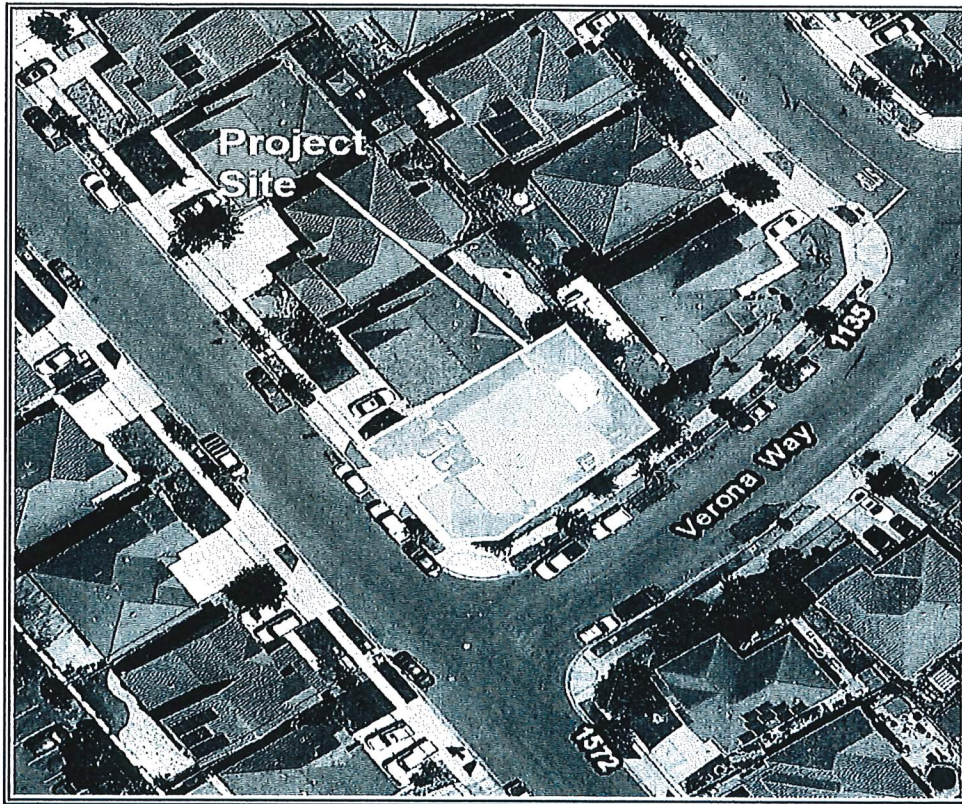


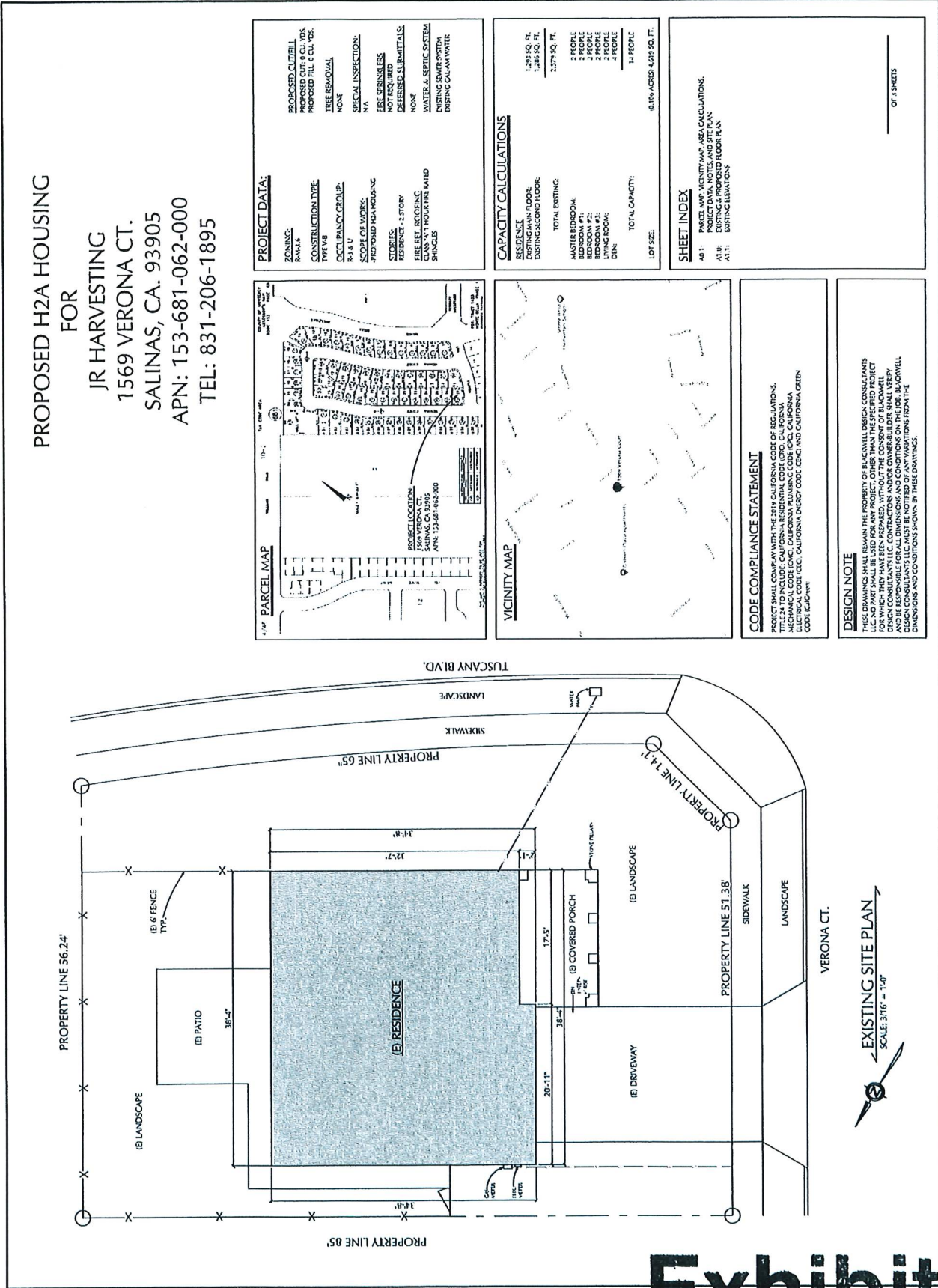
**North**

## **Vicinity Map**



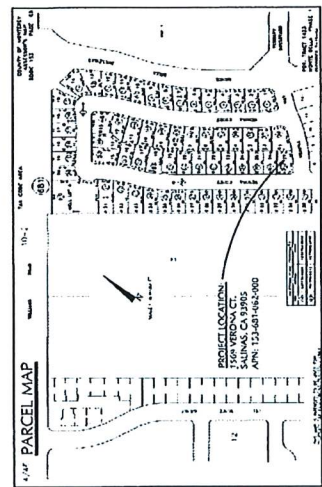
# **CONDITIONAL USE PERMIT 2020-009 1569 Verona Court**

**Exhibit A**



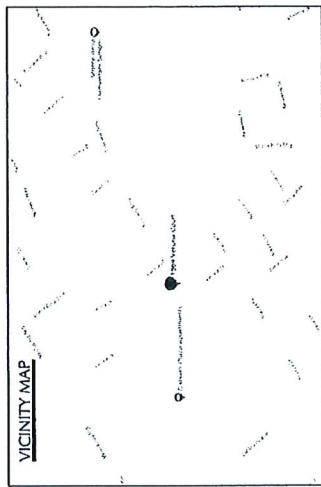
**PROJECT DATA:**

ZONING:	RAVILLA
CONSTRUCTION TYPE:	TYP. V.B.
OCCUPANCY GROUP:	R-3 & U
SCOPE OF WORK:	PROPOSED H2A HOUSING
STORIES:	RESIDENT - 1 STORY
FIRE RISK:	CLASS. 1-11 INSIDE FIRE RISK
SPRINKLES:	NOT REQUIRED
DEFERRED SUBMITTALS:	NONE
WATER & SEPTIC SYSTEM:	EXISTING WATER SYSTEM
EXISTING CALAM WATER:	EXISTING CALAM WATER



