jurisdictions in this area.

There have also been a number of references to Federal H-2A standards during the process of drafting and reviewing this Ordinance. It is important to note that these are standards for temporary housing of workers - not standards for construction of new housing projects. Therefore, they can be useful in looking at some issues, but are not relevant to the overall intent of the proposed Ordinance. It is also important to keep in mind that the proposed Ordinance is intended to address both H-2A and domestic workers. Therefore, H-2A standards alone could create limitations on the use of and future conversion of projects that are essential for the long-term interests of the community and property owner.

Currently, **Table 1** identifies the facilities currently available for agricultural employee housing within and adjacent to the City. **Table 1** does not include agricultural employee beds located in single-family homes or hotels.

Table 1

Project	Number of Beds
Collegeville	Currently, @310 beds and will expand to @500 beds (future)
SHG (218 First Street)	Currently, 214 beds and approved to expand to 364 beds (future).
Crown Court Apartments (220 First Street)	Currently @100 beds
Total:	Current Total: 624 beds. Future Total: 982 beds

As discussed during the April 17th workshop, staff recommends that Seasonal Employee housing be permitted along certain property located along First Street as an "overlay zone". (Reference **Attachments 1 and 2.**) The subject properties would have a "Dual Land Use Designation". The primary zone would be the existing Zoning District (e.g., H-2 Zoning District). The Dual Land Use Designation (or overlay zone) would allow Seasonal Employee housing subject to the standards outlined in **Exhibit 3.** (**Exhibit 3** would be the newly created Chapter 17.79 (Seasonal Employee Housing Standards) of the Municipal Code.) A property owner with a Dual Land Use Designation could develop using their primary zone (e.g., HS Zoning District), develop Seasonal Employee housing subject to the standards of Chapter 17.79, or do a mixture of both.

At the April 17th workshop, the Commission directed staff to make a few changes to **Exhibit 3.** After conversing with public members, staff is recommendation a few modifications, as outlined in **Table 2.**

Table 2

Section No.	PC Recommended Change	Staff Recommended Change
Attachment 2 7.1.2, third bullet	None	Add the following sentence. "All submittal requirements of a conditional use permit and architectural review applications shall be submitted with a specific plan."
Attachment 2, 7.1.4, first bullet	None	Modify language as follows: "Group living quarters or multiple people sleeping in one room shall include comfortable living space <u>with a combination of sleeping area and common area /shared space and exterior and interior open spaces.</u> "
Attachment 3, 17.79.40	None	Add the following language: <u>"All submittal requirements of a conditional use permit and architectural review applications shall be submitted with a specific plan."</u>
Attachment 3, 17.79.60 A. (1)	Combine categories together as follows: Sleeping Area/Common Area/Shared Space and require 100 square feet (rather than a total of 120 square feet). Combine Exterior Open Space/Interior Leisure Area and require 13 square feet.	Staff recommends increasing the 100 square feet to 110 square feet of.
Attachment 3, 17.79.60 A. (2)	None	Increase the number of beds to 8 from 4 and allow 40 square feet of floor for each double bunk bed, rather than 50 square feet.
Attachment 3, 17.79.60 A. (3)	None	Change parking requirement for seasonal employee housing from 2 parking spaces to 1.5 parking spaces per 8 beds. Change parking requirement for H-2A/H-2B housing from 1 parking space to .75 parking space per 8 beds.
Attachment 3, 17.79.60 A. (7)		Change parking space requirement to reflect §17.79.60 A. (3), and Add the following statement, <u>"Bus/shuttle parking may be considered in the convertible open space area."</u>

In practical terms, these standards provide for three (3) key items:

1. The ability to provide a very small living room and small kitchen area in each unit the building is designed as small apartment style units now or converted to such in the future.
2. A reasonable open space area outside the units to avoid overcrowding conditions. There have been concerns expressed regarding comparisons to the Tanimura and Antle project with regard to open space requirements. Please note that none of the recreation area requirements (soccer fields, etc.) of that project are being proposed for the City's regulations. The only requirement is to ensure there is a sufficient open space area between buildings.
3. Minimal parking and/or sufficient space to add parking necessary to meet minimal standards if units were converted from H2A to apartments for domestic workers or the general public in the future.

ENVIRONMENTAL DETERMINATION

An Initial Study (IS) has been performed for the proposed project. Pursuant to the provisions of the California Environmental Quality Act (CEQA), a Negative Declaration (ND) has been prepared and is attached for Commission review and recommendation to the Council. (*Reference Attachment 7.*) The public review period for the IS/ND A Notice of Determination (NOD) will be filed following the City Council's action.

Attachments:

Attachment 1 – Resolution of the City Council adopting a Negative Declaration pursuant to the California Environmental Quality Act (CEQA).

Attachment 2 - Resolution amending the General Plan Land Use Element and Providing Objectives and Policies Regarding Seasonal Employee Housing Standards.

Attachment 3 – Ordinance of the City Council Adding Chapter 17.79 and Adopting Seasonal Employee Housing Standards.

Attachment 4 – Ordinance of the City Council amending the Zoning Code and Historic Corridor Revitalization Plan to disallowing Farmworker Housing in the First Street Corridor (FSC) and General Commercial (C-2) Zoning Districts.

Attachments 5 - General Plan Land Use Map Identifying the Properties Along First Street with Dual Land Use Category Allowing Seasonal Employee Housing.

Attachment 6 –Zoning Code Map Identifying the Properties Along First Street with Dual Land Use Category Allowing Seasonal Employee Housing.

Attachment 7 – Draft Initial Study and Negative Declaration for Planning Commission consideration.

Attachment 8 – Planning Commission Resolution No. 2018-225 (CEQA)

Attachment 9 – Planning Commission Resolution No. 2018-226 (Project)

Attachment 10 – April 17, 2018 Planning Commission Staff Report.



REPORT TO THE PLANNING COMMISSION

DATE: APRIL 17, 2018
TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION
FROM: DOREEN LIBERTO BLANCK, AICP, COMMUNITY DEVELOPMENT DIRECTOR
RE: WORKSHOP ON SEASONAL EMPLOYEE HOUSING STANDARDS

RECOMMENDATION:

Staff recommends the Planning Commission: 1) conduct a public workshop on a draft Seasonal Employee Housing Ordinance and Resolution; 2) accept public input; and 3) provide staff direction on any requested changes.

BACKGROUND:

Housing of seasonal employees ("Seasonal Employees") has been a concern throughout the state for several years. Overcrowded and unsanitary conditions in Seasonal Employee housing have become common in the City due to low wages of such employees and high rents resulting from low vacancy rates of rental properties. Farmers and other agricultural employers often experience a lack of permanent employees available to them in or around the City. Staff has been meeting with local agricultural business owners and representatives to identify ways more Seasonal Employee housing can be provided in the city. Additionally, the City has participated with other Salinas Valley jurisdictions on ways to resolve the housing issue and jointly funded a regional study. Finally, staff has visited other seasonal employee housing projects to view site and building design examples.

