

Exhibit I

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From: [Bill Wagener](#)
To: [293-pchearingcomments](#)
Subject: PLN210202
Date: Thursday, September 5, 2024 9:54:20 AM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

PLN2100202

I support the proposal before the Planning Commission of the County of Monterey regarding 18000 Corral del Cielo (APN 416-441-047-000).

I have lived at the end of San Benancio Road for 22 years. I walk by 18000 Corral del Cielo about five times a week. When the land was sold a few years back, I wondered with some trepidation what might happen to the land at 18000 Corral del Cielo. I need not have worried. The new owner and caretakers have proven to be good stewards of the land some refer to as Steinbeck's *Pastures of Heaven*. They have stayed true to Steinbeck's description by continuing its use as farmland.

I applaud those like the owner and caretakers of 18000 Corral del Cielo for their efforts to utilize the majority of their acreage as grazing and farm land. The improvements being requested will only bolster their efforts to do so.

William Wagener
26413 Lucie Lane
Salinas, CA 93908

From: [Hansen Construction](#)
To: [Jensen, Fiona](#)
Cc: dlhaymore@gmail.com; "[Hansen Construction](#)"
Subject: 18000 Coral Del Cielo Rd project
Date: Tuesday, July 25, 2023 6:44:01 AM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

To whom it may concern:

My name is Pete Hansen and we live in the back of corral de tierra Mesa del toro subdivision . My self and my wife's families have lived in this area for many years watching it grow and thrive . We support the Abalone Creek plan for use of this property as it is within the zoning and use it was designed for . It is nice to see people develop without overdoing things and pushing boundaries too far. There seems to be a movement of I got mine and don't want to see yours in this area and as a neighbor and also as a builder we support the proper use of land as it is zoned and accepted by the county planners. It seems unfair to single certain things out or make people spend outrageous amounts defending their use of the property that was zoned for this use before it was purchased. We all enjoy open space around us but I don't believe its right to tell others they cant use their property as they deem necessary.

Thank you ,Pete Hansen

From: [WILLIAM L HOBBS](#)
To: [Jensen, Fiona](#)
Subject: Support for Abalone Creek Ranch Development
Date: Friday, July 21, 2023 1:49:37 PM

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We live at 26500 Tierra Vista Ln, overlooking the pasture and the proposed building site of the barn for the Abalone Creek Ranch. We are in support of the continued agricultural use of the land as proposed by the owners of the Abalone Creek Ranch.
Bill and Sue Hobbs

From: [Rose Evers](#)
To: [Jensen, Fiona](#)
Subject: Toro Land Use Advisory Committee meeting 7-24-23 - Abalone Creek Ranch
Date: Wednesday, July 19, 2023 3:19:09 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Hello!

We are the Evers Family residing at 18355 Corral Del Cielo Rd, Salinas, CA 93908. We may have the most expansive view of the proposed project as we can scan all the way from the hills to the east above Watson's Creek where cattle graze and wild pig roam, clear over to the west to the old Diaz place and its irrigation pond.

If the work that the Christiansen family has already put into this long neglected property is any indication, their small working farm will be a fine addition to the neighborhood. Their fields, once pock-marked by numerous squirrel holes and filled with weeds, are now plowed, planted and pretty with grasses. The ramshackle barbed wire fence has been replaced by a handsome and I imagine quite pricey metal alternative.

It gets pretty emotional when change comes to a neighborhood but it is the present zoning and codes that need to dictate decisions for what property owners can do. This is not a large scale agricultural production operation and it is fitting for the uses under the Williamson Act.

The Christiansens deserve to enjoy their property as they see fit within the scope of county codes as we all do up here.

Best Regards,

Rose Evers
Jeff Evers
18355 Corral Del Cielo Road, Salinas CA 93908
(831)484-1625

From: [Bill Wagener](#)
To: [Jensen, Fionna](#)
Subject: 18000 Coral Del Cielo, Salinas, CA 93908
Date: Thursday, May 30, 2024 10:18:09 AM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

TO:
Fionna Jensen
Senior Planner
County of Monterey

FROM:
William Wagener
26413 Lucie Lane
Salinas, CA 93908
(831) 917-1825

Dear Ms. Jensen,
I have lived on Lucie Lane at the end of San Benancio Road for more than 21 years. For many years now, my daily walk has taken me by the property at 18000 Coral Del Cielo Road. When it was sold a few years back, I wondered what the new owners would do with the land. I have been very pleased with the new ownership and the improvements they have made, and plan to make, to the land.

It is clear the new owners only want what is best in preserving what Steinbeck called the "Pastures of Heaven." For many years, the land was used for grazing animals. That primary function continues under the new ownership. It is clear by the improvements made that the new owners respect the land, the animals, and the property's place in history.

The new owners have proven themselves to be good shepherds of the land, both literally and figuratively. I fully support the projects the new ownership has before the Monterey County Planning Commission.

William Wagener
26413 Lucie Lane
Salinas, CA 93908
(831) 917-1825

From: [Burnham & Associates](#)
To: [Jensen, Fionna x6407](#)
Cc: ["Jennifer S. Rosenthal, Esq."; Lundquist, Erik x5154; 100-District 5 \(831\) 647-7755; Bowling, Joshua x5227; michaelrweaver@mac.com](#)
Subject: 18000 Corral del Cielo water
Date: Tuesday, February 15, 2022 12:50:38 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Re: 1800 Corral del Cielo
APN: 416-441-047

Hi Fionna,

I know you are very busy and I appreciate your prompt responses to our inquiries regarding the ongoing development of 18000 Corral del Cielo. As a member of the Z-Ranch Water board (servicing 27 homes) for over 15 years, I have lived the history of water availability in our community and am very aware of the limited amount of water here, and am most particularly alert to the matter in a time of 'megadrought, not seen for 1,200 years'!

A statement made by Jordan Christensen in his initial letter where he states, "Water is of utmost importance in the cycle of our ecology, and we seek to follow the example of slowing, sinking and spreading water into the ground soil to benefit plant and wildlife in the area to the greatest extent possible with improved land management practices" is quite concerning. After he distributed this letter I spoke with him about this subject and he explained they would be, "flooding the land and creating holding ponds". Obviously this is hearsay information but nevertheless concerning to our community. The fact the Christensens were granted an "emergency" well permit is also alarming, since, until they began developing their plans for their farm, there was no known emergency for a new well on that land.

As a water lean community, we are constantly working to maintain a highly efficient water system and profess conservative measures to the members. The introduction of an agricultural well across the street along with the intended use seems to undermine not only our available water but our conservative efforts.

Do you have any information that could offer some relief in the apparent plan for excessive water consumption that could jeopardize the water available to our community?

Thank you and sincerely,

Bob Burnham
831-277-2390

Cc:
Jennifer Rosenthal, ESQ
Erik V. Lundquiste, AICP
Mike Weaver, Chair of the Land Use Advisory Committee (LULAC)
Mary Adams, Supervisor
Josh Bowling, Chief of Code Compliance

From:

dancutrandedesign@gmail.com

To:

[jensen.fiona.x6407](#)

Cc:

["Michael Weaver"; "Bob Burnham"](#)

Subject:

18000 Corral Del Cielo

Date:

Tuesday, December 21, 2021 4:33:13 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Fiona: Just wanted to drop a note regarding the action taking place on 18000 Corral Del Cielo. There is so much grading and plowing and trenching, it's impossible to believe they have permits to do a lot of it. They completely plowed the pasture and wantonly destroyed native animal habitat. A lot of those displaced animals are showing up in our subdivision and some of them are wounded, confused or looking for a new home. Jack rabbits, foxes, pigs, coyotes are a few to be mentioned. It's really kind of sickening.

Dan



This email has been checked for viruses by Avast antivirus software.
www.avast.com

From: dancurrandesign@gmail.com
To: [Lundquist, Erik](#); [Jensen, Fionna x6407](#); michaelrweaver@mac.com; michaelrweaver@mac.com; [100-District 5 \(831\) 647-7755](#)
Cc: ["Carl Yaeger"](#); ["Anne Mixer"](#); ["Barbara Berg"](#); ["Ben Christensen"](#); ["Ben Schnoor"](#); ["bill hobbs \(gotohobbs@Comcast.net\)"](#); ["Bill Mixer"](#); ["Bob Burnham"](#); ["Brian Honegger"](#); ["Corie Hill"](#); ["Cornellius Milburn"](#); ["Dave Wagner"](#); ["David Aiello"](#); ["Diann Aiello"](#); eadunbar@gmail.com; ["Guy Giraudo"](#); ["James Larente"](#); ["Jesse Bernstein"](#); ["John Berg"](#); ["Kathleen Scarr"](#); ["Kevin Garcia"](#); ["Lisa Milburn"](#); ["Lisa Stewart"](#); ["Loes Hinse"](#); ["Lois Thomasson"](#); ["Mathew & Jean Panziera"](#); ["Matthew Panziera"](#); ["Mike Scarr"](#); ["Namita Bernstein"](#); ["Patrick McDonald"](#); ["Robert Mendelsohn"](#); sandyama47@gmail.com; ["Stan Hitchcock"](#); tedvonroll@gmail.com; ["Tom Krause"](#); ["Marla"](#); Susanne.wagner@gmail.com; dancurrandesign@gmail.com
Subject: 18000 Corral Del Cielo
Date: Thursday, November 25, 2021 10:33:11 AM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Mr. Lundquiste, Ms. Jensen, Mr. Weaver, County Supervisor Adams:

My wife and I are in receipt of a letter from Jordan Christensen, announcing their intent to make application for a commercial chicken farm to be built 18000 Corral Del Cielo across the street from our home. After doing research on commercial chicken farms, we are shocked by what other people have experienced living next to one. below is a relatable link from NPR that you may find enlightening. For a multitude of reasons, we are compelled to go on record that we strongly object to this operation encroaching upon our neighborhood. This application will deserve a full vetting under C.E.Q.A., including public hearings with expansive hydrology reports, and Monterey County Health Department review. We and others will have many questions related to traffic impacts, hours of operations, noise, odor, disease, required mitigation to our health and quality of life and so many more. At a minimum this operation will require a heavily condition use permit. It is our intention to vigorously fight this application. This historic and culturally significant piece of land has been used for grazing, peacefully coexisting with the neighborhood for well over a century. This application does nothing to improve our lives and stands ready and selfishly to make things worse. The fact that the applicant has started massive grading on the property leaving huge scars on the land without required permits or impact reports leads us to believe they are not willing to play by the rules.

Sincerely, Dan and Marla Curran

<https://www.npr.org/sections/thesalt/2016/01/24/463976110/when-a-chicken-farm-moves-next-door-odor-may-not-be-the-only-problem>



Virus-free. www.avast.com

From: [Jean Panziera](#)
To: [Jensen, Fiona x6407](#)
Subject: 18000 Corral del Cielo-Abalone Creek Ranch plans
Date: Tuesday, January 4, 2022 5:26:14 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Ms. Jensen,

As residents of the Corral del Cielo area, we are very concerned about the special use permits which may be issued to the new owners for any commercial retail sales use on the property.

We plan to attend all public hearings as they arise, we are requesting that our names & email addresses are added to the list for notification.

Matthew Panziera-mrpanziera@gmail.com;
Jean Panziera-
jmpanziera@gmail.com

Thank you very much

Sent from my iPhone

From: [Tarin Christensen](#)
To: [Carl Yaeger](#); [Anne Mixer](#); [Barbara Berg](#); [Ben Christensen](#); [Ben Schnoor](#); [bill hobbs \(gotohobbs@Comcast.net\)](#); [Bill Mixer](#); [Bob Burnham](#); [Brian Honegger](#); [Corie Hill](#); [Cornelius Milburn](#); [Dave Wagner](#); [David Aiello](#); [Diann Aiello](#); [eadunbar@gmail.com](#); [Guy Giraudo](#); [James Larente](#); [Jesse Bernstein](#); [John Berg](#); [Kathleen Scarr](#); [Kevin Garcia](#); [Lisa Milburn](#); [Lisa Stewart](#); [Loes Hinse](#); [Lois Thomasson](#); [Mathew & Jean Panziera](#); [Matthew Panziera](#); [Mike Scarr](#); [Namita Bernstein](#); [Patrick McDonald](#); [Robert Mendelsohn](#); [sandyama47@gmail.com](#); [Stan Hitchcock](#); [tedvonroll@gmail.com](#); [Tom Krause](#); [Marla](#); [Susanne.wagner@gmail.com](#); [dancurrandesign@gmail.com](#); [Jordan Christensen](#)
Cc: [Lundquist, Erik](#); [Jensen, Fionna x6407](#); [michaelrweaver@mac.com](#); 100-District 5 (831) 647-7755
Subject: 180000 Corral Del Cielo
Date: Tuesday, November 30, 2021 2:15:13 PM

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Dear neighbors,

I am disheartened that in a sincere effort to be neighborly and communicative, our words have resulted in mistruths and misperceptions being spread throughout the community. While I believe this wasn't malicious, but rather a misunderstanding, I'd like to correct some of these false statements and assumptions.

Per our original communication, one of "our goal is to raise chickens on pasture" and "the chickens will be within mobile enclosures that would be moved everyday." Our property is zoned "Permanent Grazing" (PG) and "Visual Sensitivity" (VS). As stated in the County's PG zoning regulations agricultural uses such as crop and tree farming, dryland farming and livestock farming, such as raising chickens, are allowed uses on this property and generally do not require any permits.(Section 21.34.030) We recognize that if we were to undertake more intensive livestock farming, such as establishing a "poultry farm" (defined as the raising and keeping of more 500 chickens),we would be required to obtain a use permit.