**CAPACITY CALCULATIONS**

EXISTENCE	1,200 SQ. FT.
EXISTING MAINT. FLOOR	1,200 SQ. FT.
EXISTING SECOND FLOOR	2,279 SQ. FT.
TOTAL EXISTING:	3,479 SQ. FT.
MASTER BEDROOM:	2 PEOPLE
BEDROOM #1:	2 PEOPLE
BEDROOM #2:	2 PEOPLE
BEDROOM #3:	2 PEOPLE
LIVING ROOM:	4 PEOPLE
DIN:	14 PEOPLE
TOTAL CAPACITY:	34 PEOPLE
LOT SIZE:	0.186 ACRES 4,619 SQ. FT.



**SHEET INDEX**

A0.1:	PARCEL MAP, VICINITY MAP, AREA CALCULATIONS, PROJECT DATA, NOTES, AND SITE PLAN
A1.0:	EXISTING MAINT. FLOOR PLAN
A1.1:	EXISTING ELEVATION

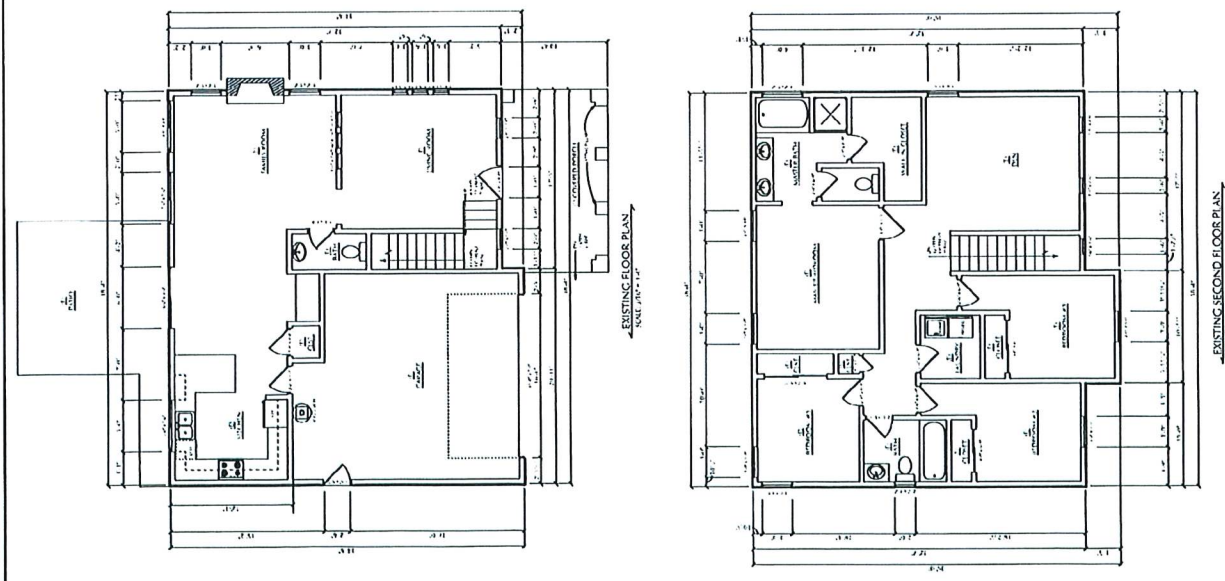
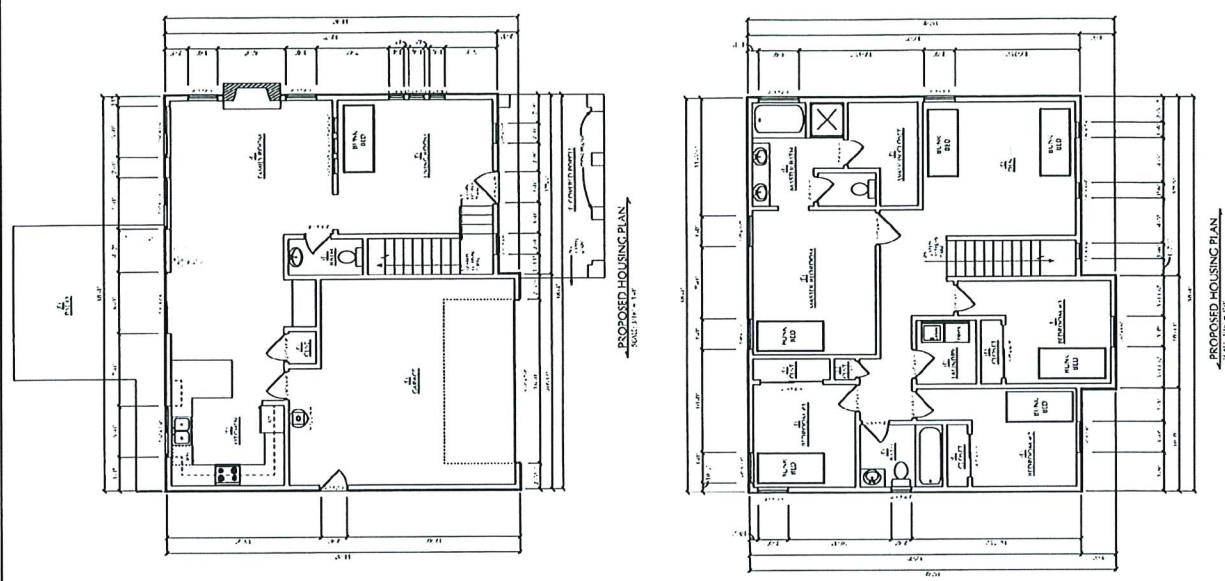
**CODE COMPLIANCE STATEMENT**

