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Pajaro Citizens' Action Committee

September 19, 2022

Francisco Mendoza, Chair
Monterey County Planning Commission

Re: PLN210152 Kall Robert E & Janet Rose (Rio Vista Group LLC)

Dear Chair Mendoza and Members of the Commission

The purpose of this letter is to express the position of the Pajaro Citizens' Action Committee (PCAC) in regard to the proposed H2A Housing Projects to be located on Susan and Gonda streets in the community of Pajaro. The PCAC is a loosely formed group of concerned citizens and business owners. The Committee meets monthly to discuss community and civic issues in the Pajaro Community. We are very concerned about the H2A projects for the following reasons.

- We do not believe a proper environmental review has occurred. There are many issues at this location.
 - Flooding is an issue as evidenced by the 1995 flood. The Pajaro River levees are slated to be strengthened and or replaced. But completion of the project is 10 years in the future. Former Monterey County Supervisor Judy Pennycook in a letter to the Commission stated; "At a minimum, review of this project should be delayed until the levee improvements have been fully designed and built to see what mitigation measures are appropriate and whether they're likely to avoid the devastation we witnessed in' 1995." We agree with this statement.
 - Liquefaction of the soil is an issue in an earthquake. A few of us on the Committee worked with Monterey County Redevelopment Agency to build a 5 acre park along the Pajaro River. The Pajaro Park was only possible after the Pebble Beach Company was unable to build a project due to significant earthquake safety issues that rendered the property unsuitable for housing. Further, a soils study was performed by the United States Geologic Services (USGS) on the property adjacent to the proposed projects. The study states; "The 1989 earthquake also produced extensive liquefaction and lateral spreading along the lower Pajaro River floodplain. Although lateral spreads and sand boils were widespread along both river banks, the most common lateral spread extended along the southern margin of the Pajaro River...". Liquefaction is a known fact.
 - Traffic is yet another issue. Both Susan and Gonda Street empty out onto San Juan Road. This is problematic as San Juan Road is a major thoroughfare for commuter traffic, farm equipment and fully loaded aggregate haul trucks

weighing approximately 80,000 pounds. There is little or no traffic enforcement and adding this additional burden on San Juan Road is unwise.

- We are concerned about the availability of water. In a letter to Eric Lundquist dated September 29, 2021, the California Coastal Commission opined; “our position is that North Monterey County remains without a LTSWS (Long Term Sustainable Water Supply). And thus, the LCP policies regarding development constraints remain in effect in North Monterey County.” In light of continued drought conditions, water availability is a significant issue.
- We are concerned about the impact to the community. The projects would inject 25% additional residents, significantly impacting the character of the community. Furthermore, we are concerned about the safety of the new residents should a natural disaster occur such as the 1989 earthquake and the 1995 flood. We are not aware of an evacuation plan.
- Lastly, it is very disconcerting that these projects are proceeding given the Land Use Advisory Committee voted unanimously that the H2A projects not go forward. We concur with this decision and request that the Commission respect the input of the community.

For the reasons discussed above we request that the Monterey County Planning Commission reject this project. Thank you for your consideration.

Respectfully,



Steve Snodgrass on behalf of
The Pajaro Citizens' Action Committee