In addition, our proposed chicken raising is in no way comparable to the commercial chicken farm like those referenced in an NPR article describing practices in which chickens are crammed into indoor facilities amongst their own feces. Our vision is decidedly the opposite of that and what we referred to in using regenerative agriculture techniques.

In our letter, we tried to express our respect and love not only for the Pastures of Heaven, but to you as our neighbors. We feel responsibility as the current stewards to take the utmost care of this land. We respect its history, which we tried to communicate in the letter when we shared why we named it "Abalone Creek Ranch" due to the history of the Esselen tribe who were here centuries before us. This farm is our respite. This is where we gather as a family and spend time with our children, where we teach them to value hard work and the strength of communal relationships. I am disappointed that there has been little effort to reach out directly to us and seek dialogue to understand.

We have dug no new wells. In the letter we shared that "our permit was recently approved for a new well" for agricultural purposes, which can be verified by a simple call to the Monterey County Environmental Health Bureau. We have waited for that process over the past year and are just now able to proceed.

No new roads have been graded. We have been fixing and improving ranch roads on the property which have existed for decades, which is easily verifiable by reviewing satellite imagery. Many people who have worked or known this land long before us have made it clear

these roads have been in use for a very long time. Unfortunately, these roads have been minimally maintained over the years, had significant erosion damage, were unsafe for us to use so we have made the roads better and functional to use (including being safe when it rains). There are also regulations about how we handle erosion, which is why we have the currently unsightly weed-free straw along the sides of the road up the hill – despite us also not liking how it looks. We look forward to having more permanent and aesthetically pleasing solutions, but until then are seeking to comply with what we need to.

Frankly, we don't like the location of the roads, but we have concertedly stayed within the County regulations. Our understanding is that grading needed to maintain and repair existing ranch roads is exempt from County permitting requirements. The County's VS zoning regulations specifically exempt (1) "repair and maintenance of existing agriculture facilities and structures including, but not limited to, roads..." and (2) the establishment, maintenance and modification of...farm and ranch roads" from those regulations. (Sections 21.46.070 (A) and (B). The County's Grading ordinance also exempts "fill or excavation which is to be used only for agricultural purposes" from permit requirements. (Section 16.08.040 (J) All of the existing ranch roads are used for "agricultural purposes."

We have employed a team of consultants and legal advisors to ensure we take each step in accordance with applicable regulatory requirements. The work being done right now is within our agricultural rights as they pertain to this land zoned and intended for agriculture. And soon we will be doing work for the agricultural well permit that was recently received.

While our short term work aims at preserving and caring for the land, our long term vision continues to be a traditional, working family farm with a variety of happy animals grazing in the open pastures. We envision the barn and surrounding pastures and animals to be a place where local 4H clubs or school programs could come and become involved.

I hope that if there are lingering concerns, we can personally discuss it and make an effort to understand and address any rumors or misinformation. It is absolutely in no way our intention to destroy or ruin the beauty of this land and we are working closely with other local ranchers and long time farmers to guide us.

Thank you for your time and like we stated in the letter, please contact us. We would really love to get to know more of you and meet you.

Tarin Christensen

From: [Dan Bowman](#)
To: [Jensen, Fionna](#)
Subject: Abalone Creek Ranch Application
Date: Wednesday, July 19, 2023 9:20:41 AM

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Fionna Jensen
Senior Planner
County of Monterey

Re: Abalone Creek Ranch Application
18000 Corral Del Cielo, Salinas CA 93908

Dear Ms. Jensen:

This email is sent in support of the family ranch application by the Abalone Creek Ranch. As long-term residents (27 years) off of Corral de Tierra Road, we understand the concerns of some of our neighbors in opposing the approval of this proposal. There are many who generally support the ability of landowners to pursue agricultural and farming activities on their own property until it (in terms of their vested & sometimes selfish motivational reasons) becomes a NIMBY issue. Just like those who support the construction of low income housing, housing for the homeless, the installation of solar arrays or wind turbines for green energy initiatives, they often become ardent objectors to it being done in their backyards or line of sight.

Having both toured and being informed of the plans for the Abalone Creek Ranch, we wish to let you know we fully support their application. They seem to have gone above and beyond in addressing nearby resident concerns both in terms of county/state regulations, noise, and actual location of their operations so as to minimize or even eliminate rural landscape view concerns expressed by an outspoken few.

Thank you for your consideration of their proposal at the Land Use Advisory Committee meeting scheduled for this coming Tuesday. Do not hesitate to contact us should you have any questions or if we may be of any assistance.

Sincerely,
Dan & Mary Bowman
27000 Paseo de Los Robles
Salinas, CA 93908
(831) 484-6614

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Dan Bowman

From: [Keith Slama](#)
To: [Jensen, Fiona](#)
Subject: Application for Abalone Creek Ranch
Date: Wednesday, January 10, 2024 2:06:04 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Fionna Jensen
Senior Planner
County of Monterey

Re: Abalone Creek Ranch

18000 Corral Del Cielo, Salinas CA 93908

I am sending this email to show my full support for the family who have submitted the Abalone Creek Ranch application. I have lived in the highway 68 corridor since 1991 (33 years). I currently live along Corral de Tierra road. I have had concerns with some issues that at times have come forward which impacts our way of life here in the area, but usually is because the issues do not conform to the zoning laws. This is not one of them.

I have visited the ranch and observed its current condition and have reviewed with the family what their intentions are. I have studied John Steinbeck's book entitled "The Pastures of Heaven" because I live in the area. I have reviewed the Williamson Act to see if the owners are in compliance. I have reviewed the county zoning for this area and specifically for the project. The historical uses of the property is not only mentioned in this book but also in other documents that shows the property has been used for agriculture for many decades if not centuries. At this point, I find it hard to understand why there is a "log jam" in the process for the county to approve a permit to allow the owners to proceed with their agricultural projects. All things on the application are allowed in the current zoning requirements and they meet or exceed the Williamson Act requirements. They have designed to project to mitigate some of the concerns of the local residence beyond what they legally need to.

There are laws and procedures that the county stays in line with that gives the populous opportunities to be heard and give opinions. Stalling and disrupting the project at this time is reflective of poor planning and a lack of real commitment from those who are opposed to this project. Those opposed to the project have had many opportunities to chance the zoning or install variances over many years in which they have lived near the property in question. To stop this at this juncture is selfish and unreasonable. Those opposed to the project could have easily purchased the property when it was available in 2020 and controlled what what done on the property. The listing was available to all and everyone had the opportunity to buy the property. The current owners did purchase it and are now requesting a permit to do what is legally and ethically within their rights with the property they own. The amount of time and cost to the county because of the delays and hearings required for this project is unreasonable and as a taxpayer, I feel the county is wasting our taxpayers dollars by not proceeding with the project but allowing extra hearings, studies, and reports that are above and beyond what is legally required by the zoning and county laws.

It is my recommendation that the county allows the project to move forward per zoning laws and Williamson Act requirements. It is that simple. Time has run out to change the laws and zoning for this project.

If you would like added clarification of my thoughts or want more input, feel free to call or contact me.

Sincerely,

L. Keith Slama
25400 Paseo del Chaparral
Salinas, CA 93908
(831) 998-8895

From: [Burnham & Associates](#)
To: [Jensen, Fiona](#)
Cc: suburnham@aol.com
Subject: FW: Monterey County, CA: Online Contact Form Submission
Date: Friday, July 15, 2022 1:50:31 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Hi Fiona,

For your records, our 27 home community is extremely concerned with the proposed drilling of an 'agricultural' well on the property with such close proximity. Hopefully the message to Roger gets serious attention and consideration.

Bob Burnham
831-277-2390

From: MontereyCounty@enotify.visioninternet.com
[mailto:MontereyCounty@enotify.visioninternet.com]
Sent: Thursday, July 14, 2022 10:35 AM
To: rburnham@burnhamandassociates.com
Subject: Monterey County, CA: Online Contact Form Submission

A new entry to a form/survey has been submitted.

Form Name: EH Contact Roger
Date & Time: 07/14/2022 10:34 AM
Response #: 66
Submitter ID: 48358
IP address: 75.104.49.60
Time to complete: 21 min. , 47 sec.

Survey Details

Page 1

Thank you for contacting Roger VanHorn, Supervisor for the Drinking Water Protection Program/Well Program. Please fill in the information below.

1. Subject/Reason for contact

Well at 18000 Corral del Cielo

2. Message

Hello Mr. Van Horn,

I am the Vice President of Z-Ranch Mutual Water Company and a resident of the local community being served by Z-Ranch Mutual Water. I am writing you to voice my concerns over a proposed new agricultural well at 18000 Corral del Cielo. By now you may be aware the property owners are planning to build a working ranch including the raising and processing of 700 chickens. The initial conversation I had with Jordan Christensen (relative of property owner) expressed their intent to flood portions their property at regular intervals in order to 'recycle' the chicken feces and refresh the land used for raising their chickens. Included in their plan is the construction of 2 reclamation ponds. I inquired about the existing well and Jordan explained the well appears to be productive, but was told (by the County?) the water was not of suitable quality for animal consumption. This well is adjacent to an age old duck and frog pond previously owned by the Diaz family. This well is currently being used as the source of water for storage tanks scattered about the property and apparently for the animals currently residing on the property (chickens, sheep & dogs). Attached picture shows the well shed, storage tank and portable tank on a trailer used to move water around the property.

I share 2 main concerns. 1st and foremost is the construction of a new agricultural well. As a property owner and member of the Z-Ranch board for 20 years, I am intimately familiar with the scarcity of water in this area. Our 27 member community is perpetually informed of our water issues and all members maintain diligence when it comes to water use, especially in these times of severe drought. The concept of an agricultural well being drilled by a neighbor is very concerning. The first attempt to provide an 'emergency' well at 18000 Corral del Cielo failed due to no underground water available. Should a 2nd attempt be successful, our concern is the potential volume of water to be pumped will drastically impact our community's water supply, possibly triggering the water level of our wells to drop to a level of failure. I was advised by Jordan Christensen the family was being issued an 'emergency' well permit in order to provide water to their ranch. Our community sees this as an emergency created only by the plans to develop the property into a working ranch where more water will become a necessity, versus the historical use of this property for cattle grazing where occasional water troughs exist around the property.

Secondly, my current concerns are over the water being supplied to the existing farm animals is not suitable for consumption. The Christensen's plan is to sell their chickens. If this is the case and their water is contaminated, this is cause for concern for the potential of human consumption of these animals. I assume the quality of water being supplied to a farm/ranch must be approved by the health department.

In closing, please consider the potential sever impacts of our 27 home community and the safety of the animals when reviewing for approving of a new agricultural well to be used for the purpose of fulfilling the Christensen's 'dream'.

3. Your name and contact information:

Bob Burnham
rburnham@burnhamandassociates.com
831-277-2390

4. Attachment

Upload attachments here, [Well near pond.jpg](#)
if applicable.

Thank you,

Monterey County, CA

This is an automated message generated by Granicus. Please do not reply directly to this email.

From: [Kathy M.](#)
To: [Jensen, Fiona](#)
Cc: [100-District 5 \(831\) 647-7755](#); rburnham@burnhamandassociates.com
Subject: Impact of Proposed Abalone Creek Ranch Development
Date: Friday, October 14, 2022 3:24:44 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Ms. Jensen,

I have been a resident of the 18000s community on Corral del Cielo since 1988. One of the reasons we relocated here was because of the peaceful and quiet environment of the area. While I realize that there are laws and regulations regarding the use of property that have to be recognized and followed, regardless of the disdain of the majority of homeowners in the area because of the proposed business activities of the Abalone Creek Ranch, I do have concerns about the negative impact such a development will have on the increased traffic a commercial sales operation will create.

There are currently only two roads to access the planned Abalone Creek Ranch development on Corral del Cielo Road: San Benancio Road and Corral de Tierra Road, both of which are two-way, single lane, bumpy, and curvy roads. **San Benancio Road** in particular has severe infrastructure problems, most currently resulting in one-lane only passage in several locations where the road curves that would not normally allow for passing—quite scary and dangerous. The reason for this: **a recurring collapse of the road in several locations**. With a considerable increase in traffic (first with the use of heavy equipment in constructing the Abalone Creek property and facilities and secondly with the intended commercial sale of goods), this problem will certainly be exacerbated. While the agricultural “nature” of the Abalone proposal might permit the invasion of our environment with chickens (!), it is clear that the total, invasive, and destructive impact on the area needs to be considered. Will the development of this project **require** the infrastructure redesign of San Benancio Road that will support safe transportation from Highway 68 **through** San Benancio Road to the 18000s of Corral del Cielo?

I support entrepreneurship; however, it is unethical that such an enterprise should have the right to develop a business that would so disrupt the living environment of existing homeowners in the area without taking into consideration **other major factors**, such as **noise and light pollution, odors, traffic, and road conditions**.

As the Associate Planner for the Corral del Cielo area, Ms. Jensen, please keep me informed about upcoming Public Hearings regarding the planned Abalone Creek Ranch and its impact on this area. Thank you.

Kathy Mendelsohn

Monterey County Agricultural Advisory Meeting
Thursday August 24th, 2023 (2:30 – 4:30)

My home is located directly across from the Abalone Creek Estate, Corral de Cielo proposed development. The proposed approval of this project as submitted will have a negative impact on the historical value and preservation of the Pastures of Heaven. Our objection lies clearly with the raising and processing of poultry along with the traffic hazards such a development will create in a protected visually sensitive area.