The purpose for this workshop is to gain public input and have the Planning Commission provide staff direction regarding the attached Public Review Draft Seasonal Employee Housing Standards (Draft Review Standards). It is important to note that the Draft Review Standards are intended to begin a dialogue regarding the housing needs for seasonal employees and do not recommend staff's final recommendations.

The Draft Review Standards are presented as follows:

Exhibit 1 – Resolution amending the General Plan Land Use Element and Providing Objectives and Policies Regarding Seasonal Employee Housing Standards.

Exhibit 2 – Ordinance of the City Council Adding Chapter 17.79 and Adopting Seasonal Employee Housing Standards.

Exhibit 3 – Ordinance of the City Council Disallowing Farmworker Housing in the First Street Corridor (FSC) and General Commercial (C-2) Zoning Districts.

Attachments 1 and 2 – General Plan and Zoning Maps Identifying the Properties Along First Street with Dual Land Use Category Allowing Seasonal Employee Housing.

DISCUSSION

The City is experiencing a serious shortage of housing of all types. This can be seen in extremely low vacancy rates and difficulties of finding housing for those that are displaced. Low income individuals are the most seriously impacted. The City is pursuing a comprehensive effort to address this problem at all levels. Agricultural employee housing was identified as part of the special needs in the City's adopted Housing Element. It is also a critical need for the City's economic health since agriculture is the primary economic driver for King City, which is being significantly impacted by labor shortages. In striving to implement the Housing Element and meet the community's special needs, Seasonal Employee housing standards have been prepared for review and comment as part of tonight's workshop.

As illustrated in the attachments, staff recommends that Seasonal Employee housing be permitted along certain property located along First Street as an "overlay zone". (Reference **Attachments 1 and 2**.) The subject properties would have a "Dual Land Use Designation". The primary zone would be the existing Zoning District (e.g., H-2 Zoning District). The Dual Land Use Designation (or overlay zone) would allow Seasonal Employee housing subject to the standards outlined in **Exhibit 2**. (**Exhibit 2** would be the newly created Chapter 17.79 (Seasonal Employee Housing Standards) of the Municipal Code.) A property owner with a Dual Land Use Designation could develop using their primary zone (e.g., H-2 Zoning District), develop Seasonal Employee housing subject to the standards of Chapter 17.79, or do a mixture of both.

The overall purpose of the proposed standards is to establish a process in order to better streamline the process to consider new project proposals. Three specific objectives were followed:

1. To make the standards reasonable in order to avoid unnecessary project costs;
2. To provide quality housing that will be compatible with the community and adjacent neighborhoods, while providing a quality living environment for the tenants; and
3. To make the site designs flexible so they can adjust to future changes in seasonal employee needs and programs in order to prevent projects from becoming obsolete.

Staff will provide a more detailed update during the workshop.

The workshop is part of the outreach effort to gain public input. Copies of the Seasonal Employee Housing Standards have been distributed to individuals involved in the employee housing process over the last few years.

**PLANNING COMMISSION WORKSHOP
SEASONAL EMPLOYEE HOUSING
APRIL 17, 2018
PAGE 3 OF 3**

Attachments:

- Exhibit 1**
- Exhibit 2**
- Exhibit 3**
- Attachment 1**
- Attachment 2**



Item No. 11 (A)

REPORT TO THE CITY COUNCIL

DATE: MAY 22, 2018

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: STEVEN ADAMS, CITY MANAGER

BY: PATRICK MATHEWS, GENERAL MANAGER AND ELIA ZAVALA, CONTRACTS AND GRANTS ANALYST, SALINAS VALLEY SOLID WASTE AUTHORITY

RE: CONSIDERATION INCREASE OF MAXIMUM AUTHORIZED RATE FOR USA WASTE OF CALIFORNIA (DBA WASTE MANAGEMENT) GARBAGE AND RECYCLING COLLECTION SERVICE FEES FOR FISCAL YEAR 2018-19

RECOMMENDATION:

It is recommended the City Council approve the increase in the maximum authorized fee for Waste Management's garbage and recycling collection rates for Fiscal Year 2018-19 effective July 1, 2018, resulting in an 8.25% increase, which includes:

- 3.08% increase per contractual adjustment for Service and Fuel Fees
- 0.67% increase per Salinas Valley Solid Waste Authority fee adjustments for AB939 programs fees, organics processing, and transfer costs; and
- 4.5% increase for the 3rd and last of the three Special retro Transfers fee adjustments.

BACKGROUND:

The City's Revised and Restated Franchise Agreement (Agreement) with USA Waste of California, dba Waste Management for the subject services was approved on June 27, 2017. The Agreement provides for annual rate adjustments to occur on July 1 of every year for the duration of the agreement. City staff and Salinas Valley Solid Waste Authority (SVSWA), the City's franchise agreement administrator, have reviewed Waste Management's proposed rate increases and find them reasonable and within the terms of the Franchise Agreement.

**CITY COUNCIL
CONSIDERATION OF USA WASTE OF CALIFORNIA (DBA WASTE
MANAGEMENT) GARBAGE AND RECYCLING COLLECTION SERVICE FEES
FOR FISCAL YEAR 2018-19
MAY 22, 2018
PAGE 2 OF 3**

DISCUSSION:

Waste Management rates are composed of six rate components and the City's franchise fee. Each year adjustments to these components are calculated based upon the franchisee's financial results for the period of January through December of the previous year. Each component is then assigned a percentage weight based on the proportionate share of its rate component costs to the total cost. The 8.25% Fee Adjustment for Fiscal Year 2018-19 is broken down into the different fee components as follows:

• WM Service Fee Annual CPI	2.00%
• WM Diesel Fuel	1.08%
• SVSWA Landfill Disposal	0.00%
• SVSWA AB 939 Programs	0.32%
• SVSWA Organic Waste Processing	0.25%
• SVSWA Waste Transfer	0.10%
• City Franchise Fee	0.00%
• Phased in Transfer Cost Adjustment (year 3 of 3)	3.35% (explanation below)
• Special Retro Adjustment (year 3 of 3)	1.15% (explanation below)
TOTAL	8.25%

Phased in Transfer Cost Adjustment: On September 1, 2016, SVSWA assumed responsibility for the operation of the Jolon Road Transfer Station and began charging its published rate of \$17.00 per ton for transportation of franchised waste to the designated Disposal Facility. The fees will total an additional \$152,000 in cost per year to Waste Management. Waste Management agreed to spread the total cost over three years rather than one large increase in year one of the franchise agreement. At the inception of the agreement, 3.35% was included, and an additional 3.35% plus CPI to cover the cost of the Transportation fee will be applied as follows to fully fund this cost.

