

**MONTEREY COUNTY PLANNING COMMISSION
NOVEMBER 8, 2023**

AGENDA ITEM NO. 2



Additional Correspondence

**PLN150372 - RIVER VIEW
AT LAS PALMAS LLC**

FOR ADDITIONAL INFORMATION CONTACT:

Zoe Zepp, Associate Planner
(831) 755-5198 or zeppz@co.monterey.ca.us
Monterey County Housing and Community Development
Land Use Division, Planning
1441 Schilling Place - South, 2nd Floor, Salinas CA, 93901

From: [Francoise Mc Avinchey](#)
To: [293-pchearingcomments](#)
Cc: [Rendell Requiro](#)
Subject: PLN150372 -River View at Las Palmas
Date: Tuesday, November 7, 2023 12:58:47 PM

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Attention: Clerk

**Re: Planning Commission Meeting Agenda, Wednesday, November 8, 2023
Agenda Item No 2PLN150372 River View at Las Palmas**

I am writing in response to the Environmental Impact Report for the construction project at River View at Las Palmas. I have been a homeowner in Las Palmas for 26 years. I live near the entrance and our home, garden, environment and lifestyle will be greatly impacted by the development of homes on Parcel Q.

My husband and I ready for retirement and had planned to retire in our peaceful community.

The language in the documents “Tentative Map 26 homes” is very ambiguous. We are concerned that this implies that the map and number of homes can be changed.

We prefer to have residential homes but 26 homes is a lot of homes and will create big changes in our peaceful environment. We would prefer fewer homes. We purchased our home with the knowledge that there would be no more development and that there were only plans for 5 more homes on Parcel Q Property in the Specific Plan.

We have several concerns regarding the project;

1. Fire Safety/Hazard, Final EIR on Page 2-4 paragraph 3. Exhibit F

In the first sentence, there is a factual error. It states that the project site and sub division share " similar wildfire hazard risks". In fact, the 2023 CAIFire mapping site shows the project as lying within a "High Fire Hazard Severity Zone" while Las Palmas 1 subdivision is in a "Moderate Fire Hazard Severity Zone" . These are very different levels of fire risk and it is a great stretch to say they are “similar”. This fire zoning has not changed since the original 2007 mapping. This is not new information and this post dates the circulation of the Draft EIR.

We have serious concerns about fire risks with only one entrance and exit from River View at Las Palmas in the case of a wildfire. This will add additional risks to everyone. Las Palmas 1 residents were evacuated for several days during the fire in 2020. The fire was within 1.2 miles from our homes.

In addition, in 2023 Las Palmas 1 residents near the Salinas River on River Road were evacuated during the flood.

The evacuation route from River View would be onto Woodridge Court, passing the beautiful historical Cory House (Corelini House). Our streets at Woodridge Court, River Run and Sugar Mill are narrow and the addition of (approximately 52 more cars will add to congestion.

(2cars X 26 homes) The estimated trips per day is 130 trips (5trips x 26 per house.)

Note, your traffic study estimates 264 trips per day.

Are there any mitigation plans to address this issue ? Has an interior traffic study been completed ?

2. Front Entrance

The Front entrance is narrow and the turn lane into Las Palmas, from River Road is short. Will the county address the turn lane on River Road ? 130 extra car trips will put a burden on our entrance and our security guard at the entrance.

-Damage and wear and tear on our front entrance and roads during construction.

Will Las Palmas 1 be reimbursed for any damages incurred to our roads during construction ?

The local school buses stop at the front entrance for pick up and drop off. We are concerned about the children's safety.

3. Run Off from River View at Las Palmas

I have concerns about run off water onto the hills behind Country Park. In the past, some homes were damaged by flooding in their yards. Will the run off be directed into gullies and a catchment ?

How will this affect our storm drain system and how can we ensure that we do not have flooding in our streets during rain storms like last winter 2023.

Retaining Walls - Has the removal of the Eucalyptus trees and mud slides been addressed ?

Will there be retaining walls installed at the project and below the hills behind Country Park to ensure protection from mud slides. Which type of mitigations will be put in place ?

4. Parking at River View at Las Palmas

It does not appear on the plans that there is adequate guest parking. I believe that there will be some parking on one side of the street and 12 guest parking spots. Where will the overflow parking go ? We do not have enough parking in Las Palmas 1, to offer spaces.