This land has historically been used for grazing, and management and potential development of the land should remain within those constraints. The **World renown** 'Pastures of Heaven', as this location is famous for, should be preserved with pride and within the confines of the local land use regulations.

Poultry farming will create an abundance of **disgrace and filth** to this prime area of Monterey County. The processing of animals, as planned, will add a level of health issues not suitable for Pastures of Heaven.

Locals and visitors alike travel through our back country roads to view, paint and photograph this stunning area. We all live here to enjoy this scenic area of virgin beauty.

Although a traffic study has been performed, its contents omit the impacts on the already stressed, narrow roads leading to this remote area, specifically at the 'S' curves leading to the entrance to 18000 Corral del Cielo. At this point, **the road measures 15' in width at a minimum**. Average dual wheel trucks are 97" (7'11") in width and the average width of a school bus is 8-9'. Clearly not enough room for 2 vehicles to safely pass. Many of our neighbors have experienced near misses with vehicles traveling through this restrictive area.

Additionally, Building and Planning Services publish that 20,000 ft² is required for each large animal. With 251 large animals (750 less 499 chickens) scheduled in the **Operation Plan** for this ranch, that provides only 5,206 ft² for each animal, 26% of the requirement.

Finally, the County has requested an initial study be completed to determine the environmental impacts this project could bring to this location. That study has not been completed. Without such information, how it is possible to make your determination as to whether or not to approve this project. In the event you are inclined to approve this project we respectfully request to take the significant impacts we are already aware of into consideration. It is your duty to preserve this land and maintain the status quo as to what type of agricultural activity has been taking place on this land.

Thank you,
Sue & Bob Burnham

From: [Burnham & Associates](#)
To: [Jensen, Fiona x6407](#)
Cc: ["Jennifer S. Rosenthal, Esq."; suburnham@aol.com](#)
Subject: 18000 Corral del Cielo Visual Sensitivity
Date: Monday, December 13, 2021 2:03:14 PM
Attachments: [Trademark and description of services & products.pdf](#)

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Re: 18000 Corral del Cielo Road
APN: 416-441-047
Planning: PLN210202

Hi Fiona,

Thank you for recently speaking with my wife, Sue about our concerns with the development of 18000 Corral del Cielo.

As a follow up to your conversation with Sue, I have attached a photo of the proposed barn flagging as viewed from San Benancio Road. As you see, it is clearly visible from this area, as well as from Corral del Cielo Road.

Also attached are Trademark documents describing what appears to be the property owner's intent as this development continues.

Thank you for your attention to this matter.

Bob & Sue Burnham
18333 Corral del Cielo
831-277-2390

ABALONE CREEK Trademark

Trademark Overview

On Tuesday, April 27, 2021, a trademark application was filed for ABALONE CREEK with the United States Patent and Trademark Office. The USPTO has given the ABALONE CREEK trademark a serial number of 90675584. The federal status of this trademark filing is NEW APPLICATION - RECORD INITIALIZED NOT ASSIGNED TO EXAMINER as of Monday, August 2, 2021. This trademark is owned by Abalone Creek Ranch. The ABALONE CREEK trademark is filed in the Meat & Processed Food Products, Staple Food Products, and Natural Agricultural Products categories with the following description:

Meat, namely, poultry and game; jellies, jams; and edible oils and fats

Barbecue sauce, marinade, chili sauce, pepper spice and barbecue spice

Fresh fruit and vegetables

General Information

Serial Number	90675584
Word Mark	ABALONE CREEK
Filing Date	Tuesday, April 27, 2021
Status	630 - NEW APPLICATION - RECORD INITIALIZED NOT ASSIGNED TO EXAMINER
Status Date	Monday, August 2, 2021
Registration Number	0000000
Registration Date	NOT AVAILABLE
Mark Drawing	4000 - Illustration: Drawing with word(s) / letter(s) / number(s) in Block form
Published for Opposition Date	NOT AVAILABLE
Attorney Name	Nelson T. Rivera
Law Office Location Code	NOT AVAILABLE
Employee Name	NOT AVAILABLE
Correspondent	NELSON T. RIVERA JRG ATTORNEYS AT LAW SALINAS, CA 93901

Trademark Statements

Goods and Services	Meat, namely, poultry and game; jellies, jams; and edible oils and fats
Goods and Services	Barbecue sauce, marinade, chili sauce, pepper spice and barbecue spice
Goods and Services	Fresh fruit and vegetables

Featured Names



Joverly.com

\$4,500



VetZero.com

\$2,288



Zuclu.com

\$2,999



CadFi.com

\$4,899



Vecir.com

\$3,599



Classification Information

Cumha.com

\$1,488

International Class	029 - Meat, fish, poultry and game; meat extracts; preserved, frozen, dried and cooked fruits and vegetables; jellies, jams, compotes; eggs, milk and milk products; edible oils and fats.
US Class Codes	046
Class Status Code	6 - Active
Class Status Date	Monday, August 2, 2021
Primary Code	029
First Use Anywhere Date	NOT AVAILABLE
First Use In Commerce Date	NOT AVAILABLE



Incene.com

\$3,889

International Class	030 - Coffee, tea, cocoa, sugar, rice, tapioca, sago, artificial coffee; flour and preparations made from cereals, bread, pastry and confectionery, ices; honey, treacle; yeast, baking powder; salt, mustard; vinegar, sauces (condiments); spices; ice.
US Class Codes	046
Class Status Code	6 - Active
Class Status Date	Monday, August 2, 2021
Primary Code	030
First Use Anywhere Date	NOT AVAILABLE
First Use In Commerce Date	NOT AVAILABLE



DualFind.com

\$2,799

[View All Names](#)

International Class	031 - Agricultural, horticultural and forestry products and grains not included in other classes; live animals; fresh fruits and vegetables; seeds, natural plants and flowers; foodstuffs for animals; malt.
US Class Codes	001, 046
Class Status Code	6 - Active
Class Status Date	Monday, August 2, 2021
Primary Code	031
First Use Anywhere Date	NOT AVAILABLE
First Use In Commerce Date	NOT AVAILABLE

Trademark Owner History

Party Name	Abalone Creek Ranch
Party Type	10 - Original Applicant
Legal Entity Type	03 - Corporation
Address	San Jose, CA 95125

Trademark Events

Event Date	Event Description
Monday, August 2, 2021	NEW APPLICATION OFFICE SUPPLIED DATA ENTERED IN TRAM
Friday, April 30, 2021	NEW APPLICATION ENTERED IN TRAM

ABALONE

Abalone Creek Ranch

USPTO Trademarks (<https://uspto.report/TM/>) › / Abalone Creek Ranch (<https://uspto.report/company/Abalone-Creek-Ranch>) ›
/ Abalone Application #90675591 (<https://uspto.report/TM/90675591/>)

Application Filed: 2021-04-27 (2021-04-27)

Trademark Application Details

ABALONE

Mark For: ABALONE™ trademark registration is intended to cover the categories of meat, namely poultry and game; jellies, jams; and edible oils and fats.

Status



LIVE APPLICATION Awaiting Examination

2021-05-01 UTC

↻ Refresh

(/TM/90675591/refresh)

The trademark application has been accepted by the Office (has met the minimum filing requirements) and has not yet been assigned to an examiner.

Research

W (<https://en.wikipedia.org/w/index.php?search=%22ABALONE%22>)
T (<https://twitter.com/search?q=%22ABALONE%22>) N
(<https://nitter.domain.glass/search?f=tweets&q=%22ABALONE%22>) S
(<https://translate.google.com/#view=home&op=translate&sl=auto&tl=en&text=ABALONE>) * (<https://www.wolframalpha.com/input/?i=ABALONE>) OneLook (<https://www.onelook.com/?w=%22ABALONE%22>) Acronym Finder
(<https://www.acronymfinder.com/~search/af.aspx?Acronym=%22ABALONE%22&string=exact>)

Serial Number

90675591

Mark Literal Elements

ABALONE

Mark Drawing Type

4 - STANDARD CHARACTER MARK

↕ Type

Trademark

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Why this ad?

Class Status	ACTIVE
Primary International Class	029 - Primary Class (Meats and processed foods) Meat, fish, poultry and game; meat extracts; preserved, dried and cooked fruits and vegetables; jellies, jams, fruit sauces; eggs, milk and milk products; edible oils and fats.
Filed Use	No
Current Use	No
Intent To Use	Yes
Filed ITU	Yes
44D Filed	No
44E Current	No
66A Current	No
Current Basis	No
No Basis	No
Attorney Name	Nelson T. Rivera
Attorney Docket Number	LGT3166

Timeline

2021-04-27	Application Filed
2021-04-30	Location: NEW APPLICATION PROCESSING
2021-04-30	Status: Live/Pending
2021-04-30	Status: New application will be assigned to an examining attorney approximately 3 months after filing date.
2021-04-30	Transaction Date

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La Mer The Deep
Soothing
Collection L
Inc
(

La Mer The Concentrate Serum - .5 fl.
oz / 14.8 mL

La Mer The
Ageless Skin Care
Set L
Ind
(

Trademark Parties (Applicants & Owners)

Party:  Abalone Creek Ranch (/company/Abalone-Creek-Ranch)



Address 1410 Dry Creek Road San Jose, CALIFORNIA UNITED STATES 95125

Legal Entity Type Corporation

Legal Entity State CALIFORNIA



Documents

 Application (/TM/90675591/APP20210430124549/)	MULTI	2021-04-27
 Drawing (/TM/90675591/DRW20210430124549/)	JPEG	2021-04-27

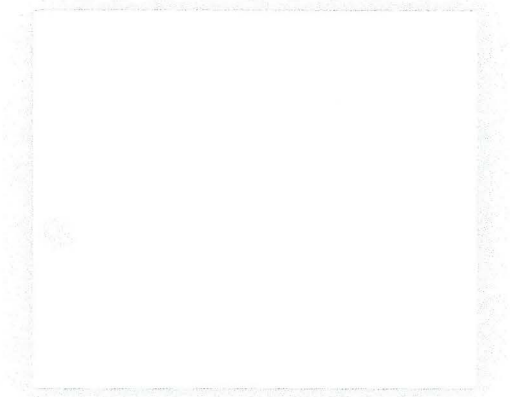
Attorney of Record

NELSON T. RIVERA
JRG ATTORNEYS AT LAW



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Good, Services, and Codes

International Codes:	29
U.S. Codes:	046
International Codes:	30
U.S. Codes:	046
International Codes:	31
U.S. Codes:	001,046
Type Code	Type
GS0291	Meat, namely poultry and game; jellies, jams; and edible oils and fats

Trademark Filing History

Description	Date	Proceeding Number
NEW APPLICATION ENTERED IN TRAM	2021-04-30	



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Why this ad?

Mark Image	Registration Serial	Company	Trademark Application Date
ABALONE (TM/90675591)	90675591 not registered Live/Pending	Abalone Creek Ranch(TM/90675591)	2021-04-27
abalone 1)	(TM/88363951) 88363951 5874069 Live/Registered	IRUD Group Inc.(TM/88363951)	2019-03-29
ABALONE 66109)	(TM/87166109) 87166109 not registered Dead/Abandoned	Home Brew Mart, Inc.(TM/87166109)	2016-09-09
ABALONE 3)	(TM/79306763) 79306763 not registered Live/Pending	GROUPE R&D(TM/79306763)	2020-12-10
abalone	73766474 1594403 Live/Registered (TM/73766474)	ABALONE(TM/73766474)	1988-11-30



From: [Burnham & Associates](#)
To: [Jensen, Fionna x6407](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#); [Spencer, Craig x5233](#)
Cc: [michaelrweaver@mac.com](#); [100-District 5 \(831\) 647-7755](#); ["Jennifer S. Rosenthal, Esq."](#); [suburnham@aol.com](#)
Subject: 18000 Corral del Cielo
Date: Thursday, December 16, 2021 12:10:03 PM
Attachments: [Letter to Monterey County 20211216.pdf](#)
[Letter from Tarin Christensen 20211130.pdf](#)
[Letter from Jordan Christensen \(20211122\).pdf](#)

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear All,

Please see 3 attachments.

Thank you,

Bob Burnham
831-277-2390
Sue Burnham
831-484-1313



Hello neighbors! My name is Jordan Christensen and my family moved to 26485 Tierra Vista Ln this March. My wife Laurel, two kids Brooke (girl age 4) and Ellis (boy age 2). If we haven't met you yet, we very much look forward to making your acquaintance. I will be working on various agricultural endeavors at 18000 Corral Del Cielo. We are a family run business including my brother's family that lives in San Jose. You may see them here on weekends, or my sister-in-law helping occasionally during the week. Their names are Ben, Tarin, Cooper (girl age 13), Kenley (girl age 10), and Hayes (boy age 8).

We decided to call our farm the "Abalone Creek Ranch" in respect of the historical context of abalone shell fragments discovered in one of the creek beds. These shells would have been brought to this property from the ocean shore years ago by members of the Esselen tribe. We also found further evidence of such a presence in the boulders strewn around the property. These facts have been confirmed through our close work and relationship with the current chairman and president of the Esselen tribe. We wanted our farm name to recognize the history of this property that we are the current custodians of.

Over the next few months there will be more agricultural activity in the lower pasture area. We are currently improving the interior access ranch roads. Specifically at this moment our permit was recently approved for a new well to be drilled on the first ridge, at the guidance of a local hydrologist, and we are working hard and fast with the drilling company to ensure accessibility for the drilling equipment to not miss our long awaited window.

