



February 25, 2025

Martha Diehl, Chair  
Monterey County Planning Commission  
c/o Monterey County Housing and Community Development  
1441 Schilling Place, South 2<sup>nd</sup> Floor  
Salinas, CA 93901

RE: Public Comment Letter: Griffith TRS (PLN240004)  
Via e-mail: [pchearingcomments@co.monterey.ca.us](mailto:pchearingcomments@co.monterey.ca.us)  
[Pham-gallardo@countyofmonterey.gov](mailto:Pham-gallardo@countyofmonterey.gov)

Dear Chair Diehl and Members of the Planning Commission:

On behalf of the applicant/property owners (Richard and Nancy Griffith, TRS), please accept this comment letter for the upcoming February 26, 2025 Planning Commission public hearing for PLN240004. We have reviewed the staff report, the Draft Resolution, and recommended Conditions of Approval. We are in agreement with the staff recommendations for project approval.

The staff report and the Draft Resolution generally describe the proposed final map amendment to the Homeland boundary, the single-family residence and generally portray the consistency of the project in the context of the creation of this lot through approval of the Santa Lucia Preserve subdivision (PC94067). That being said, we have one addition to request and four (4) Errata for the Draft Resolution as follows:

1. Additional 2010 General Plan Policy Reference. We ask that the Planning Commission modify the language of Finding 1, Evidence a to specifically reference Policy S-4.20. This Policy addresses fire hazard risks (see Exhibit A). Relocating the Homeland (building envelope) out of the forest and into the open field improves fire safety for this future residence. Given statewide fire hazards and fire insurance considerations, this is an important County Safety Element

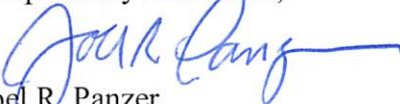
policy distinction to be reflected in the permit by including reference to Policy S-4.20.

2. Errata. There are several minor corrections we noted during our review, as follows:

- **Finding 1, Evidence b, (Page 2), last sentence:** This should refer to a “revised Conservation Easement” vs. a “reviewed Conservation Easement”.
- **Finding 1, Evidence g, Page 4:** the project statistics are not correct; please replace with statistics on Page 1, Item #2 at top of Page. See also Sheet A0.01 on PDF Page 23 of Exhibit B for cross-reference.
- **Finding 3, Evidence b, Page 5:** this should be corrected to note that the project will be served by the Santa Lucia Community Services District sewer system and not an on-site septic system (see Exhibit B).
- **Finding 5, Evidence d, Page 7:** in the middle of the paragraph, change from “associated access structures” to “associated accessory structures”.

With these requested changes/edits, we respectfully ask the Planning Commission to recommend that the Board of Supervisors approve the project by certifying the EIR addendum, approving the Final Map Amendment for the revised Homeland boundary, and approving the Combined Development Permit (Administrative Permit and Design Approval) for construction of the single-family residence and accessory structures.

Respectfully Submitted,

  
Joel R. Panzer  
Authorized Agent

CC: Richard and Nancy Griffith, Property Owners/Applicants  
Ben Welty, Feldman Architecture  
Jamison Watts, Santa Lucia Conservancy  
Cameron Daroczy for the Santa Lucia Preserve Association

JP/Attached Exhibit:

Exhibit A: 2010 Monterey county General Plan Policy S-4.20  
Exhibit B: March 13, 2024 “can and will serve” letter.

Project approvals shall require a condition for a deed restriction notifying the property owner of the level of service available and acceptance of associated risks to life and property. Where annexations are mandated, the County shall negotiate a tax share agreement with the affected fire protection district.

- S-4.16 New and reconstructed bridges shall be constructed in accordance with Monterey County Code Chapter 18.56 and the California Fire Code as amended.
- S-4.17 Drainage details for the road or driveway shall conform to current engineering practices, including erosion control Best Management Practices.
- S-4.18 All access roads and driveways shall be maintained by the responsible parties to ensure the fire department safe and expedient passage at all times.
- S-4.19 Gates on emergency access roadways shall be constructed in accordance with Monterey County Code Chapter 18.56 and the California Fire Code as amended.
- S-4.20 Reduce fire hazard risks to an acceptable level by regulating the type, density, location, and/or design and construction of development.
- S-4.21 All permits for residential, commercial, and industrial structural development (not including accessory uses) shall incorporate requirements of the fire authority having jurisdiction.
- S-4.22 Every building, structure, and/or development shall be constructed to meet the minimum requirements specified in the current adopted state building code, state fire code, Monterey County Code Chapter 18.56, and other nationally recognized standards.
- S-4.23 The County shall adopt the Fire Code document adopted by the State of California and appropriate amendments.
- S-4.24 Property addresses shall be required to be posted in accordance with Monterey County Code Chapter 18.56.
- S-4.25 Address issuance and street naming shall be coordinated between the incorporated cities and the County in accordance with Monterey County Codes to avoid duplication or confusion to public safety agencies.
- S-4.26 When public facilities and above-ground utilities are located in high or very high fire hazard areas, special precautions shall be taken to mitigate the risks from wildfire and to ensure uninterrupted operation.
- S-4.27 The County shall continue to review the procedure for proposed development, including minor and standard subdivisions, and provide for an optional pre-

Exhibit B

## Santa Lucia Community Services District

One Rancho San Carlos Road  
Carmel, California 93923  
(831) 620 -6791

March 13, 2024

### DIRECTORS

Mark Boitano  
Barbara Santry  
Cary Whitfield  
Scot Smythe  
Melissa Thorne

Monterey County Planning & Building Inspection Department  
168 West Alisal Street, 2<sup>nd</sup> Floor  
Salinas, California 93901

### ADVISORS

Robert Latta  
Jack Peat  
John Shupe

Re: APN 239-051-007 (Lot 38 – 1 Rumsen Trace, Santa Lucia Preserve)

### CAN and WILL SERVE NOTICE

To Whom It May Concern:

The Santa Lucia Preserve Community Services District (CSD) is the public agency responsible for providing domestic water and sewer service for lands within the Santa Lucia Preserve that are proposed for development. The purpose of this letter is to advise all concerned parties that the CSD will supply sufficient water flow and pressure to comply with both Health and Fire flow standards for this parcel.

In addition, this lot is proposed to be served by the wastewater reclamation facility at the Santa Lucia Preserve. Please be advised that the wastewater plant is currently operational and Lot 38 can be immediately connected to the plant for sewer services.

Thank you for your attention in this matter. Please don't hesitate to contact me if there are any questions.

Sincerely,



Aimee Dahle  
Executive Assistant to the General Manager  
Santa Lucia Community Services District