- July 1, 2017: 3.35%
- July 1, 2018: 3.35%

Special Retro Rate Adjustments: The purpose of the special rate adjustment is to cover the retroactive component on transportation fees that has been assessed starting September 1, 2016. The second component included is the deferring of the annual adjustment that would have normally occurred July 1, 2016. At the inception of the agreement, 1.15% is included and an additional 1.15% will be applied as listed below. On July 1, 2019, this fee will be reversed by -3.45%, which is the point that the full retro amount will be recovered by Waste Management. The following will be added to the Annual Service Fee Adjustments:

**CITY COUNCIL
 CONSIDERATION OF USA WASTE OF CALIFORNIA (DBA WASTE
 MANAGEMENT) GARBAGE AND RECYCLING COLLECTION SERVICE FEES
 FOR FISCAL YEAR 2018-19
 MAY 22, 2018
 PAGE 3 OF 3**

- July 1, 2017: 1.15%
- July 1, 2018: 1.15%
- July 1, 2019: -3.45%

Although some of the rate components did not have a rate increase as noted above, the adjusted percentage weight to the rate components resulted in increases and decreases to the respective components. The table below reflects the 8.25% fee increase allocated to each of the rate components after the adjusted percentage weights to a residential customer with a 35-gallon garbage container and to a commercial customer with a 3-cubic yard bin with weekly service.

Weekly Service	Residential 35 gal cart	Commercial 3cy bin
Current Rate 7/1/17	\$31.62	\$300.56
WM CPI	\$0.34	\$3.22
WM Fuel	\$0.10	\$0.95
SVSWA Disposal	(\$0.77)	(\$7.32)
SVSWA AB939	(\$0.09)	(\$0.85)
SVSWA Organics	\$0.08	\$0.73
SVSWA Transfer	\$0.78	\$7.45
City Franchise	\$2.17	\$20.62
Proposed Rate 7/1/18	\$34.23	\$325.36
Increase Amount	\$2.61	\$24.80

COST ANALYSIS:

It is projected that these changes will increase franchise revenue to the City approximately \$30,000 per year.

ENVIRONMENTAL REVIEW:

The fees are not considered a "project" for the purposes of the California Environmental Quality Act (CEQA). Therefore, the fee adjustments do not have the potential for resulting in either a direct physical change to the environment or a reasonably foreseeable indirect physical change in the environment. No further action is required under CEQA for City Council action.

**CITY COUNCIL
CONSIDERATION OF USA WASTE OF CALIFORNIA (DBA WASTE
MANAGEMENT) GARBAGE AND RECYCLING COLLECTION SERVICE FEES
FOR FISCAL YEAR 2018-19
MAY 22, 2018
PAGE 4 OF 3**

ALTERNATIVES:

The following alternatives are presented for City Council consideration:

1. Approve staff's recommendations;
2. Request additional analysis on any of the specific components of the rate increase to potentially justify a modification to the rate increase;
3. Direct staff to negotiate any desired changes that may impact the rate increase; or
4. Provide staff other direction.

Submitted by:



Patrick Mathews, General Manager/CAO, Salinas Valley Solid
Waste Authority

Approved by:



Steven Adams, City Manager

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KING APPROVING USA
WASTE OF CALIFORNIA (WASTE MANAGEMENT) FISCAL YEAR 2017-18
GARBAGE COLLECTION AND DISPOSAL RATES EFFECTIVE JULY 1, 2018**

WHEREAS, the City of King (City) has contracted for solid waste, recycling, and organic waste collection and processing services through a Franchise with Waste Management since 1996; and

WHEREAS, the current Revised and Restated Franchise Agreement approved on June 27, 2017, contains a provision for a Consumer Price Index (CPI) variable escalation of the service and fuel components on July 1 of each subsequent year during the term of the Franchise; and

WHEREAS, Waste Management has requested an annual CPI adjustment in accordance to the Franchise Agreement terms, along with disposal rate pass-throughs imposed by Salinas Valley Solid Waste Authority for 2017-18; and

WHEREAS, the existing Franchise Agreement contains a provision that allows Council to adopt appropriate services fees for each account or special service and approve annual adjustments of the corresponding rates; and

WHEREAS, City Staff and Salinas Valley Solid Waste Authority, as Contract Administrator, have reviewed Waste Management's proposed increases to the service fees and found them to be reasonable and consistent with the terms of the agreement; and

NOW THEREFORE, BE IT HEREBY RESOLVED, by the City Council of the City of King that the Council hereby approves the Fiscal Year 2017-18 Garbage Collection and Disposal Rates, as set forth in the form attached hereto and marked "Exhibit 1" and by this reference incorporated herein, to become effective July 1, 2018.

BE IT FURTHER RESOLVED that the proposed increases to the 2017-18 Customer Service Rate Caps, attached hereto in Exhibit 1, Appendix B, and by this reference incorporated herein, are hereby approved to become effective July 1, 2017.

PASSED AND ADOPTED by the City Council of the City of King at a regular meeting duly held on the 22nd day of May, 2018 by the following vote:

AYES, Council Members:

NAYS, Council Members:

ABSENT, Council Members:

ABSTAIN, Council Members:

APPROVED:

Mike LeBarre, Mayor

ATTEST:

Steven Adams, City Clerk

APPROVED AS TO FORM:

Shannon Chaffin, City Attorney

APPENDIX B - Rate Table

DESCRIPTION OF SERVICES	Year 1		Year 2		Year 3	
	Total Customer Rate	RRI Adjustment	Total Customer Rate Eff 7/1/17	RRI Adjustment	Total Customer Rate Eff 7/1/18	RRI Adjustment
RESIDENTIAL	100.0%	6.32%	100.0%	8.25%	100.0%	
1-20 GAL CART/WEEK MSW	\$22.52	\$1.42	\$23.94	\$1.98	\$25.92	
1-35 GAL CART/WEEK MSW	\$29.74	\$1.88	\$31.62	\$2.61	\$34.23	
1-64 GAL CART/WEEK MSW	\$37.28	\$2.36	\$39.64	\$3.27	\$42.91	
1-96 GAL CART/WEEK MSW	\$44.11	\$2.79	\$46.90	\$3.87	\$50.77	
1-64 GAL CART/WEEK Recycle (additional per cart)	\$29.83	\$1.89	\$31.72	\$2.62	\$34.34	
1-96 GAL CART/WEEK Recycle (additional per cart)	\$35.29	\$2.23	\$37.52	\$3.10	\$40.62	
1-64 GAL CART/WEEK Yard Waste (additional per cart)	\$33.56	\$2.12	\$35.68	\$2.94	\$38.62	
1-96 GAL CART/WEEK Yard Waste (additional per cart)	\$39.70	\$2.51	\$42.21	\$3.48	\$45.69	
BULKY COLLECTION PER YARD (Doesn't include trip charge)	\$24.31	\$1.54	\$25.85	\$2.13	\$27.98	
BULKY COLLECTION TRIP PER STOP	\$28.10	\$1.78	\$29.88	\$2.47	\$32.35	
OVERAGE - MATERIAL EXCEEDS CONTAINER CAPACITY - PER BAG	\$9.01	\$0.57	\$9.58	\$0.79	\$10.37	
1-20 GAL EXTRA PICK-UP ON SVC DAY (EACH)	\$3.88	\$0.25	\$4.13	\$0.34	\$4.47	
1-35 GAL EXTRA PICK-UP ON SVC DAY (EACH)	\$3.88	\$0.25	\$4.13	\$0.34	\$4.47	
1-64 GAL EXTRA PICK-UP ON SVC DAY (EACH)	\$7.75	\$0.49	\$8.24	\$0.68	\$8.92	
1-96 GAL EXTRA PICK-UP ON SVC DAY (EACH)	\$11.67	\$0.74	\$12.41	\$1.02	\$13.43	
TRIP CHARGE PER STOP	\$28.10	\$1.78	\$29.88	\$2.47	\$32.35	
Reactivation Charge (from bad pay) with delivery	\$98.67	\$6.24	\$104.91	\$8.66	\$113.57	
Reactivation Charge (from bad pay) without delivery	\$52.24	\$3.30	\$55.54	\$4.58	\$60.12	
Home Composting Unit	\$62.68	\$3.96	\$66.64	\$5.50	\$72.14	
Home Composting Unit - Delivery Charge	\$28.10	\$1.78	\$29.88	\$2.47	\$32.35	
Backyard service. (Cannot exceed 100 ft)	\$25.55	\$1.61	\$27.16	\$2.24	\$29.40	
Replace lost, stolen, or damaged cart - 20 gallon	\$86.43	\$5.46	\$91.89	\$7.58	\$99.47	
Replace lost, stolen, or damaged cart - 35 gallon	\$86.43	\$5.46	\$91.89	\$7.58	\$99.47	
Replace lost, stolen, or damaged cart - 64 gallon	\$92.09	\$5.82	\$97.91	\$8.08	\$105.99	
Replace lost, stolen, or damaged cart - 96 gallon	\$100.45	\$6.35	\$106.80	\$8.81	\$115.61	
CSR process payment over the phone	\$9.29	\$0.59	\$9.88	\$0.82	\$10.70	
Bad/Return Check	\$25.00	\$25.00	\$25.00	\$2.06	\$25.00	
Late Payment charge	2.5% of balance (\$5.00 min. Chg.)		2.5% of balance (\$5.00 min. Chg.)		2.5% of balance (\$5.00 min. Chg.)	
1-20 GAL EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$36.50	\$2.31	\$38.81	\$3.20	\$42.01	
1-35 GAL EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$36.50	\$2.31	\$38.81	\$3.20	\$42.01	
1-64 GAL EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$40.37	\$2.55	\$42.92	\$3.54	\$46.46	
1-96 GAL EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$44.28	\$2.80	\$47.08	\$3.88	\$50.96	
1-64 GAL CONTAMINATION (RECYCLE/GREEN WASTE)	\$12.92	\$0.82	\$13.74	\$1.13	\$14.87	
1-96 GAL CONTAMINATION (RECYCLE/GREEN WASTE)	\$15.28	\$0.97	\$16.25	\$1.34	\$17.59	
COMMERCIAL AND MULTIPLE DWELLING CART SERVICE - MSW						
1-35 GAL CART 1X PER WEEK	\$32.83	\$2.07	\$34.90	\$2.88	\$37.78	
1-35 GAL CART 2X PER WEEK	\$65.00	\$4.11	\$69.11	\$5.70	\$74.81	
1-35 GAL CART 3X PER WEEK	\$97.83	\$6.18	\$104.01	\$8.58	\$112.59	
1-35 GAL CART 4X PER WEEK	\$130.65	\$8.26	\$138.91	\$11.46	\$150.37	
1-35 GAL CART 5X PER WEEK	\$163.48	\$10.33	\$173.81	\$14.34	\$188.15	
1-64 GAL CART 1X PER WEEK	\$39.61	\$2.50	\$42.11	\$3.47	\$45.58	
1-64 GAL CART 2X PER WEEK	\$78.42	\$4.96	\$83.38	\$6.88	\$90.26	
1-64 GAL CART 3X PER WEEK	\$118.03	\$7.46	\$125.49	\$10.35	\$135.84	
1-64 GAL CART 4X PER WEEK	\$157.63	\$9.96	\$167.59	\$13.83	\$181.42	
1-64 GAL CART 5X PER WEEK	\$197.24	\$12.47	\$209.71	\$17.30	\$227.01	
1-96 GAL CART 1X PER WEEK	\$47.19	\$2.98	\$50.17	\$4.14	\$54.31	
1-96 GAL CART 2X PER WEEK	\$93.43	\$5.90	\$99.33	\$8.19	\$107.52	
1-96 GAL CART 3X PER WEEK	\$140.62	\$8.89	\$149.51	\$12.33	\$161.84	
1-96 GAL CART 4X PER WEEK	\$187.80	\$11.87	\$199.67	\$16.47	\$216.14	
1-96 GAL CART 5X PER WEEK	\$234.99	\$14.85	\$249.84	\$20.61	\$270.45	
COMMERCIAL AND MULTIPLE DWELLING BIN SERVICE - MSW						
1 CY BINS						
1 PICK-UP PER WEEK	\$125.01	\$7.90	\$132.91	\$10.97	\$143.88	
2 PICK-UPS PER WEEK	\$247.94	\$15.67	\$263.61	\$21.75	\$285.36	
3 PICK-UPS PER WEEK	\$370.91	\$23.44	\$394.35	\$32.53	\$426.88	
4 PICK-UPS PER WEEK	\$495.89	\$31.34	\$527.23	\$43.50	\$570.73	
5 PICK-UPS PER WEEK	\$618.86	\$39.11	\$657.97	\$54.28	\$712.25	
2 CY BINS						
1 PICK-UP PER WEEK	\$199.73	\$12.62	\$212.35	\$17.52	\$229.87	
2 PICK-UPS PER WEEK	\$382.74	\$24.19	\$406.93	\$33.57	\$440.50	
3 PICK-UPS PER WEEK	\$573.67	\$36.26	\$609.93	\$50.32	\$660.25	
4 PICK-UPS PER WEEK	\$771.77	\$48.78	\$820.55	\$67.70	\$888.25	
5 PICK-UPS PER WEEK	\$971.53	\$61.40	\$1,032.93	\$85.22	\$1,118.15	
3 CY BINS						
1 PICK-UP PER WEEK	\$282.69	\$17.87	\$300.56	\$24.80	\$325.36	
2 PICK-UPS PER WEEK	\$466.05	\$29.45	\$495.50	\$40.88	\$536.38	
3 PICK-UPS PER WEEK	\$598.95	\$37.85	\$636.80	\$52.54	\$689.34	
4 PICK-UPS PER WEEK	\$782.31	\$49.44	\$831.75	\$68.62	\$900.37	
5 PICK-UPS PER WEEK	\$904.63	\$57.17	\$961.80	\$79.35	\$1,041.15	
4 CY BINS						
1 PICK-UP PER WEEK	\$373.30	\$23.59	\$396.89	\$32.74	\$429.63	
2 PICK-UPS PER WEEK	\$582.40	\$36.81	\$619.21	\$51.08	\$670.29	