You may have also noticed the story poles for a large structure on the lower pasture. We are working with architects to plan a large barn, in an effort to reduce the clutter of multiple structures, seeking to not be an eyesore on such a scenic view, but instead a beautiful traditionally styled redwood exterior barn common to the area that we hope will be a welcome place to many in the years to come who visit our farm and our animals.

We will be using regenerative agriculture practices to revitalize the land and promote a thriving ecosystem. We are working closely with a variety of experts including geologists and biologists as we are establishing ourselves and our business. Making sure we take the

approved steps in this process is important to us as we want to respect this beautiful environment and our neighbors. Our goal is to raise chickens on pasture. The chickens will be within mobile enclosures that would be moved everyday onto new ground. To avoid anti-predator practices that would or can be harmful to the environment, we will utilize herd dogs that would live with our animals on pasture. We envision a traditional small family farm with the typical mixture of animals. A new fence is being installed in the next few weeks that will effectively contain the lower pasture from inside and out, with specific intention given to the feral pigs. We are working with a local contractor to make the fence safe and appealing. The remainder of the property will continue to be leased for cow grazing.

The lower pasture has the worst squirrel damage that has been observed in the county by the official who came out to provide some direction on squirrel control and pasture health. The squirrels have currently overtaken the entire pasture in an uncommon manner and have created an unbalanced environment. We are preparing to rip, till and re-seed the pasture with a carefully chosen variety of seed to maximise biodiversity and soil health for our climate. This will go a long way towards kickstarting the repair of the damaged soil structure of the pasture and returning it to a healthier and more diverse ecology.

We would encourage you to look into regenerative agriculture if you are further interested in our vision and motivation. Water is of utmost importance to the cycle of our ecology, and we seek to follow the example of slowing, sinking and spreading water into the ground soil to benefit plant and wildlife in the area to the greatest extent possible with improved land management practices. We are looking forward to getting to know you and we are thankful to be part of your community.

Please contact me or Tarin with any questions or concerns:

Jordan Christensen

831-512-0726

jordan@abalonecreekranch.com

Tarin Christensen

310-951-6682

tarin@abalonecreekranch.com

Don't hesitate to flag me down on the road or when I am down by the gate to ask questions and make introductions. I very much look forward to meeting you but be forewarned that I am horrible with names!

From: Tarin Christensen <tarin@abalonecreekranch.com>
Sent: Tuesday, November 30, 2021 2:15 PM
To: Carl Yaeger; Anne Mixer; Barbara Berg; Ben Christensen; Ben Schnoor; bill hobbs (gotohobbs@Comcast.net; Bill Mixer; Bob Burnham; Brian Honegger; Corie Hill; Cornelius Milburn; Dave Wagner; David Aiello; Diann Aiello; eadunbar@gmail.com; Guy Giraudo; james Larente; Jesse Bernstein; John Berg; Kathleen Scarr; Kevin Garcia; Lisa Milburn; Lisa Stewart; Loes Hinse; Lois Thomasson; Mathew & Jean Panziera; Matthew Panziera; Mike Scarr; Namita Bernstein; Patrick McDonald; Robert Mendelsohn; sandyama47@gmail.com; Stan Hitchcock; tedvonroll@gmail.com; Tom Krause; Marla; Susanne.wagner@gmail.com; dancurrandesign@gmail.com; Jordan Christensen
Cc: LundquistE@co.monterey.ca.us; jensenf1@co.monterey.ca.us; michaelrweaver@mac.com; district5@co.monterey.ca.us
Subject: 180000 Corral Del Cielo

Dear neighbors,

I am disheartened that in a sincere effort to be neighborly and communicative, our words have resulted in mistruths and misperceptions being spread throughout the community. While I believe this wasn't malicious, but rather a misunderstanding, I'd like to correct some of these false statements and assumptions.

Per our original communication, one of "our goal is to raise chickens on pasture" and "the chickens will be within mobile enclosures that would be moved everyday." Our property is zoned "Permanent Grazing" (PG) and "Visual Sensitivity" (VS). As stated in the County's PG zoning regulations agricultural uses such as crop and tree farming, dryland farming and livestock farming, such as raising chickens, are allowed uses on this property and generally do not require any permits.(Section 21.34.030) We recognize that if we were to undertake more intensive livestock farming, such as establishing a "poultry farm" (defined as the raising and keeping of more 500 chickens),we would be required to obtain a use permit.

In addition, our proposed chicken raising is in no way comparable to the commercial chicken farm like those referenced in an NPR article describing practices in which chickens are crammed into indoor facilities amongst their own feces. Our vision is decidedly the opposite of that and what we referred to in using regenerative agriculture techniques.

In our letter, we tried to express our respect and love not only for the Pastures of Heaven, but to you as our neighbors. We feel responsibility as the current stewards to

take the utmost care of this land. We respect its history, which we tried to communicate in the letter when we shared why we named it “Abalone Creek Ranch” due to the history of the Esselen tribe who were here centuries before us. This farm is our respite. This is where we gather as a family and spend time with our children, where we teach them to value hard work and the strength of communal relationships. I am disappointed that there has been little effort to reach out directly to us and seek dialogue to understand.

We have dug no new wells. In the letter we shared that “our permit was recently approved for a new well” for agricultural purposes, which can be verified by a simple call to the Monterey County Environmental Health Bureau. We have waited for that process over the past year and are just now able to proceed.

No new roads have been graded. We have been fixing and improving ranch roads on the property which have existed for decades, which is easily verifiable by reviewing satellite imagery. Many people who have worked or known this land long before us have made it clear these roads have been in use for a very long time. Unfortunately, these roads have been minimally maintained over the years, had significant erosion damage, were unsafe for us to use so we have made the roads better and functional to use (including being safe when it rains). There are also regulations about how we handle erosion, which is why we have the currently unsightly weed-free straw along the sides of the road up the hill – despite us also not liking how it looks. We look forward to having more permanent and aesthetically pleasing solutions, but until then are seeking to comply with what we need to.

Frankly, we don’t like the location of the roads, but we have concertedly stayed within the County regulations. Our understanding is that grading needed to maintain and repair existing ranch roads is exempt from County permitting requirements. The County’s VS zoning regulations specifically exempt (1) “repair and maintenance of existing agriculture facilities and structures including, but not limited to, roads...” and (2) the establishment, maintenance and modification of...farm and ranch roads” from those regulations. (Sections 21.46.070 (A) and (B). The County’s Grading ordinance also exempts “fill or excavation which is to be used only for agricultural purposes” from permit requirements. (Section 16.08.040 (J) All of the existing ranch roads are used for “agricultural purposes.”

We have employed a team of consultants and legal advisors to ensure we take each step in accordance with applicable regulatory requirements. The work being done right now is within our agricultural rights as they pertain to this land zoned and intended for agriculture. And soon we will be doing work for the agricultural well permit that was recently received.

While our short term work aims at preserving and caring for the land, our long term vision continues to be a traditional, working family farm with a variety of happy animals grazing in the open pastures. We envision the barn and surrounding pastures

and animals to be a place where local 4H clubs or school programs could come and become involved.

I hope that if there are lingering concerns, we can personally discuss it and make an effort to understand and address any rumors or misinformation. It is absolutely in no way our intention to destroy or ruin the beauty of this land and we are working closely with other local ranchers and long time farmers to guide us.

Thank you for your time and like we stated in the letter, please contact us. We would really love to get to know more of you and meet you.

Tarin Christensen

December 16, 2021

Monterey County Housing and Community Development
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

Attention: Fiona Jensen
Craig Spencer
Josh Bowling
Eric Lundquist

Sent via email to all parties

Re: 18000 Corral del Cielo Road
APN: 416-441-047

Dear Monterey County Housing and Community Development Department:

My wife and I live at 18333 Corral del Cielo in Corral de Tierra and have several concerns over the recent, active property development unfolding at 18000 Corral del Cielo within a critical view shed. The property is directly across Corral del Cielo Road from our 27 home subdivision as well as other affected properties on Corral de Tierra Road.

The attached letters from Jordan Christensen, the subject property owner Tarin Christensen, along with a contradictory conversation with Jordan Christensen on November 26, 2021 have generated alarm in our community that cannot go unaddressed by your department.

On November 26th, 2021, my wife had a conversation with Jordan Christensen. He discussed the family plan to raise over 700 chickens and sell the chickens to third parties as well as other detailed plans to expand uses on the currently vacant property. Below is a brief summary of their conversation wherein Mr. Christensen indicated the following:

- 30 acres of the flat area on the property will be dedicated to the 700 chickens and other farm animals;
- The flat land will be flooded and reseeded with special grasses to help breakdown chicken feces;
- A 'high' predator fence will be constructed around this specific 30 acres;
- 700 chickens will be housed in portable cages;
- The chicken cages are permanently outdoors and will be moved daily to allow feces to integrate with the land;
- The eggs will not be sold, however chickens will be sold;
- Every 5-6 weeks the chickens will be replaced and shipped off site via Fedex;
- There was no concern about the potential noise pollution; and
- Use of a flood light on the proposed barn will likely be necessary to protect the chickens.

This conversation was very concerning to my wife and has prompted the following questions which we request your department to address specific proposed development of this property and whether the environmental impacts of a project such as this has been evaluated and addressed - more specifically, has the proposed project undergone CEQA review?

Please address the following questions and comments below:

1. Have the required building permits, grading permit and use permit been submitted?
2. Has a study been performed on the traffic impacts with ranch employees, visitors, patrons and added delivery trucks coming in and out of this area?
3. Has an archeological study been completed and submitted to the County as the property owners have stated in writing that the Esselen tribe inhabited the land at some point?
4. How will a commercial operation of over 700 chickens deal with the waste, sanitation, noise and processing of such livestock?
5. Can the ranch be used for a commercial 4H and bussing children and families to the property to interact with chickens and other farm animals?
6. As a visually sensitive area, how will compliance be enforced as construction commences?
7. There has been a culvert constructed over a local creek bed and native water stream. Was the Department of Fish and Wildlife and the California State Water Board notified and did they provide approval?
8. Does the County have guidelines for which grasses can be used for reseeding such an area? Our concern is that non-native and/or invasive grasses will be used without prior evaluation by the Monterey County Agricultural Commission.
9. How will the potential spotlight in a rural area such as Toro be monitored to ensure darkness throughout as required.
10. Has the County received a complete detail of the long term plan for this 30 acre portion of the site? It appears the County is being provided a piecemeal approach to the comprehensive plan for the site, without knowing the plan in its entirety and its impacts to this visually sensitive area.
11. We were informed a public hearing is being held in January. What does this pertain to and who is the hearing body? Please always include us as recipients for all relevant matters pertaining to the parcel.

Overall, we are concerned over losing the peacefulness and darkness of the historically treasured area and the unpermitted development of land without consideration of the potential environmental impacts. Please be aware many of us live in this community because it is not a commercial area. Allowing 'community visitors, 4H and school busses' onto Abalone Creek Ranch shatters the reasons we all live here, not to mention a loss of our property values with such activities operating across the street from our subdivision.

We look forward to hearing from you.

Sincerely,

Bob Burnham, 831-277-2390
Sue Burnham, 831-484-1313

cc: Supervisor, Mary Adams
Jennifer Rosenthal
Mike Weaver

Z RANCH MUTUAL WATER COMPANY
26460 Tierra Vista Lane and Corral Del Cielo
Salinas, CA 93908

August 17, 2023

Juan Hidalgo
Agricultural Commissioner, Monterey County
1428 Abbott Street
Salinas, California 93901

RE: Non sustainable water use

Dear Mr. Hidalgo,

I am writing on behalf of the Z Ranch Mutual Water Company. Z Ranch is a small, nonprofit, privately held, mutually owned, water provider for 27 single family residences on Corral Del Cielo that runs contiguous with and overlooks the famed "Pastures of Heaven" in Monterey County. Each home has an equal interest in Z Ranch and the ongoing preservation of our water source.

Z Ranch is charged with running and maintaining our independent water system and has been successfully doing so since our subdivision was created in the mid 1970's. Z Ranch operates five wells at an average elevation of 1,500-1,800 feet above sea level. Over time, Z Ranch has amassed data and reports in cooperation with the County Health Department and other agencies pertaining to water quality and availability. We have very good water. We monitor and keep track of every gallon of water we use. We are focused on sustainable water conservation practices. We don't have any rivers or lakes for our water. Rain is the only way to keep our aquifers charged and we rely solely on this historically available, sequestered ground water. We have no other practical source for our water.

Z Ranch now understands that a new, unregulated agricultural well is being proposed on 18000 Corral Del Cielo aka Abalone Farm. That land is significantly lower in elevation and contiguous to our subdivision. We are concerned by what we read in the water report prepared by Hydrologic Consulting and Water Resource Management. We have questions.

1. Given that "The water supply for the El Toro Planning Area is derived from groundwater for which the Subareas are hydrologically connected, is Z Ranch Hydrologically connected to 18000 Corral Del Cielo?
2. Assessing the long-term future water needs for a proposed farm/ag operation based on this report it is stated "*Water level data compiled and reviewed for this study indicates that the Primary Aquifer System in El Toro Planning Area is in overdraft.*" Then goes on to say that there is a lot of water in the El Toro Primary Aquifer that COULD sustain increasing rates of pumping for decades. What happens after that?
3. Next paragraph reveals that this project site is not in the El Toro Primary Aquifer after all and goes on to characterize the area beneath the project site as a poor groundwater production site. As water always seeks its own level, where is the water going to come from to support an unregulated agricultural well? Or, many wells for that matter.