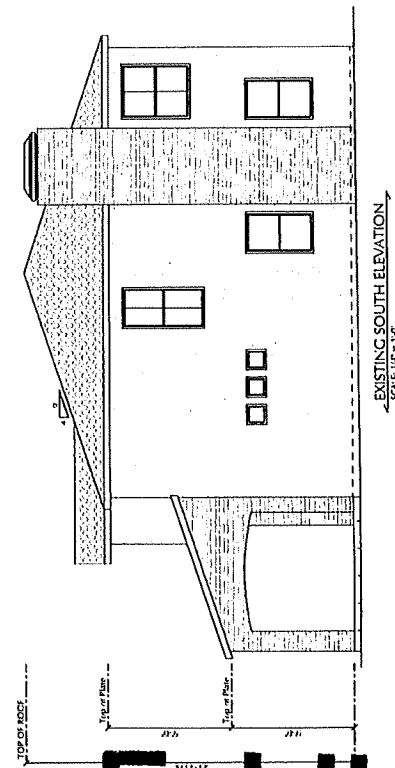
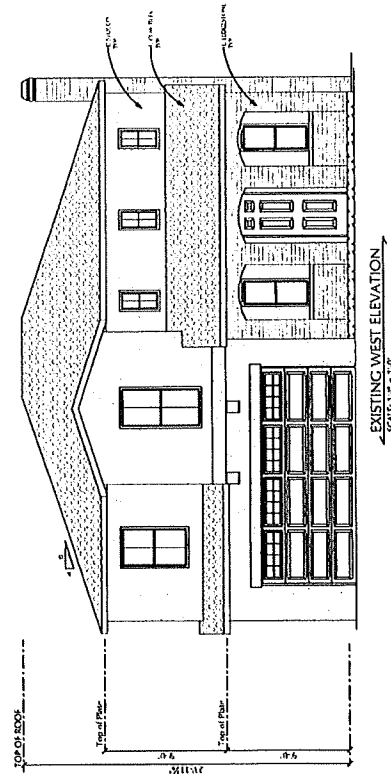
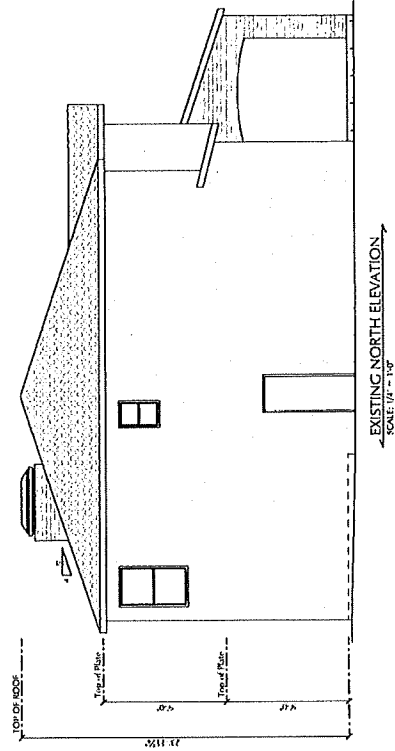
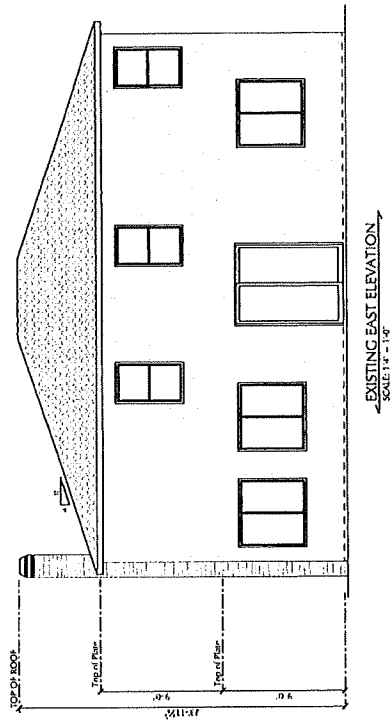
PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA CODE OF REGULATIONS, TITLE 24 TO INCLUDE CALIFORNIA RESIDENTIAL CODE (CIRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA GREEN CODE (CGC), CALIFORNIA ENERGY CODE (CEC), AND CALIFORNIA GREEN CODE (CGC).