DESCRIPTION OF SERVICES	Total Customer Rate	Adjustment	Total Customer Rate	Adjustment	Total Customer Rate
	100.0%	6.32%	EH 7/1/17	8.25%	EH 7/1/18
3 PICK-UPS PER WEEK	\$791.03	\$49.99	\$841.02	\$69.38	\$910.40
4 PICK-UPS PER WEEK	\$998.79	\$63.12	\$1,061.91	\$87.61	\$1,149.52
5 PICK-UPS PER WEEK	\$1,206.93	\$76.28	\$1,283.21	\$105.86	\$1,389.07
6 CY BINS					
1 PICK-UP PER WEEK	\$466.19	\$29.46	\$495.65	\$40.89	\$536.54
2 PICK-UPS PER WEEK	\$932.22	\$58.92	\$991.14	\$81.77	\$1,072.91
3 PICK-UPS PER WEEK	\$1,098.50	\$69.43	\$1,167.93	\$96.35	\$1,264.28
4 PICK-UPS PER WEEK	\$1,564.65	\$98.89	\$1,663.54	\$137.24	\$1,800.78
5 PICK-UPS PER WEEK	\$2,078.22	\$131.34	\$2,209.56	\$182.29	\$2,391.85
8 CY BINS					
1 PICK-UP PER WEEK	\$564.93	\$35.70	\$600.63	\$49.55	\$650.18
2 PICK-UPS PER WEEK	\$1,141.31	\$72.13	\$1,213.44	\$100.11	\$1,313.55
3 PICK-UPS PER WEEK	\$1,307.13	\$82.61	\$1,389.74	\$114.65	\$1,504.39
4 PICK-UPS PER WEEK	\$1,772.41	\$112.02	\$1,884.43	\$155.47	\$2,039.90
5 PICK-UPS PER WEEK	\$2,286.36	\$144.50	\$2,430.86	\$200.55	\$2,631.41
COMMERCIAL AND MULTIPLE DWELLING CART SERVICE - RECYCLE					
1-96 GAL CART 1X PER WEEK	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1-96 GAL CART 2X PER WEEK	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1-96 GAL CART 3X PER WEEK	\$14.16	\$0.89	\$15.05	\$1.24	\$16.29
1-96 GAL CART 4X PER WEEK	\$28.03	\$1.77	\$29.80	\$2.46	\$32.26
1-96 GAL CART 5X PER WEEK	\$42.19	\$2.67	\$44.85	\$3.70	\$48.55
COMMERCIAL AND MULTIPLE DWELLING BIN SERVICE - RECYCLE					
1 CY BINS					
1 PICK-UP PER WEEK	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2 PICK-UPS PER WEEK	\$37.50	\$2.37	\$39.87	\$3.29	\$43.16
3 PICK-UPS PER WEEK	\$74.38	\$4.70	\$79.08	\$6.52	\$85.60
4 PICK-UPS PER WEEK	\$111.27	\$7.03	\$118.31	\$9.76	\$128.07
5 PICK-UPS PER WEEK	\$148.77	\$9.40	\$158.17	\$13.05	\$171.22
2 CY BINS					
1 PICK-UP PER WEEK	\$37.50	\$2.37	\$39.87	\$3.29	\$43.16
2 PICK-UPS PER WEEK	\$74.38	\$4.70	\$79.08	\$6.52	\$85.60
3 PICK-UPS PER WEEK	\$111.27	\$7.03	\$118.31	\$9.76	\$128.07
4 PICK-UPS PER WEEK	\$148.77	\$9.40	\$158.17	\$13.05	\$171.22
5 PICK-UPS PER WEEK	\$185.66	\$11.73	\$197.39	\$16.28	\$213.67
3 CY BINS					
1 PICK-UP PER WEEK	\$59.92	\$3.79	\$63.71	\$5.26	\$68.97
2 PICK-UPS PER WEEK	\$114.82	\$7.26	\$122.08	\$10.07	\$132.15
3 PICK-UPS PER WEEK	\$172.10	\$10.88	\$182.98	\$15.10	\$198.08
4 PICK-UPS PER WEEK	\$231.53	\$14.63	\$246.16	\$20.31	\$266.47
5 PICK-UPS PER WEEK	\$291.46	\$18.42	\$309.88	\$25.57	\$335.45
4 CY BINS					
1 PICK-UP PER WEEK	\$84.81	\$5.36	\$90.17	\$7.44	\$97.61
2 PICK-UPS PER WEEK	\$139.82	\$8.84	\$148.65	\$12.76	\$160.91
3 PICK-UPS PER WEEK	\$179.69	\$11.36	\$191.04	\$15.76	\$206.80
4 PICK-UPS PER WEEK	\$234.69	\$14.83	\$249.53	\$20.59	\$270.12
5 PICK-UPS PER WEEK	\$271.39	\$17.15	\$288.54	\$23.80	\$312.34
6 CY BINS					
1 PICK-UP PER WEEK	\$102.35	\$6.47	\$108.82	\$8.98	\$117.80
2 PICK-UPS PER WEEK	\$205.28	\$12.97	\$218.26	\$18.01	\$236.27
3 PICK-UPS PER WEEK	\$218.28	\$13.80	\$232.07	\$19.15	\$251.22
4 PICK-UPS PER WEEK	\$320.63	\$20.26	\$340.89	\$28.12	\$369.01
5 PICK-UPS PER WEEK	\$437.81	\$27.67	\$465.48	\$38.40	\$503.88
8 CY BINS					
1 PICK-UP PER WEEK	\$131.98	\$8.34	\$140.32	\$11.58	\$151.90
2 PICK-UPS PER WEEK	\$268.01	\$16.94	\$284.95	\$23.51	\$308.46
3 PICK-UPS PER WEEK	\$280.87	\$17.75	\$298.62	\$24.64	\$323.26
4 PICK-UPS PER WEEK	\$382.96	\$24.20	\$407.16	\$33.59	\$440.75
5 PICK-UPS PER WEEK	\$500.25	\$31.62	\$531.87	\$43.88	\$575.75

Commercial: Additional Recycle Carts or Additional Cart Service per Week

1-96 GAL CART 1X PER WEEK	
1-96 GAL CART 2X PER WEEK	
1-96 GAL CART 3X PER WEEK	
1-96 GAL CART 4X PER WEEK	
1-96 GAL CART 5X PER WEEK	

A 96 gallon cart has capacity of approximately .50 cubic yards. Service of 2 carts or 2 lifts is deemed to equal one cubic yard.

96 gallon: After two 96 gallon services per week. Subsequent services per week will be charged at \$16.29 per cart per service day per week.