Under Z Ranch stewardship, our system has successfully operated responsibly and in harmony with this remarkable and sensitive region. Most residential properties use only a fraction of available water when compared to commercial farm/ag operations. We question what sort of rules, limits, well logs, or monitors will be in place for future wells in our area. One need not look any further than the Salinas Valley to see the epic amount of water that is used to keep the valley lush and growing. We question what will happen to the Z Ranch water system if future intensifications negatively affect the aquifer level from where we pump. Without access to water, our homes have no functional worth and we can no longer live here. This is potentially a real-time existential problem and stressor, that threatens our future water security.

Z Ranch strenuously objects to any unmitigated intensification of water use that even has the potential of negatively impacting our current and long-term water system.

Sincerely,

Dan Curran

Dan Curran, President
Z Ranch Mutual Water Company Board of Directors
831.484.1285

From: dancurrandesign@gmail.com
To: [Jensen, Fiona x6407](#)
Cc: [Lundquist, Erik](#)
Subject: The Pastures of Heaven ref. 18000 Corral Del Cielo
Date: Tuesday, November 23, 2021 4:11:20 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Fiona: Here are a few pictures of the Pastures of Heaven I have taken over the years from my home. I think this is worthy of more thought.

Happy Thanks,
Dan



Virus-free. www.avast.com















Maurice Pitesky, DVM, MPVM, Dipl. ACVPM
Agrinerds, Inc.
Davis, CA 95616
mepitesky@agrinerds.com

Monterey County Planning Department
1441 Schilling Place - South, 2nd Floor
Salinas, CA 93901

Re: Environmental and Manure Plan Assessment for PLN210202 Abalone Creek Ranch

Dear Monterey County Planning Department,

I am writing this letter as an expert hired by the Concerned Neighbors of the Pastures of Heaven. I was asked to assess the environmental and manure plans for PLN210202 Abalone Creek Ranch, located at 18000 Corral de Cielo, Salinas, CA. I have extensive experience in poultry production, poultry health, integrated crop and livestock systems and food safety systems and I have an extensive academic research background in this area. My expertise lies in disease modeling including the transmission, prevention, and potential impact of the current highly pathogenic avian influenza outbreak on animal and human populations.

After reviewing the forwarded documents, I have some concerns regarding the proposed mixed species operation. While these systems can represent a unique and holistic approach to food production, they are extremely challenging to operate correctly and require substantial labor, planning, and expertise. Based on my experience working with integrative farmers, I have identified several areas of concern:

1. Welfare and Husbandry

The complexity of managing multiple species demands species-specific husbandry knowledge, which is crucial for proper care, biosecurity, and welfare. Finding individuals with expertise in pastured poultry and livestock is often challenging. The proposed staffing levels and the lack of detail about those TBD staff members backgrounds do not appear to reflect an understanding of the specialized knowledge required for this operation.

2. Disease Management and Cross-Species Contamination

The proposed management systems typically have limited physical biosecurity, making it vulnerable to disease transmission between wildlife, domesticated animals and humans. These systems if operated poorly can increase the risk of zoonotic disease transmission of various pathogens including Salmonella, Campylobacter, E. coli and even Highly Pathogenic Avian Influenza (HPAI).

To that point, mixed-species operations with limited physical biosecurity like the one proposed have a heightened risk of pathogens jumping between wildlife and the domesticated farm animals. This is especially alarming given the recent concerns about avian influenza and its heightened ability to jump to multiple species including humans. Significant improvements in both physical and operational biosecurity (i.e. a comprehensive disease management plan) should be considered to mitigate these risks.



A comprehensive disease management plan should include:

- A veterinary team with multi-species expertise to monitor health and mitigate disease transmission via proper husbandry and preventive measures such as vaccination of livestock and poultry.
- Regular disease surveillance protocols
- Routine herd and flock health checks
- Euthanasia services and training
- Rodent and fly management strategies
- Strict biosecurity measures to reduce the potential for cross-species contamination

The current plans do not adequately address these critical components, putting both animal and human health at risk.

3. Occupational Hazards

Working with food animals presents various risks, including zoonotic disease transmission and physical injury. The submitted documents do not provide evidence of an occupational risk management plan or specify the use of Personal Protective Equipment (PPE) for workers.

4. Environmental Impact:

The proposed mixed-species operation could have significant environmental impacts, particularly regarding manure management and potential runoff. The current plans do not sufficiently detail how these issues will be mitigated to protect local water sources and minimize odor impacts on neighboring properties. For example, the proposed water retention pond, used for the drainage of bird feces, presents a challenge for increased mosquitos, waterfowl, and other animals – all of which increase the potential for human disease. The submitted documents provide no plans for mitigating these hazards.

5. Potential Risks to Monterey County:

The proposed operation, if not properly managed, poses the following risks outside of the proposed farm. With respect to disease management and environmental risk, farms in a region (i.e. Monterey County) are only as good as their weakest link. If the proposed farm is not well managed biological and environmental risks will likely have an effect on neighboring facilities.

In conclusion, while the concept of a mixed-species ranch operation is innovative, the current plans for Abalone Creek Ranch fall short of addressing the complex challenges inherent in such a system. I strongly recommend that the Planning Department require more comprehensive plans addressing the issues outlined above before considering approval of this project.

Sincerely,

Maurice Pitesky, DVM, MPVM, Dipl. ACVPM
Co-Founder and CEO , Agrinerds, Inc.

cc. Jennifer Rosenthal, Esq.
Post Office Box 1021
Carmel Valley, California 93924



LAW OFFICES OF
JENNIFER S.
ROSENTHAL

A PROFESSIONAL CORPORATION

August 23, 2023

County of Monterey Agricultural Commissioner's Office
Attention: Commissioner Juan Hidalgo
Chair Matt Shea
Agricultural Resources and Policy Manager Nadia Garcia
1428 Abbott Street
Salinas, CA 93901
Email: garcian4@co.monterey.ca.us

Sent via email only

RE: Monterey County Agricultural Advisory Committee - PLN210202 Abalone Creek Estates LLC

Dear Commissioner Hidalgo, Chair Mr. Shea and Committee members:

Introduction

My firm represents the community group Concerned Neighbors of Pastures of Heaven that consists of several homeowners within the twenty-seven (27) parcel subdivision commonly known as "Pastures of Heaven" that is located in the *Toro Area Plan*. This subdivision's viewshed faces directly toward the pastoral meadow that the proposed development area of 18000 Corral de Cielo is located in. It is the intention today to bring your to attention the overwhelming concerns my clients have with regard to this project that includes developing historically sacred land into a commercial chicken processing and agrotourism animal farm that proposes to build over 18,000 square feet of new structures on untouched pasture land and adding over 750 livestock animals. Following please find an analysis of the inconsistencies approval of this project will have with various land use regulatory requirements as well as the extreme environmental impacts such a development as proposed will create in this specific area.

Permanent Grazing | Visual Sensitivity Zoning Regulations

Abalone Creek Estates (18000 Corral de Cielo) is zoned Permanent Grazing – Visual Sensitivity ("PG/40-VS") section 21.34.010 of the Monterey County Municipal Code. The purpose of this regulation "is to provide a district to preserve, **protect**, and enhance those productive grazing lands in the County of Monterey." Emphasis added. There is no question cattle has been grazing on this property for years. However, that was the only use of this site - nothing else until the property was recently sold to the project applicant.

This property is also zoned Visual Sensitivity. Areas of visual sensitivity are those areas that may be visible for long distances, for long durations of time, or from public viewing points. Visual sensitivity is

evaluated on the visibility of resources in the landscape, the proximity of viewers to visual resources, the elevation of viewers to the resource, the frequency of view, number of viewers and the viewers' expectation. Some of the most critical scenic areas in the County of Monterey are in the *Toro Area Plan*. The members of Concerned Neighbors of Pastures of Heaven look directly onto Abalone Creek every day when driving by and in their homes. There are at least 27 home owners that will pass by Abalone Creek Estates whenever they leave their home or return to it. Homeowners in this area live here because of how beautiful the land is. Please see photographs of the proposed site location attached hereto as Exhibit 1. In the event this project is approved as submitted the viewshed will be destroyed in its entirety. Moreover, the Monterey County Board of Supervisors has designated Corral de Tierra Road, San Benancio Road and Corral del Cielo Road as County scenic routes. The subject property sits directly on Corral del Cielo Road.

Toro Area Plan

The Toro Area Plan, being part of the Monterey County General Plan, governs land use developments in this area. The proposed project as submitted is inconsistent with various sections as detailed below. A true and accurate copy of the land use chapter of the *Toro Area Plan* is attached hereto and incorporated by reference herein as Exhibit 2.

T- 1.2: Industrial land uses other than utilities shall not be permitted in the Toro area.

- According to the Operations Plan submitted to the County of Monterey with the project application, the applicants seek to start a commercial broiler chicken farm that rotates through 499 chickens at a time, to be processed onsite every 4-10 weeks. This is an industrial commercial use.

T- 3.1: Within areas designated as "visually sensitive" on the Toro Scenic Highway Corridors and Visual Sensitivity Map, landscaping or new development may be permitted if the development is located and designed (building design, exterior lighting, and siting) in such a manner that will enhance the scenic value of the area. Architectural design consistent with the rural nature of the plan shall be encouraged.

- This land is currently a vacant pastoral meadow that John Steinbeck wrote about. Adding any structure will be inconsistent and certainly not enhance the scenic value of the area but will do the exact opposite. It will lower the scenic value of the land.
- The proposed project includes building over 18,000 square feet of structures. Yet, the applicants have not provided a site map that shows where these structures are going to be built. The site plans submitted include the location of the 7,452 square foot barn but nothing else. Where will the remaining various structures totaling 11, 000 square feet be built?
- The applicants have not staked the site to show where the various structures are going to go. Only the 7,542 square foot barn was staked. See the attached photographs submitted by the project planner that is attached hereto and incorporated by reference herein as Exhibit 3.

T- 3.6: Larger acreages in higher elevations and on steeper slopes shall be preserved and enhanced for grazing, where grazing is found to be a viable use.

- This site has been used for grazing for years.

- The applicants are seeking an “after the fact” permit for grading done **without** a permit on slopes in excess of 25%. Traditionally the County of Monterey has required a restoration plan to rehabilitate land when unpermitted grading has taken place on slopes in excess of 25%. For some unknown reason, that has not been required for this project.
- The application includes development on slopes in excess of 25%.
- According to the soils survey submitted by the applicant, the project site includes slopes in excess of 40%.

Right to Farm Disclosure

Pursuant to Monterey County Code section 16.40 “Protection of Agricultural Activities” the County of Monterey has adopted the “Right to Farm Act”. The Right to Farm Act requires that a Notice be provided to potential purchasers of property regarding the existence of agricultural resource and operations in the County. This Notice discloses to potential home owners the potential inconveniences and discomforts living in a county with a strong rural character and healthy agriculture sector. Many of the members of Concerned Neighbors of Pastures of Heaven did not receive this Notice or any similar notice when they purchased their property.

Land Conservation Act

18000 Corral de Cielo is under a Land Conservation Act Contract (“Williamson Act”) with the County of Monterey. The intent behind the Williamson Act is to restrict types of land to agriculture or other related open space uses. Under this specific contract the property owners shall not use the property “for any purpose other than the production of food and fiber for commercial purposes and uses compatible thereto”. Historically only cattle grazing has taken place on this land which is consistent with the contract. According to the applicants they are proposing an industrial development with the appearance of agrotourism that is going to process and sell broilers, raise and sell various livestock, have 4H events and bring in local schools to tour the farm. Agrotourism commercial businesses are inconsistent with the intent and purpose of the Williamson Act. Building from ground up over 18,000 square feet of structures in an open pasture, scenically protected area is contrary to preservation of agricultural land.

Environmental Impacts

The County of Monterey has requested that an initial study be completed to determine the environmental impacts this project will create. This has not been completed. There are various significant environmental concerns that will result with approval of this project. They are as follows:

Water:

- This project proposes drilling a new well. The residents of Corral del Cielo survive off the independent Z Ranch Mutual Water System. It is a small nonprofit that is mutually owned and privately held. The long term future water needs when taking into consideration the impacts of this project are concerning and sufficient water for the residents is a great concern.

Odor:

- The odor produced from 499 chickens along with the other 250 animals is significant. Nothing has been presented as to how the odor will be managed, curtailed and reduced. The Concerned

Neighbors of Pastures of Heaven reside above from the proposed site and the odor emittance will travel directly into their homes.

Traffic:

- San Benancio Road provides access to the San Benancio/Corral de Tierra corridor. It is a 2 lane roadway that meanders along the eastern portion of the Corral de Tierra valley through the residential neighborhood of San Benancio. The road is in a decayed condition with significant pot holes, sharp corners and uneven landscape. A traffic study was submitted by the applicants that does not address the condition of the road, the housing development along the road and actual impacts this project will have on the traffic given what is proposed. An additional traffic study must be undertaken to determine the impacts because the current condition of the road could not maintain the given impacts this projects would bring.


Noise:

- Chickens are loud. 499 chickens are extremely loud! When considering 499 chickens coupled with the additional 250 various animals the noise pollution level will be significant. This has not been addressed by the applicants.

Closing

This project is more than alarming to the neighbors. Approval will have a consequential adverse effect on their daily lives. The noise, odor, traffic, and water concerns alone would cause any resident great concern. In addition to these significant concerns there are alarming inconsistencies with the regulatory requirements and interpretations thereof. This is a gigantic development set directly in the middle of pristine, historic, rolling pastures that will forever damage this critical viewshed. As such, we respectfully request denial of this project.