**DESIGN NOTE**

THESE DRAWINGS SHALL REMAIN THE PROPERTY OF BLACKWELL DESIGN CONSULTANTS. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BLACKWELL DESIGN CONSULTANTS. ANY REUSE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF BLACKWELL DESIGN CONSULTANTS SHALL BE AT THE USER'S SOLE RISK. BLACKWELL DESIGN CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.



Exhibit C



# Exhibit

D



**MAUREEN WRUCK**  
**PLANNING CONSULTANTS, L.L.C.**  
*Development Consultants*

*Planning • Land Use & Permitting*

July 31, 2020

Mr. Thomas Wiles, Senior Planner  
City of Salinas  
Community Development Department  
65 W. Alisal, 2<sup>nd</sup> Floor  
Salinas, CA. 93901

**RE: Conditional Use Permit No. 2020-008**

Dear Mr. Wiles:

Per your July 22, 2020 letter, we are providing this response regarding parking reduction. The seasonal farmworkers will rely on transportation provided by their employer, JR Harvesting. The attached Transportation Plan/Parking Reduction Plan is intended to provide evidence for the record that responds to the July 22<sup>nd</sup> letter with respect to: "...impacts of the proposed Parking Reduction to the adjacent neighborhood will be mitigated by providing alternatives such as transportation...". This information is intended to be responsive to Municipal Code Section 37-50.370(d) re: "Reductions for Conversions of Existing Residential Dwelling Units into Nonresidential Uses" (i.e. use for seasonal farmworker housing).