Example: To meet the One Cubic Yard at No Charge Criteria, 1-96 gallon cart serviced 2

Commercial: Additional Recycle Bins or Additional Bin Service per Week

1 CY BINS

1 PICK-UP PER WEEK	
2 PICK-UPS PER WEEK	
3 PICK-UPS PER WEEK	
4 PICK-UPS PER WEEK	
5 PICK-UPS PER WEEK	

\$37.50	\$2.37	\$39.87	\$3.29	\$43.16
\$74.38	\$4.70	\$79.08	\$6.52	\$85.60
\$111.27	\$7.03	\$118.31	\$9.76	\$128.07
\$148.77	\$9.40	\$158.17	\$13.05	\$171.22
\$185.66	\$11.73	\$197.39	\$16.28	\$213.67

DESCRIPTION OF SERVICES	Total Customer Rate	Adjustment	Total Customer Rate	Adjustment	Total Customer Rate
	100.0%	6.32%	Eff 7/1/17 100.0%	8.25%	Eff 7/1/18 100.0%
2 CY BINS					
1 PICK-UP PER WEEK	\$89.92	\$3.79	\$63.71	\$5.26	\$68.97
2 PICK-UPS PER WEEK	\$114.82	\$7.26	\$122.08	\$10.07	\$132.15
3 PICK-UPS PER WEEK	\$172.10	\$10.88	\$182.98	\$15.10	\$198.08
4 PICK-UPS PER WEEK	\$231.53	\$14.63	\$246.16	\$20.31	\$266.47
5 PICK-UPS PER WEEK	\$291.46	\$18.42	\$309.88	\$25.57	\$335.45
3 CY BINS					
1 PICK-UP PER WEEK	\$84.81	\$5.36	\$90.17	\$7.44	\$97.61
2 PICK-UPS PER WEEK	\$139.82	\$8.84	\$148.65	\$12.26	\$160.91
3 PICK-UPS PER WEEK	\$179.69	\$11.36	\$191.04	\$15.76	\$206.80
4 PICK-UPS PER WEEK	\$234.69	\$14.83	\$249.53	\$20.59	\$270.12
5 PICK-UPS PER WEEK	\$271.39	\$17.15	\$288.54	\$23.80	\$312.34
4 CY BINS					
1 PICK-UP PER WEEK	\$111.99	\$7.08	\$119.07	\$9.82	\$128.89
2 PICK-UPS PER WEEK	\$174.72	\$11.04	\$185.76	\$15.33	\$201.09
3 PICK-UPS PER WEEK	\$237.31	\$15.00	\$252.31	\$20.82	\$273.13
4 PICK-UPS PER WEEK	\$299.64	\$18.94	\$318.57	\$26.28	\$344.85
5 PICK-UPS PER WEEK	\$362.08	\$22.88	\$384.96	\$31.76	\$416.72
6 CY BINS					
1 PICK-UP PER WEEK	\$139.86	\$8.84	\$148.70	\$12.27	\$160.97
2 PICK-UPS PER WEEK	\$279.67	\$17.67	\$297.34	\$24.53	\$321.87
3 PICK-UPS PER WEEK	\$329.55	\$20.83	\$350.38	\$28.91	\$379.29
4 PICK-UPS PER WEEK	\$469.40	\$29.67	\$499.06	\$41.17	\$540.23
5 PICK-UPS PER WEEK	\$623.47	\$39.40	\$662.87	\$54.69	\$717.56
8 CY BINS					
1 PICK-UP PER WEEK	\$169.48	\$10.71	\$180.19	\$14.87	\$195.06
2 PICK-UPS PER WEEK	\$342.39	\$21.64	\$364.03	\$30.03	\$394.06
3 PICK-UPS PER WEEK	\$392.14	\$24.78	\$416.92	\$34.40	\$451.32
4 PICK-UPS PER WEEK	\$531.72	\$33.60	\$565.33	\$46.64	\$611.97
5 PICK-UPS PER WEEK	\$685.91	\$43.35	\$729.26	\$60.16	\$789.42
COMMERCIAL AND MULTIPLE DWELLING CART SERVICE - GREEN WASTE					
1-64 GAL CART 1X PER WEEK	\$88.02	\$2.40	\$40.42	\$3.33	\$43.75
1-64 GAL CART 2X PER WEEK	\$75.28	\$4.76	\$80.04	\$6.60	\$86.64
1-64 GAL CART 3X PER WEEK	\$113.31	\$7.16	\$120.47	\$9.94	\$130.41
1-96 GAL CART 1X PER WEEK	\$45.30	\$2.86	\$48.16	\$3.97	\$52.13
1-96 GAL CART 2X PER WEEK	\$89.69	\$5.67	\$95.36	\$7.87	\$103.23
1-96 GAL CART 3X PER WEEK	\$134.99	\$8.53	\$143.52	\$11.84	\$155.36
COMMERCIAL BIN SERVICE - ADDITIONAL CHARGES					
1-35 GAL MSW EXTRA PICK-UP ON SVC DAY (EACH)	\$60.51	\$3.82	\$64.33	\$5.31	\$69.64
1-64 GAL MSW EXTRA PICK-UP ON SVC DAY (EACH)	\$62.83	\$3.97	\$66.80	\$5.51	\$72.31
1-96 GAL MSW EXTRA PICK-UP ON SVC DAY (EACH)	\$65.30	\$4.13	\$69.43	\$5.73	\$75.16
1 CU BIN MSW EXTRA PICK-UP ON SVC DAY (EACH)	\$72.55	\$4.59	\$77.14	\$6.36	\$83.50
2 CU BIN MSW EXTRA PICK-UP ON SVC DAY (EACH)	\$87.06	\$5.50	\$92.56	\$7.64	\$100.20
3 CU BIN MSW EXTRA PICK-UP ON SVC DAY (EACH)	\$101.57	\$6.42	\$107.99	\$8.91	\$116.90
4 CU BIN MSW EXTRA PICK-UP ON SVC DAY (EACH)	\$116.08	\$7.34	\$123.42	\$10.18	\$133.60
6 CU BIN MSW EXTRA PICK-UP ON SVC DAY (EACH)	\$145.10	\$9.17	\$154.27	\$12.73	\$167.00
8 CU BIN MSW EXTRA PICK-UP ON SVC DAY (EACH)	\$174.12	\$11.00	\$185.12	\$15.27	\$200.39
1-35 GAL MSW EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$118.55	\$7.49	\$126.04	\$10.40	\$136.44
1-64 GAL MSW EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$120.87	\$7.64	\$128.51	\$10.60	\$139.11
1-96 GAL MSW EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$123.34	\$7.80	\$131.14	\$10.82	\$141.96
1 CU BIN MSW EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$130.59	\$8.25	\$138.84	\$11.45	\$150.29
2 CU BIN MSW EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$145.10	\$9.17	\$154.27	\$12.73	\$167.00
3 CU BIN MSW EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$159.61	\$10.09	\$169.70	\$14.00	\$183.70
4 CU BIN MSW EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$174.12	\$11.00	\$185.12	\$15.27	\$200.39
6 CU BIN MSW EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$203.14	\$12.84	\$215.98	\$17.82	\$233.80
8 CU BIN MSW EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$232.16	\$14.67	\$246.83	\$20.36	\$267.19
1-35 GAL RECY EXTRA PICK-UP ON SVC DAY (EACH)	\$58.82	\$3.72	\$62.54	\$5.16	\$67.70
1-64 GAL RECY EXTRA PICK-UP ON SVC DAY (EACH)	\$59.48	\$3.76	\$63.24	\$5.22	\$68.46
1-96 GAL RECY EXTRA PICK-UP ON SVC DAY (EACH)	\$60.22	\$3.81	\$64.03	\$5.28	\$69.31
1 CU BIN RECY EXTRA PICK-UP ON SVC DAY (EACH)	\$62.39	\$3.94	\$66.33	\$5.47	\$71.80
2 CU BIN RECY EXTRA PICK-UP ON SVC DAY (EACH)	\$66.74	\$4.22	\$70.96	\$5.85	\$76.81
3 CU BIN RECY EXTRA PICK-UP ON SVC DAY (EACH)	\$71.09	\$4.49	\$75.58	\$6.24	\$81.82
4 CU BIN RECY EXTRA PICK-UP ON SVC DAY (EACH)	\$75.44	\$4.77	\$80.21	\$6.62	\$86.83
6 CU BIN RECY EXTRA PICK-UP ON SVC DAY (EACH)	\$84.14	\$5.32	\$89.46	\$7.38	\$96.84
8 CU BIN RECY EXTRA PICK-UP ON SVC DAY (EACH)	\$92.84	\$5.87	\$98.71	\$8.14	\$106.85
1-35 GAL RECY EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$116.86	\$7.39	\$124.25	\$10.25	\$134.50
1-64 GAL RECY EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$117.52	\$7.43	\$124.95	\$10.31	\$135.26
1-96 GAL RECY EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$118.26	\$7.47	\$125.73	\$10.37	\$136.10
1 CU BIN RECY EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$120.43	\$7.61	\$128.04	\$10.56	\$138.60
2 CU BIN RECY EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$124.78	\$7.89	\$132.67	\$10.95	\$143.62
3 CU BIN RECY EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$129.13	\$8.16	\$137.29	\$11.33	\$148.62
4 CU BIN RECY EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$133.48	\$8.44	\$141.92	\$11.71	\$153.63
6 CU BIN RECY EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$142.18	\$8.99	\$151.17	\$12.47	\$163.64