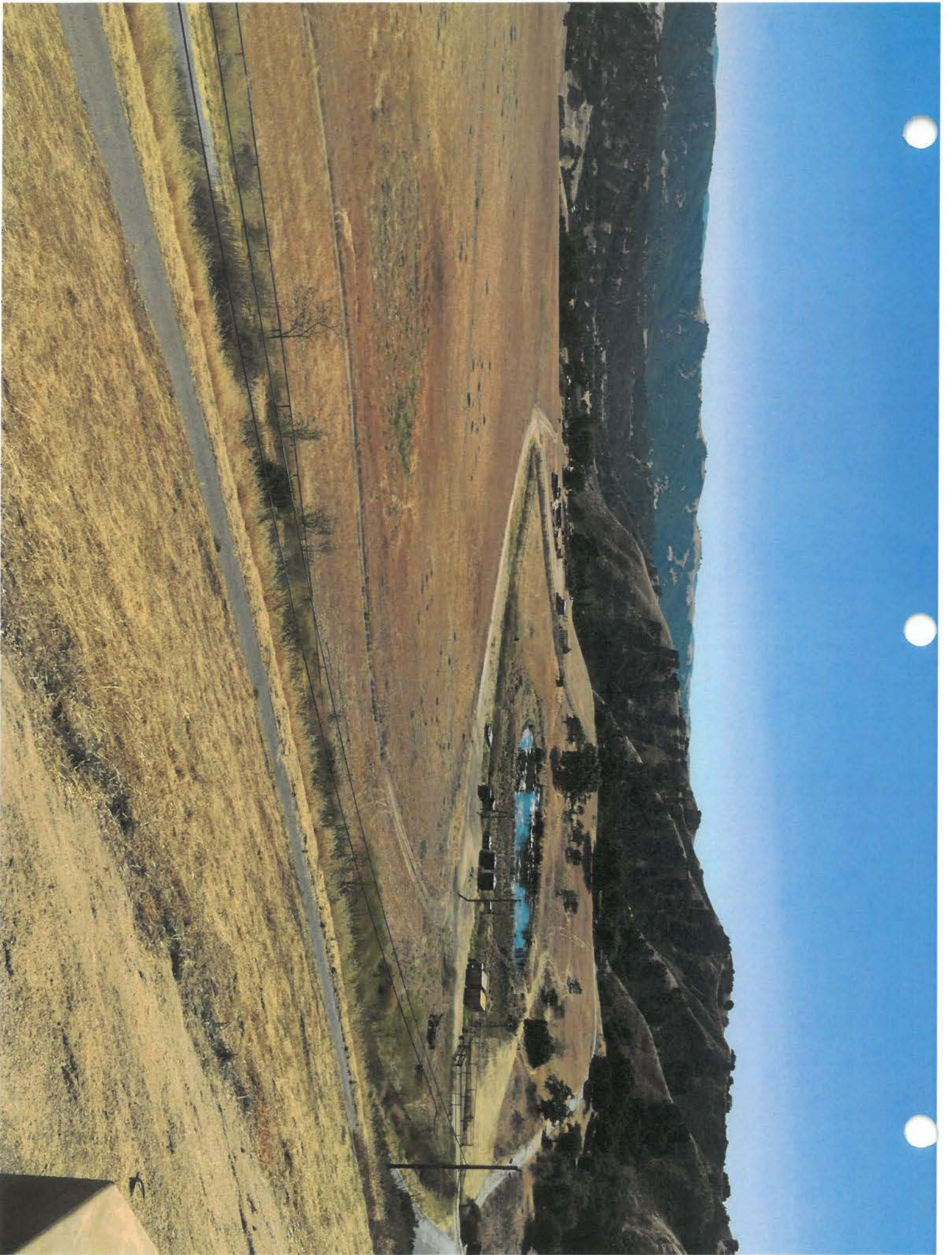
Thank you,



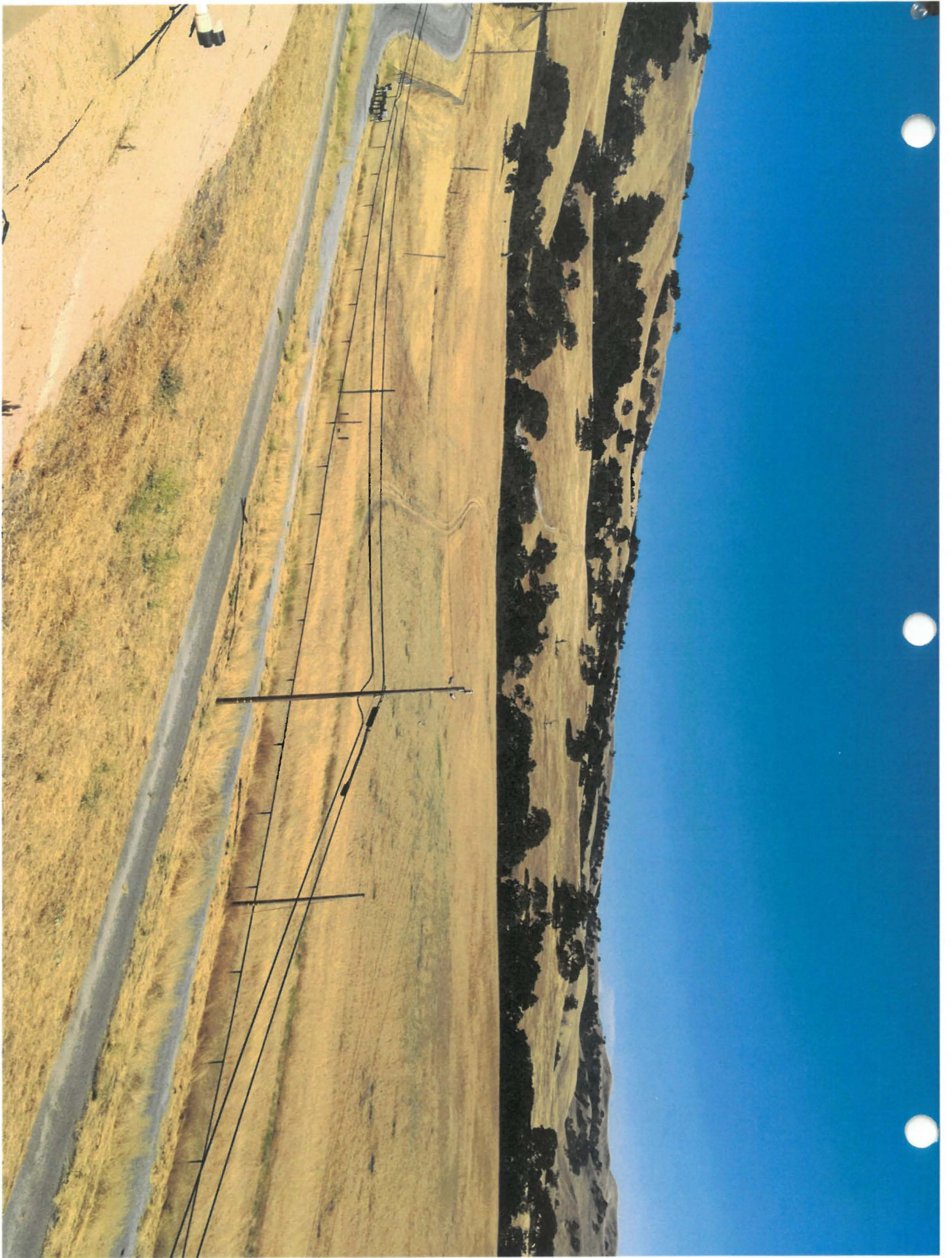
Jennifer S. Rosenthal, Esq.