As noted below, seasonal agricultural workers arrive in the United States for employment. They do not have cars; their sponsor provides for transportation needs/services. As there are no employee cars associated with this proposal, I am hoping this submittal is sufficient to document the nature of the proposed use and, upon your review, the application can be deemed "complete".

Please initiate a new 30-day review period, pursuant to Government Code Section 65920 et. seq.

Sincerely,

Maureen Wruck, Managing Member  
Maureen Wruck Planning Consultant, LLC.

**Exhibit** E

## **Transportation Plan / Parking Reduction Plan**

JR Harvesting has prepared this Transportation Plan for Parking Reduction pursuant to the City of Salinas Municipal Code Sections 37-50.370 and 37-50.330 with respect to the following applications:

Application 2020-08	13464 Pierce Street	Salinas, CA.
Application 2020-09	1569 Verona Court	Salinas, CA.
Application 2020-10	999 Rockrose Street	Salinas, CA.

### **A. Transportation Plan**

The Transportation Plan component provides for alternative transportation modes (37-50.330(b)). Specifically:

1. Seasonal agricultural employees living **1569 Verona Court**, walk to the MST 41 transit stop at Del Monte Road near Williams Road, where there are picked up by a Company bus that leaves from 20300 Spence Road, Salinas California. This bus is parked over night at that yard outside of the City of Salinas.
2. Seasonal agricultural employees who reside at **13464 Pierce Street, Salinas, CA.**, walk to MST 49 transit stop at San Juan Grade and Northridge Way. They are picked up by a Company bus which comes from 20300 Spence Road.
3. Seasonal agricultural employees who reside at **999 Rockrose Street Salinas, CA.** walk to MST 95 transit stop at Buckthorn and North Sanborn Road. They board a Company bus that comes from 20300 Spence Road.

After picking up these employees at the respective bus stops, the busses meet at Cardenas Market to pick up other workers and then go to the fields.

After working hours, some are dropped back off at Cardenas Market and others are taken back to the respective bus stops. All busses return to 20300 Spence Road.

### **B. Parking Reduction Plan**

Given the seasonal employment and the nature of the H2A Visa program, employees arrive in the United States without passenger vehicles. JR Harvesting provides transportation from residential housing sites to the work locations as noted above. Therefore, there is no residential parking demand associated with transporting workers to and from the residential sites.

JR Harvesting also arranges transportation to take workers shopping twice a week. In instances where workers seek entertainment, shopping or attend to other needs on their day off, they either walk to locations or use services such as Uber or Lyft. In addition, public transportation via

Monterey Salinas Transit is available to workers. Under these conditions, there is no demand for on-site parking.



## Pick-up/Drop-off Location for Conditional Use Permit 2020-009





# Housing Handbook

## Housing Inspections

Unannounced Housing Inspections are conducted on a regular basis by our H2A/Safety Personnel. Person conducting the inspection will be inspecting for:

- Living Conditions of Workers
- Cleanliness of entire property (interior & exterior)
  - Safety/Hazards
  - Mechanical / Health and Safety
  - Potential Violations

## Drugs and Alcohol

There is a **ZERO TOLERANCE** Policy in effect regarding Drugs and Alcohol.

Engaging in Drugs and/or Alcohol is in Violation of Housing Rules and the **Work Contract**, and said action will be means for immediate Termination and Eviction.

## Respect/Bullying

Always show respect towards each other and towards our Neighbors. There is **ZERO TOLERANCE** for any actions considered of a Bullying nature:

- Verbal abuse
- Physical Abuse or aggression

Anyone engaging in said behavior, will be deemed in Violation of Housing Rules and the Work Contract, and said action will be means for immediate Termination and Eviction.