DESCRIPTION OF SERVICES	Total Customer Rate	Adjustment	Total Customer Rate	Adjustment	Total Customer Rate
	100.0%	6.32%	Eff 7/1/17 100.0%	Eff 7/1/18 8.25%	Eff 7/1/18 100.0%
8 CU BIN RECY EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$150.88	\$9.54	\$160.42	\$13.23	\$173.65
1-35 GAL GW EXTRA PICK-UP ON SVC DAY (EACH)	\$60.48	\$3.82	\$64.30	\$5.30	\$69.60
1-64 GAL GW EXTRA PICK-UP ON SVC DAY (EACH)	\$65.21	\$4.12	\$69.33	\$5.72	\$75.05
1-96 GAL GW EXTRA PICK-UP ON SVC DAY (EACH)	\$65.21	\$4.12	\$69.33	\$5.72	\$75.05
1-35 GAL GW EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$118.52	\$7.49	\$126.01	\$10.40	\$136.41
1-64 GAL GW EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$120.81	\$7.64	\$128.45	\$10.60	\$139.05
1-96 GAL GW EXTRA PICK-UP ON NON-SVC DAY (EACH)	\$123.25	\$7.79	\$131.04	\$10.81	\$141.85
Trip Charge On Service Day	\$58.04	\$3.67	\$61.71	\$5.09	\$66.80
Trip Charge On Non-Service Day	\$116.08	\$7.34	\$123.42	\$10.18	\$133.60
Delivery or Removal	\$174.12	\$11.00	\$185.12	\$15.27	\$200.39
Exchange Bin	\$174.12	\$11.00	\$185.12	\$15.27	\$200.39
Reactivation Charge (from bad pay) with delivery	\$226.36	\$14.31	\$240.67	\$19.86	\$260.53
Reactivation Charge (from bad pay) without delivery	\$52.24	\$3.30	\$55.54	\$4.58	\$60.12
Container Push Pull: 15-25 feet, Total Distance	\$6.73	\$0.43	\$7.16	\$0.59	\$7.75
Container Push Pull: 26-50 feet, Total Distance	\$11.84	\$0.75	\$12.59	\$1.04	\$13.63
Container Push Pull: 51-75 feet, Total Distance	\$22.57	\$1.43	\$24.00	\$1.98	\$25.98
Container Push Pull: 76+ feet, Total Distance	\$30.91	\$1.95	\$32.86	\$2.71	\$35.57
Lock Service Charge	\$1.92	\$0.12	\$2.04	\$0.17	\$2.21
Lock Sale or Replacement (WM provided lock)	\$40.63	\$2.57	\$43.20	\$3.56	\$46.76
Replace lost, stolen, or damaged bin - 1 cu yrd	\$879.89	\$55.61	\$935.50	\$77.18	\$1,012.68
Replace lost, stolen, or damaged bin - 1.5 cu yrd	\$881.43	\$55.71	\$937.14	\$77.31	\$1,014.45
Replace lost, stolen, or damaged bin - 2 cu yrd	\$1,028.47	\$65.00	\$1,093.47	\$90.21	\$1,183.68
Replace lost, stolen, or damaged bin - 3 cu yrd	\$1,143.00	\$72.24	\$1,215.24	\$100.26	\$1,315.50
Replace lost, stolen, or damaged bin - 4 cu yrd	\$1,300.87	\$82.21	\$1,383.08	\$114.10	\$1,497.18
Replace lost, stolen, or damaged bin - 6 cu yrd	\$1,485.05	\$93.86	\$1,578.91	\$130.26	\$1,709.17
Replace lost, stolen, or damaged bin - 8 cu yrd	\$1,671.38	\$105.63	\$1,777.01	\$146.60	\$1,923.61
Replace lost, stolen, or damaged cart - 20 gal	\$86.43	\$5.46	\$91.89	\$7.58	\$99.47
Replace lost, stolen, or damaged cart - 35 gal	\$86.43	\$5.46	\$91.89	\$7.58	\$99.47
Replace lost, stolen, or damaged cart - 64 gal	\$92.09	\$5.82	\$97.91	\$8.08	\$105.99
Replace lost, stolen, or damaged cart - 96 gal	\$100.45	\$6.35	\$106.80	\$8.81	\$115.61
3 Cubic Yard Instabin	\$190.77	\$12.06	\$202.83	\$16.73	\$219.56
4 Cubic Yard Instabin	\$192.30	\$12.15	\$204.45	\$16.87	\$221.32
CSR process payment over the phone	\$9.29	\$0.59	\$9.88	\$0.82	\$10.70
Bad/Return Check	\$25.00		\$25.00		\$25.00
Late Payment charge					
	2.5% of balance or \$5.00 min chg.		2.5% of balance or \$5.00 min chg.		2.5% of balance or \$5.00 min chg.
Overage - Material in Cart exceeds container capacity (EACH)	\$13.13	\$0.83	\$13.96	\$1.15	\$15.11
Overage - Material in Bin exceeds container capacity (EACH)	\$50.00	\$3.16	\$53.16	\$4.39	\$57.55
CONTAMINATION CHARGES (BASED ON CONTAINER SIZE)					
64 GALLON GREEN WASTE CART (EACH)	\$9.15	\$0.58	\$9.73	\$0.80	\$10.53
96 GALLON GREEN WASTE CART (EACH)	\$10.90	\$0.69	\$11.59	\$0.96	\$12.55
64 GALLON RECYCLE CART (EACH)	\$9.15	\$0.58	\$9.73	\$0.80	\$10.53
96 GALLON RECYCLE CART (EACH)	\$10.90	\$0.69	\$11.59	\$0.96	\$12.55
1 CUBIC RECYCLE YARD CONTAINER (EACH)	\$28.87	\$1.82	\$30.69	\$2.53	\$33.22
2 CUBIC RECYCLE YARD CONTAINER (EACH)	\$46.13	\$2.92	\$49.05	\$4.05	\$53.10
3 CUBIC RECYCLE YARD CONTAINER (EACH)	\$65.29	\$4.13	\$69.42	\$5.73	\$75.15
4 CUBIC RECYCLE YARD CONTAINER (EACH)	\$86.21	\$5.45	\$91.66	\$7.56	\$99.22
6 CUBIC RECYCLE YARD CONTAINER (EACH)	\$107.66	\$6.80	\$114.46	\$9.44	\$123.90
8 CUBIC RECYCLE YARD CONTAINER (EACH)	\$130.47	\$8.25	\$138.72	\$11.44	\$150.16
COMPACTOR SERVICE - Any Material (Customer Owned)					
Per CUBIC YARD COMPACTOR	\$34.03	\$2.15	\$36.18	\$2.98	\$39.16
10 CUBIC YARD COMPACTOR (Includes 3 Tons)	\$340.30	\$21.51	\$361.81	\$29.85	\$391.66
15 CUBIC YARD COMPACTOR (Includes 3 Tons)	\$510.45	\$32.26	\$542.71	\$44.77	\$587.48
20 CUBIC YARD COMPACTOR (Includes 4 Tons)	\$680.60	\$43.01	\$723.61	\$59.70	\$783.31
30 CUBIC YARD COMPACTOR (Includes 5 Tons)	\$1,020.90	\$64.52	\$1,085.42	\$89.55	\$1,174.97
40 CUBIC YARD COMPACTOR (Includes 6 Tons)	\$1,361.20	\$86.03	\$1,447.23	\$119.40	\$1,566.63
DROP BOX/ROLL OFF SERVICE - Any Material					
15 CUBIC YARD CONTAINER (Includes 2 Tons)	\$387.66	\$0.00	\$0.00	\$0.00	\$0.00
20 CUBIC YARD CONTAINER (Includes 3 Tons)	\$516.83	\$32.66	\$549.49	\$45.33	\$594.82
30 CUBIC YARD CONTAINER (Includes 4 Tons)	\$745.94	\$47.14	\$793.08	\$65.43	\$858.51
40 CUBIC YARD CONTAINER (Includes 5 Tons)	\$1,232.31	\$77.88	\$1,310.19	\$108.09	\$1,418.28
MSW Loads exceeding included tons will be charged per over ton:	\$120.46	\$7.61	\$128.07	\$10.57	\$138.64
C&D Loads exceeding included tons will be charged per over ton:	\$105.67	\$6.68	\$112.35	\$9.27	\$121.62
Wood Loads exceeding included tons will be charged per over ton:	\$71.15	\$4.50	\$75.65	\$6.24	\$81.89
Recycle Loads exceeding included tons will be charged per over ton:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Yard Waste Loads exceeding included tons will be charged per over ton:	\$71.15	\$4.50	\$75.65	\$6.24	\$81.89
Dir/Concrete Loads exceeding included tons will be charged per over ton:	\$40.86	\$2.58	\$43.44	\$3.58	\$47.02
DROP BOX/ROLL OFF SERVICE - ADDITIONAL CHARGES					
Relocate	\$140.55	\$8.88	\$149.43	\$12.33	\$161.76
Trip	\$140.55	\$8.88	\$149.43	\$12.33	\$161.76
Reactivation Charge (from bad pay) with delivery	\$226.36	\$14.31	\$240.67	\$19.86	\$260.53
Reactivation Charge (from bad pay) without delivery	\$52.24	\$3.30	\$55.54	\$4.58	\$60.12
Inactivity Per Day (after 7 days with no haul)	\$18.57	\$1.17	\$19.74	\$1.63	\$21.37
Dig Out	\$174.12	\$11.00	\$185.12	\$15.27	\$200.39
Credit Card/Debit process payment over the phone	\$9.29	\$0.59	\$9.88	\$0.82	\$10.70