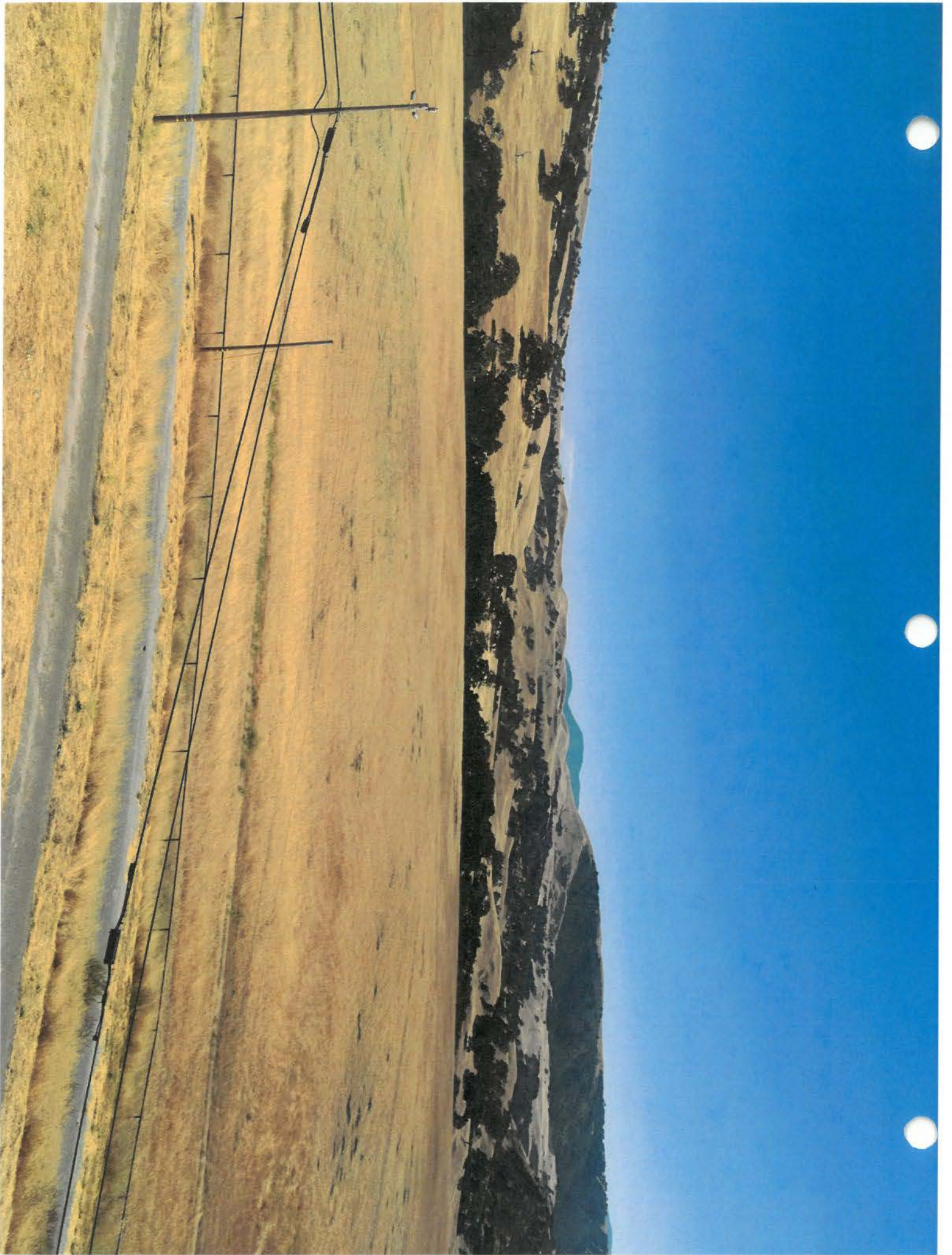
EXHIBIT

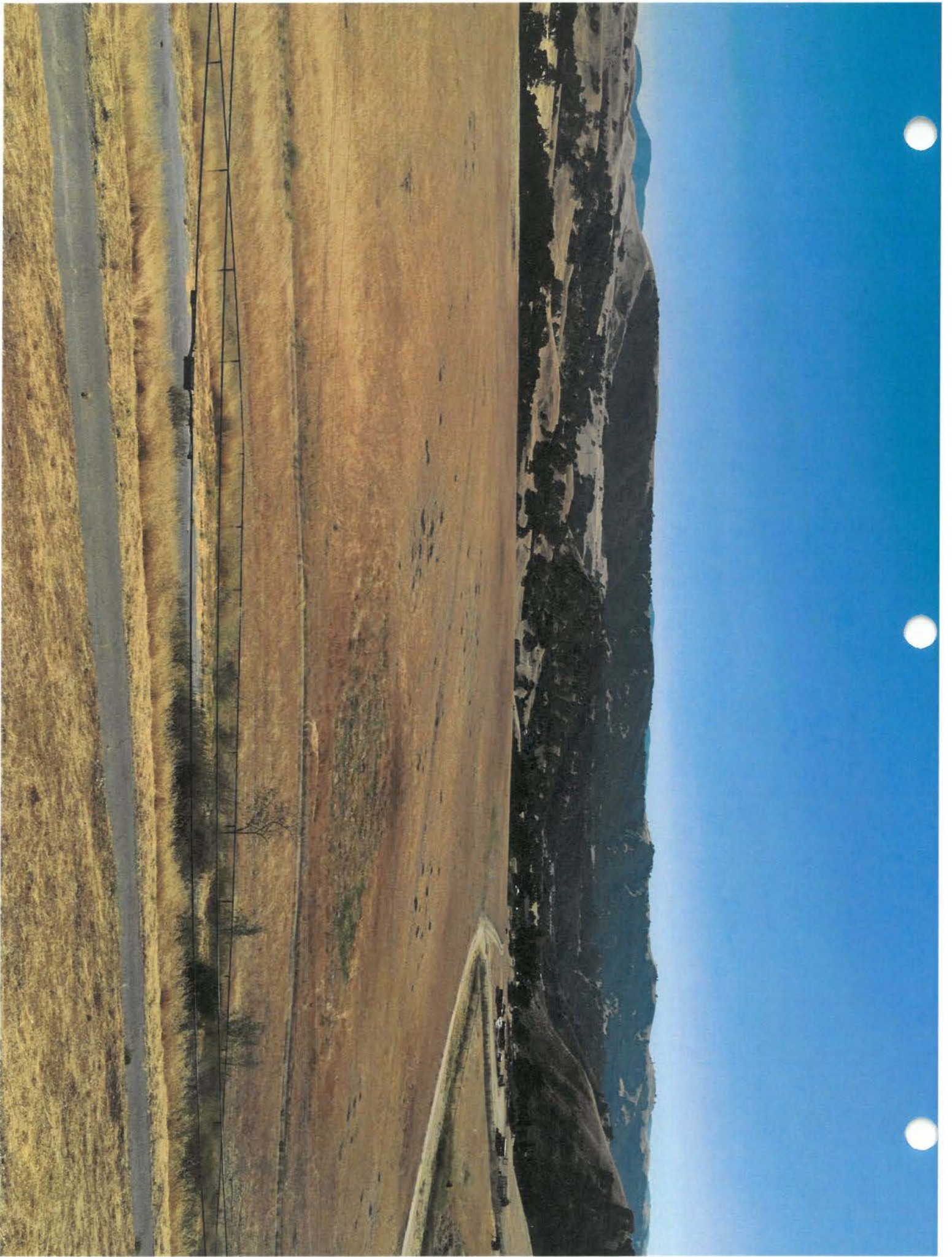
1











EXHIBIT

2

TORO AREA PLAN SUPPLEMENTAL POLICIES

1.0 - Land Use

- T-1.1 Development proposals on Corral de Tierra Road from “Four Corners” (Corral de Tierra, Calera Canyon, and Robley Road intersection) to Corral del Cielo shall complete safety improvements concurrently with development.
- T-1.2 Industrial land uses other than utilities shall not be permitted in the Toro area.
- T-1.3 The designated agricultural lands as shown on the Toro Area Plan Land Use Map (*Figure LU-10*) shall be conserved and, where feasible, expanded.
- T-1.4 Special Treatment Area: Greco - The Greco property on River Road across from the Indian Springs Ranch Subdivision shall be designated as a “special treatment” area to be zoned Heavy Commercial. Although the use of the property for the removal of sand and gravel ceased in the year 2000, use of the property for a contractor’s yard, shop, and residence may continue pursuant to PLN980448 as approved August 29, 2001 or as that permit may be amended or extended. (APN: 139-021-005-000)
- T-1.5 Subdivisions shall be designed so that new lots have building sites located outside of the critical viewshed.
- T-1.6 Existing legal lots of record located in the critical viewshed may transfer density from the acreage within the critical viewshed to other contiguous portions of land under the same ownership, provided the resulting development meets all other Toro Area and General Plan policies.
- T-1.7 Development on properties with residential land use designations located within the Toro Groundwater Basin of the Toro Area Plan along the Highway 68 corridor as illustrated in *Figure LU-10* shall be limited to the first single family home on a legal lot of record. The County shall conduct a comprehensive review of infrastructure constraints regarding circulation, wastewater, and water supply. Said restriction shall not apply to development within adopted Community Areas, Rural Centers, or Affordable Housing Overlays. Restriction on subdivision established in this policy does not preclude the County from recognizing a new legal lot pursuant to state law if the new lot is created solely as a result of either: 1) conveyance of land to or from a governmental agency, or 2) through the governmental exercise of eminent domain. This restriction on subdivision also does not prohibit the County from requiring and acting upon a parcel map for the conveyance of land to or from a governmental agency if the County determines on the facts of the particular case that public policy necessitates a parcel map.
- T-1.8 Special Treatment Area: Mohsin/Samoske - Approximately 266 acres located east of River Road and north of Chualar River Road shall be designated as a “Special Treatment Area” to permit a planned development including:

- a. Development shall be limited to the creation of a clustered, rural density, residential subdivision consistent with the surrounding residential development.
- b. No more than 13 new residential lots may be created and shall be clustered on the lower 72 acres of land closest to River Road. The lots shall be a minimum of 5 acres.
- c. Agricultural buffers shall be established where applicable taking into account conditions such as the type of adjacent agriculture use, topography, and climate (e.g., prevailing winds) with the intent to protect agricultural operations from impacts of non-agricultural uses. An Agricultural Buffer Plan, to be approved by the Agricultural Commissioner, shall be required for any proposed subdivision within the STA.
- d. Development of the residential properties shall be required to comply with visual sensitivity policies of the Toro Area Plan.
- e. The upper 194 acres shall remain as permanent grazing with a habitat and scenic conservation easement over at least 150 acres, including areas where slopes exceed 30%.
- f. Any subdivision within the STA must comply with the inclusionary housing ordinance in effect as of 1998.

Neither an infrastructure study nor a rural center plan is required for the development of the Mohsin-Samoske STA.

2.0 - Circulation

- T-2.1 Employers in surrounding areas should be encouraged to stagger employees' work hours in order to ease peak hour traffic congestion on Highway 68 and in other areas.
- T-2.2 Davis and Reservation Roads shall be encouraged as alternate routes between the Monterey Peninsula and Salinas to alleviate traffic on Highway 68.
- T-2.3 Continue to work with the state, local agencies, and citizens groups to alleviate traffic congestion while maintaining the scenic beauty of Highway 68. With the goal of eventually constructing a scenic four-lane divided highway, the County shall support the following measures:
 - a. coordination with Caltrans and TAMC for the construction of a four-lane facility between the Toro interchange and State Route 218; and
 - b. construction of bus stops, pull-outs, and shelters where needed.
- T-2.4 Improvement of Highway 68 intersections, construction of alternate passing lanes, public transit roadway improvements, and improved bicycle safety measures should be undertaken at the earliest time that funding becomes available.

- T-2.5 Fair-share financial contributions from each new development in the Toro Planning Area shall be required to expedite funding and construction of Highway 68 improvements.
- T-2.6 Improvements to Corral de Tierra, River, and San Benancio Roads shall be designed to accommodate bicycles, horses, and people where possible.
- T-2.7 To minimize traffic safety hazards, creation of new direct access points should be prohibited from single-family residences onto Highway 68 and discouraged onto Laureles Grade, River Road, Corral de Tierra Road, and San Benancio Road.
- T-2.8 To enhance and promote sensitive visual resources, the County shall pursue measures to obtain official County Scenic Route designation from the state for Corral de Tierra, San Benancio, Corral de Cielo, River, and Underwood Roads (see *Policy T-3.1*).
- T-2.9 If new sites for office, employment, services, and local conveniences are found to be appropriate, such sites should incorporate designs to allow use of alternate modes of transportation.
- T-2.10 Increasing the accessibility of Toro residents to mass transit, either through maintenance of existing park and ride lots or new bus service, particularly in the Corral de Tierra, San Benancio, and River Road areas, should be studied and implemented.

3.0 - Conservation/Open Space

- T-3.1 Within areas designated as “visually sensitive” on the Toro Scenic Highway Corridors and Visual Sensitivity Map (*Figure 16*), landscaping or new development may be permitted if the development is located and designed (building design, exterior lighting, and siting) in such a manner that will enhance the scenic value of the area. Architectural design consistent with the rural nature of the Plan area shall be encouraged.
- T-3.2 Land use, architectural, and landscaping controls shall be applied, and sensitive site design encouraged, to preserve Toro's visually sensitive areas and scenic entrances:
- a. River Road/Highway 68 intersection; and
 - b. Laureles Grade scenic vista overlooking the Planning Area (*Figure 16*).
- T-3.3 Portions of County and State designated scenic routes shall be designated as critical viewshed as shown on the Toro Scenic Highway Corridors and Visual Sensitivity Map. Except for driveways, pedestrian walkways, and paths, a 100-foot building setback shall be required on all lots adjacent to these routes to provide open space and landscape buffers. This setback may be reduced for

existing lots of record that have no developable area outside the setback and to accommodate additions to existing structures that become non-conforming due to this policy. New development shall dedicate open space easements over setback areas established by this policy.

- T-3.4 Placement of existing utility lines underground shall be encouraged, particularly along Laureles Grade Road, Corral de Tierra, San Benancio, River Road, and Highway 68.
- T-3.5 Exterior/outdoor lighting shall be located, designed, and enforced to minimize light sources and preserve the quality of darkness. Street lighting shall be as unobtrusive as practicable and shall be consistent in intensity throughout the Toro area.
- T-3.6 Large acreages in higher elevations and on steeper slopes shall be preserved and enhanced for grazing, where grazing is found to be a viable use.
- T-3.7 Removal of healthy, native oak trees in the Toro Planning Area shall be discouraged. An ordinance shall be developed to identify required procedures for removal of these trees. Said ordinance shall take into account fuel modification needed for fire prevention in the vicinity of structures and shall include:
- a. Permit requirements.
 - b. Replacement criteria
 - c. Exceptions for emergencies and governmental agencies

4.0 - Safety

- T-4.1 Land uses and practices that may contribute to significant increases of siltation, erosion, and flooding in the Toro area shall be prohibited.

5.0 - Public Services

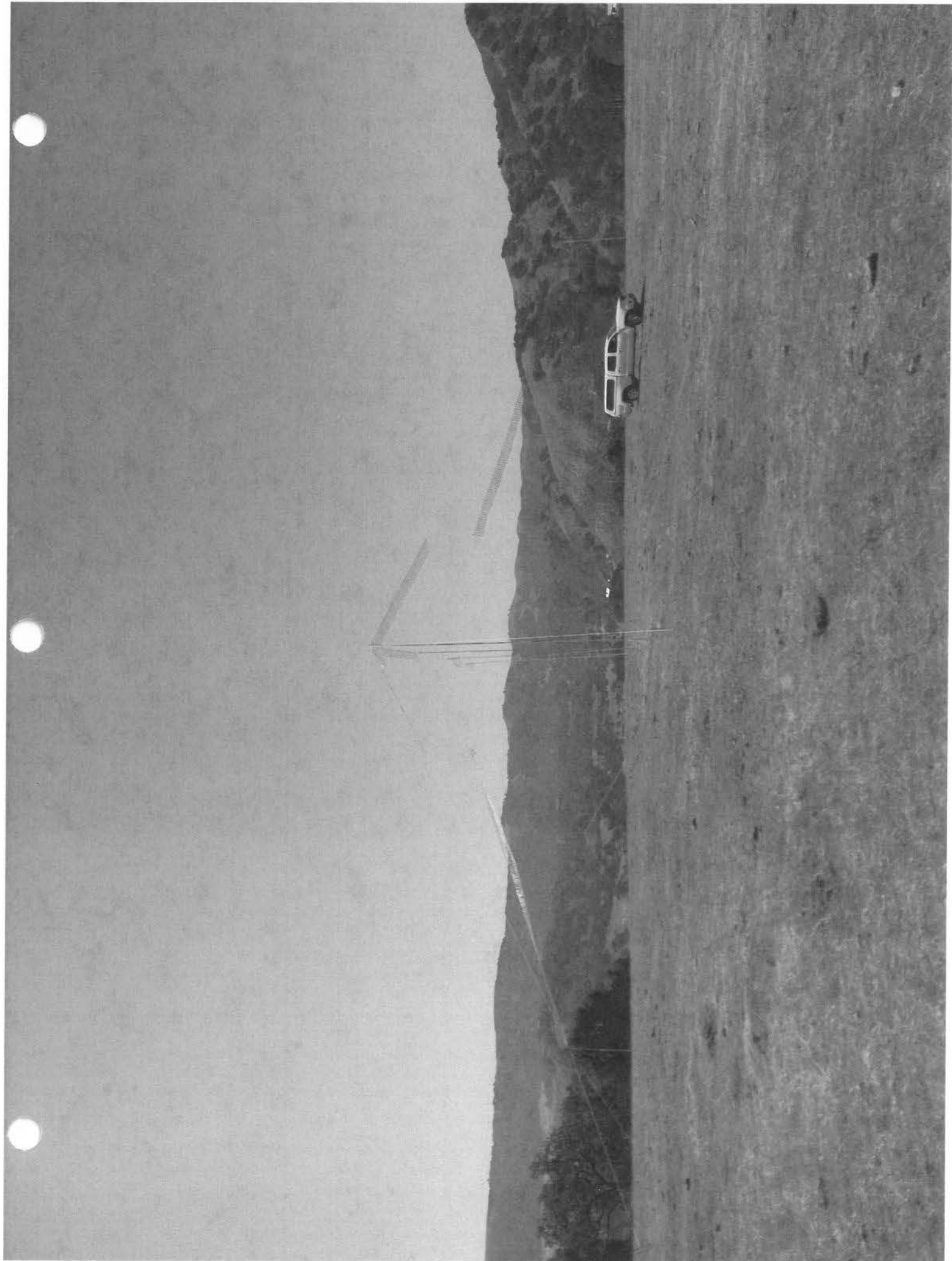
- T-5.1 To ensure cost-effective and adequate levels of wastewater treatment, the County shall promote relatively higher densities in areas where wastewater treatment facilities can be made available.

6.0 - Agriculture

No supplemental Agricultural policies at this time.