**Exhibit** F

### **Parties/Gatherings/Loud Music**

For the respect towards our Neighbors and fellow workers (some which might be resting), Parties/Gatherings are not allowed (indoors or outdoors) at any time.

Loud music, and other disturbance will not be tolerated, and are means of disciplinary action taken.

### **Visitors**

Visitors are not allowed at any Company Housing Units.

### **Transportation**

Workers are transported to and from the worksite each shift on Company Buses.

They will only be picked up/dropped off at the **Company Designated Bus Stop** (Monterey Salinas Transit Bus Stop as submitted to Salinas Development prior).

Buses will NOT drive into any City of Salinas Neighborhoods for any pickup/drop off.

There is a set schedule for store/groceries/shopping/ doctor/medical/other outings. A company rep will pick workers up at designated day/time/location. This service is for those in need of transportation and is not mandatory.

Company Personnel will provide transportation to care for any emergency/medical needs.

**Emergency Contacts will be posted in each Housing Unit.**

**In case of any Emergency:**

- **If its life threatening, please call 911**
- For non-life-Threatening Emergencies, please contact Company Personnel via posted numbers.
- Company Personnel will provide transportation to care for your emergency.

## **Emergency Contacts**

**For Emergencies Dial:**

**911**

**City of Salinas Non-Emergency:**

**Company Reps:**

<b>Lucia Figueroa</b>	<b>831-296-7500</b>
<b>Isaac Jimenez</b>	<b>831-540-0797</b>
<b>Josue Rodriguez</b>	<b>831-206-1895</b>





## City of Salinas

DEVELOPMENT ENGINEERING (PW) • 65 West Alisal Street • Salinas, California

Phone: (831) 758-7251 • [www.cityofsalinas.org](http://www.cityofsalinas.org)

### ENGINEER'S REPORT

**DATE:** 5/6/2020

**PLANNER:** Tom Wiles

**OWNER/APPLICANT:** Israel Rodriguez/Maureen Wruck Planning Inc.

**PURPOSE:** CUP2020-009

**LOCATION:** 1569 Verona Ct

**DEVELOPMENT PROPOSAL:** Convert 4-bedroom single family residence to employee housing for 14 H2A employees.

**RECOMMENDATION:** Approve with Conditions

**DEVELOPMENT REVIEW:** *Development Review Submittal prepared Blackwell Design Consultants, not dated.*

#### **CONDITIONS OF APPROVAL**

1. Offsite Improvements – Irrigation and maintenance of the parkway landscaping is the property owner's responsibility.
2. Development Impact Fees – The applicant proposes to use common areas in the house as bedrooms. Sanitary sewer, storm drain and park development impact fees are assessed based on number of bedrooms. The City Engineer will allow waiving of the storm drain impact fee. The remaining development impact fees will be assessed as \$547.00 per bedroom for sanitary sewer and \$1004.00 per bedroom for parks.

A total fee of \$3102.00 is due prior to recordation of the Conditional Use Permit.

*Notice: The Conditions of Approval for this Site Plan Review include certain fees and development requirements. Pursuant to Government Code Section 66020 (d)(1), this hereby constitutes written notice stating the amount of said fees, and describing the development requirements. The applicant is hereby notified that the 90-day appeal period in which he/she/they may protest these fees and development requirements, pursuant to Government Code Section 66020 (a), begins on the date the office land use permit is approved. If applicant files a written protest within this 90-day period complying with all requirements of Section 66020, he/she/they will be legally barred from challenging such fees and/or requirements at a later date.*

#### **CITY OF SALINAS**

Reviewed By:

**Adriana Robles, P.E., CFM**

Senior Civil Engineer

[adrianar@ci.salinas.ca.us](mailto:adrianar@ci.salinas.ca.us)

(831) 758-7194

For:

**Rodger Olds, P.E.**

City Engineer

**Exhibit** 

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