DESCRIPTION OF SERVICES	Total Customer Rate Adjustment	Total Customer Rate Adjustment	Total Customer Rate
	100.0%	6.32%	Eff 7/1/17 100.0%	8.25%	Eff 7/1/18 100.0%
Bad/Return Check	\$25.00		\$25.00		\$25.00
Late/Finance Payment	2.5% of balance or \$5.00 min chg.		2.5% of balance or \$5.00 min chg.		2.5% of balance or \$5.00 min chg.



Item No. 11(B)

REPORT TO THE CITY COUNCIL

DATE: MAY 22, 2018
TO: CITY COUNCIL
FROM: STEVEN ADAMS, CITY MANAGER
RE: CONSIDERATION OF ON-STREET PARKING ON RIVER DRIVE

RECOMMENDATION:

It is recommended the City Council direct staff to prepare an Ordinance removing parking restrictions on the east side of River Drive.

BACKGROUND:

No parking restrictions exist on the east side of River Drive from the beginning of the Rio Plaza Mobile Home Estates to Broadway Circle, which have been in place for several years. Parking is allowed on both sides of the street south of the Rio Plaza Mobile Home Estates. Staff recently received a request from property owners on the west side of the street to allow parking on both sides of the street because they have recently experienced difficulties in finding available parking.

DISCUSSION:

This parking restriction is set forth in Section 10.22.010 of the Municipal Code. Therefore, any change would require adoption of an Ordinance modifying this Code section.

The request has been evaluated by the Fire Chief and the City Engineer. Both have confirmed that allowing parking on both sides of the street would not present a safety hazard. The width of the street is 36 feet, which is adequate for two travel lanes and two parking lanes. It is recommended to maintain the parking restrictions at the curve in front of the Taco Bell as the road approaches Broadway Circle.

**CITY COUNCIL
CONSIDERATION OF ON-STREET PARKING ON RIVER DRIVE
MAY 22, 2018
PAGE 3 OF 3**

Prepared and Approved by:



Steven Adams, City Manager