EXHIBIT

3



From: [Mike Ross](#)
To: [Jensen, Fiona](#)
Subject: Family ranch/farm at 18000 Corral Del Cielo, Salinas, CA, 93908
Date: Tuesday, July 18, 2023 1:19:26 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

I would just like to state that all is in order with local zoning regulations and approvals. We support this endeavor and hope it meets with approval on July 24 2023

Mike Ross
A Neighbor of this project who lives in
Corral de Tierra

Agricultural Advisory Committee

Meeting Date: August 24, 2023

Public Comment on Agenda item: Abalone Creek Estates LLC (AAC Agenda item VI E)

Good afternoon,

My name is Ben Schnoor. Along with my wife, Lisa Stewart, and our two young daughters (ages 11 and 8), I live right across the street and overlooking the proposed Abalone Creek Estates development. Our family has major concerns regarding this proposed development.

The proposed project is on land that is a historic and beautiful part of Monterey County – the Pastures of Heaven that John Steinbeck wrote about. The land is a historic grazing area which has been grazed for decades. It sits directly across the street from a residential neighborhood with 27 homes, including our home. The land is deemed a critical viewshed.

The new owners propose to turn this historic and beautiful part of our County into a chicken farm with a total of 750 animals (on only 30 acres); 5 permanent structures including a huge barn right in the middle of the critical viewshed area; numerous “movable” structures; an agriculture well; new roads; grading on slopes exceeding 25%; a large solar panel array and energy storage system, and much more.

This all sounds like a very heavy farming operation for an area that is only zoned for light agriculture. The Toro Land Use Advisory Committee wisely voted against the proposal. The proposed use is inconsistent with the zoning, the historic use of this land, its close proximity to our residential neighborhood, and the fact it’s in a critical viewshed.

If approved, the negative impacts of this development will be far reaching. We have concerns about many aspects of the project.

#1) Water. As you know, water is an extremely limited resource in our State and County, and should be treated as such. Approving a new agriculture well directly next to a neighborhood with 27 homes that rely entirely on well water will negatively impact our water supply. Monterey County needs to do its own independent study on the water issue before approving an agriculture well for this project.

#2) Noise. Chickens, livestock, and dogs are loud. Farming equipment is loud. Traffic is loud. Construction is loud. For decades, our neighborhood has been a quiet and peaceful place. The amount of noise that this operation is going to create is going to be extremely disruptive for everyone in the surrounding area.

#3) Odors. The manure from 499 chickens and 250 other assorted animals is going to stink; that’s just a fact. Simply put, a chicken farm does not belong directly across the street from a residential neighborhood.

#4) Road and traffic impacts. San Benancio Road and Corral del Cielo Road are narrow country roads that are not very well maintained. They are simply not equipped to handle the extra load from this type of farming operation. Monterey County needs to do its own independent study on the road and traffic impacts.

#5) Pollution. The applicants propose to process the chickens on site. They are new to farming. We have concerns that the chicken blood and guts and manure will not be stored and disposed of properly. Chicken farming causes emissions of ammonia, hydrogen sulfide and poultry dust, containing bacteria, bacterial toxins and chicken skin debris. Chicken manure can have disastrous effects on water and soil quality. We do not want our family to be exposed to this.

#6) Slopes. Development on slopes exceeding 25% is prohibited. The County should not grant an after-the-fact use permit for developing slopes exceeding 25%. The applicants appear to be taking an "act now, ask for forgiveness later" approach. If this project is approved, we have concerns that they will simply do whatever they want.

#7) Visibility of structures. The proposed structures are directly in the critical viewshed area. Developing within a critical viewshed is prohibited. The beautiful view is a large part of the reason that my family moved into this neighborhood. We love the pastures of heaven. We're not giving up on them.

We urge the Committee to take these concerns into account and for the County to do its own studies of these important issues. If you do, we are confident you will find that this project is not in the best interest of the County and this proposal should be rejected. Thank you.

Ben Schnoor

From: [Lisa Stewart](#)
To: [Lundquist, Erik](#); [Jensen, Fionna x6407](#); [michaelrweaver@mac.com](#); [100-District 5 \(831\) 647-7755](#)
Cc: [Carl Yaeger](#); [Anne Mixer](#); [Barbara Berg](#); [Ben Christensen](#); [Ben Schnoor](#); [bill hobbs \(gotohobbs@Comcast.net\)](#); [Bill Mixer](#); [Bob Burnham](#); [Brian Honegger](#); [Corie Hill](#); [Cornelius Milburn](#); [Dave Wagner](#); [David Aiello](#); [Diann Aiello](#); [eadunbar@gmail.com](#); [Guy Giraudo](#); [James Larente](#); [Jesse Bernstein](#); [John Berg](#); [Kathleen Scarr](#); [Kevin Garcia](#); [Lisa Milburn](#); [Lisa Stewart](#); [Loes Hinse](#); [Lois Thomasson](#); [Mathew & Jean Panziera](#); [Matthew Panziera](#); [Mike Scarr](#); [Namita Bernstein](#); [Patrick McDonald](#); [Robert Mendelsohn](#); [sandyama47@gmail.com](#); [Stan Hitchcock](#); [tedvonroll@gmail.com](#); [Tom Krause](#); [Marla](#); [Susanne.wagner@gmail.com](#); [dancurrandesign@gmail.com](#)
Subject: 18000 Corral de Cielo Commercial Chicken Farm
Date: Monday, November 29, 2021 10:43:06 AM
Attachments: [Letter.pdf](#)

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Mr. Lundquist, Mr. Jensen, Mr. Weaver and District Supervisor Adams,
I am writing to convey my concern regarding a letter that I received in the mail on Friday, November 25th, 2021 from Jordan Christensen, a neighbor. According to Mr. Christensen's letter he plans to build a commercial chicken farm on his newly purchased property (18000 Corral de Cielo). I am deeply concerned about the impact that this commercial endeavor will have on our neighborhood. I am very curious to know when this proposed commercial activity was vetted given the potential environmental impact on the land and surrounding community. Currently, Mr. Christensen has dug two wells on the property causing some concern regarding our well system. He also appears to be grading the property and we now have massive scars across the pasture. There have been large trucks moving dirt and rocks across the property in front of my house causing noise disturbances and raising concerns about the amount of dirt particles in the air. Based on his letter that I have attached, it appears that this is just the beginning of Mr. Christensen's development plans. A chicken farm with dogs and machines will be a stark change from the pasture lands that have been historically used to graze cattle.

When was the permit to run a commercial property on the agricultural preserve approved? Were environmental impact assessments conducted? If so, where can I find them? This is the first time that I am hearing about this massive operation that is happening on my doorstep. I echo the concern of my neighbor Dan Curran who wrote you earlier about the absence of due process regarding the impact that this farming operation will have on our water, air and quality of life.

My husband, Ben Schnoor and I want to add our names to the list of neighbors who strongly oppose this operation and request that the county look into the proposed activities with an eye on what this operation will do to the surrounding environments and quality of life community.

Please reach out if you have any further questions regarding my concerns. I look forward to hearing from you regarding this request.

Regards,

Lisa Stewart and Ben Schnoor
26470 Tierra Vista Lane
Salinas, CA 93908
(831) 676-8408



Hello neighbors! My name is Jordan Christensen and my family moved to 26485 Tierra Vista Ln this March. My wife Laurel, two kids Brooke (girl age 4) and Ellis (boy age 2). If we haven't met you yet, we very much look forward to making your acquaintance. I will be working on various agricultural endeavors at 18000 Corral Del Cielo. We are a family run business including my brother's family that lives in San Jose. You may see them here on weekends, or my sister-in-law helping occasionally during the week. Their names are Ben, Tarin, Cooper (girl age 13), Kenley (girl age 10), and Hayes (boy age 8).

We decided to call our farm the "Abalone Creek Ranch" in respect of the historical context of abalone shell fragments discovered in one of the creek beds. These shells would have been brought to this property from the ocean shore years ago by members of the Esselen tribe. We also found further evidence of such a presence in the boulders strewn around the property. These facts have been confirmed through our close work and relationship with the current chairman and president of the Esselen tribe. We wanted our farm name to recognize the history of this property that we are the current custodians of.

Over the next few months there will be more agricultural activity in the lower pasture area. We are currently improving the interior access ranch roads. Specifically at this moment our permit was recently approved for a new well to be drilled on the first ridge, at the guidance of a local hydrologist, and we are working hard and fast with the drilling company to ensure accessibility for the drilling equipment to not miss our long awaited window.

You may have also noticed the story poles for a large structure on the lower pasture. We are working with architects to plan a large barn, in an effort to reduce the clutter of multiple structures, seeking to not be an eyesore on such a scenic view, but instead a beautiful traditionally styled redwood exterior barn common to the area that we hope will be a welcome place to many in the years to come who visit our farm and our animals.

We will be using regenerative agriculture practices to revitalize the land and promote a thriving ecosystem. We are working closely with a variety of experts including geologists and biologists as we are establishing ourselves and our business. Making sure we take the

approved steps in this process is important to us as we want to respect this beautiful environment and our neighbors. Our goal is to raise chickens on pasture. The chickens will be within mobile enclosures that would be moved everyday onto new ground. To avoid anti-predator practices that would or can be harmful to the environment, we will utilize herd dogs that would live with our animals on pasture. We envision a traditional small family farm with the typical mixture of animals. A new fence is being installed in the next few weeks that will effectively contain the lower pasture from inside and out, with specific intention given to the feral pigs. We are working with a local contractor to make the fence safe and appealing. The remainder of the property will continue to be leased for cow grazing.

The lower pasture has the worst squirrel damage that has been observed in the county by the official who came out to provide some direction on squirrel control and pasture health. The squirrels have currently overtaken the entire pasture in an uncommon manner and have created an unbalanced environment. We are preparing to rip, till and re-seed the pasture with a carefully chosen variety of seed to maximise biodiversity and soil health for our climate. This will go a long way towards kickstarting the repair of the damaged soil structure of the pasture and returning it to a healthier and more diverse ecology.

We would encourage you to look into regenerative agriculture if you are further interested in our vision and motivation. Water is of utmost importance to the cycle of our ecology, and we seek to follow the example of slowing, sinking and spreading water into the ground soil to benefit plant and wildlife in the area to the greatest extent possible with improved land management practices. We are looking forward to getting to know you and we are thankful to be part of your community.

Please contact me or Tarin with any questions or concerns:

Jordan Christensen

831-512-0726

jordan@abalonecreekranch.com

Tarin Christensen

310-951-6682

tarin@abalonecreekranch.com

Don't hesitate to flag me down on the road or when I am down by the gate to ask questions and make introductions. I very much look forward to meeting you but be forewarned that I am horrible with names!

Z RANCH MUTUAL WATER COMPANY
26460 Tierra Vista Lane
Salinas, CA 93908

December 8, 2021

Erik V. Lundquiste, AICP
Planning Director, Monterey County Planning Department
Director of Housing & Community Development
County of Monterey Housing & Community Development

RE: 18000 Corral Del Cielo, Ref. Christensen
PLN 210202

Dear Mr. Lundquiste:

Z Ranch Mutual Water Company is a small, nonprofit, privately held, mutually owned, water provider for 27 single family residences on Corral Del Cielo that runs contiguous with and overlooks the famed "Pastures of Heaven" in Monterey County. Each home has an equal interest in Z Ranch and the preservation of our water source.

We are charged with running and maintaining our independent water system and have been successfully doing so since our subdivision was created back in the mid 1970's. Z Ranch operates five wells at an average elevation of 1,500-1,800 feet above sea level. Over time, Z Ranch has amassed data and reports in cooperation with the County Health Department and other agencies pertaining to water quality and availability. We have very good water. We monitor and keep track of every gallon of water we use and are obsessed with conservation of this precious resource. Rain is the only way to keep our aquifer charged and we rely solely on this historically available, sequestered ground water. We have no other practical source for our water.

Recently Z Ranch discovered that a new well has been approved by the County to service a proposed commercial agriculture and livestock farm on the lower grazing pasture adjacent to our subdivision. We would like to understand if there was an emergency that triggered the approval of this well (currently under construction). We are disappointed the County saw fit to make an approval without first:

1. Notifying Z Ranch and other property owners in the surrounding area of potential impacts to our water systems and making room for public comment.
2. Assessing the long-term future water needs for a proposed farm/ag operation based on an actual plan if one exists.
3. Requiring a hydrologic study of our area and aquifer to understand the impacts created by unrestricted intensification of water use over time in an environmentally fragile area.
4. Analyzing the long-term amplification of prolonged drought and fire danger by over taxing the current water supply.

Through the years, under Z Ranch stewardship, our system has operated responsibly and in harmony with the carrying capacity of this remarkable and sensitive land. Most residential properties use only a

fraction of available water when compared to commercial farm/ag operations. We question what sort of limits, well logs or monitors will be in place once the well is complete. One need not look any further than the Salinas Valley to see the epic water use needed to keep the valley lush and growing. We question what will happen to the Z Ranch water system if this new intensification negatively affects the aquifer level from where we pump. Without access to water, our homes have no functional worth and we can no longer live here. This is, potentially, a real-time, existential problem, and stressor that threatens our future water security. Like throwing gasoline on a fire, intensifying water use by developing a new working farm in this location will do nothing that positively improves the balance, enjoyment, harmony, and quality of life in our area.

Z Ranch strenuously objects to any unmitigated intensification of water use that impacts our current water system.

Sincerely,

Dan Curran, President
Z Ranch Mutual Water Company Board of Directors
Hard letter to follow

CC:

Fionna Jensen, Assistant Planner, Monterey County

Michael Weaver, Chairman, Monterey County Local Land Use Advisory Committee (L.U.A.C.)

District 5- Supervisor Mary Adams

California Assembly Member Mark Stone

Land Watch, Monterey County

Big Sur Land Trust

Esselen Tribe of Monterey County

California Department of Water Resources

California Natural Resources Agency

California Department of Fish and Wildlife, Central Region (Region 4)

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