5. Health and Safety

It has been noted in past Planning Commission meetings and during the recent LUAC meeting minutes, October 2023 that disturbing virgin land to build can cause the risk of Valley Fever virus spreading in the dust to those working on the land and those living nearby. This is a known and researched health risk in California and a serious health concern for residents in Las Palmas 1. We have a lot of wind in Las Palmas1 that kicks up the dust from the fields nearby, in the afternoons and especially in winter and spring. During construction there will be a lot of dust in the air.

Has the soil been tested for Valley Fever spores ?

Replanting Trees

The Eucalyptus trees act as a windbreaker. What are the recommendations by the health department ?

I would like to see native trees (California Oaks) replanted to provide screening for the views for Las Palmas 1 residents, scenic route and for windbreaks. This would also provide

stabilization in rainy weather for the hills.

The site is teeming with wild life. It has been previously reported that there is milkweed on the site. We see monarch butterflies in our gardens. We also have great horned owls and hawks in Las Palmas 1. We see and hear them.

6. The homes will not be “affordable homes” based on today's market prices. We know that this project is not meeting the needs of people in need of homes. The developer will profit at the expense of the hard working people of Las Palmas 1 expense and safety and will have their quality of life impacted negatively. The decision to vote for this project based on “affordable housing” needs in the county is not credible.

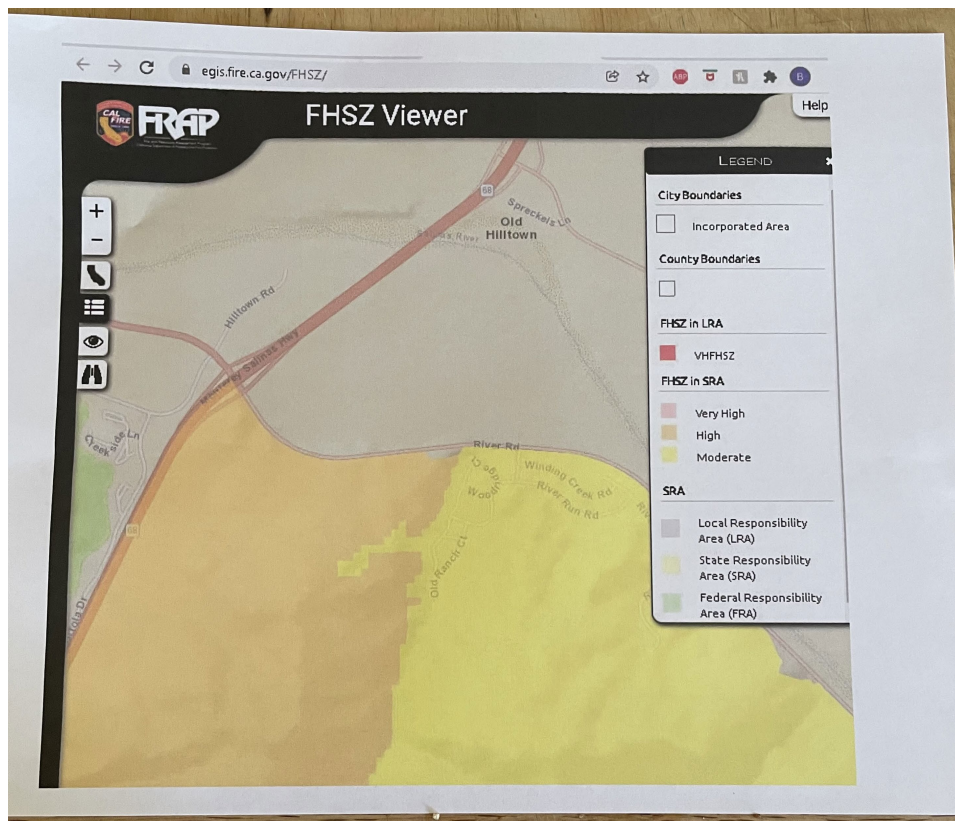
Thank you for your consideration and attention to these important concerns.

Sincerely,

Francoise Mc Avinchey-Requiro
Rendell Requiro

Homeowners
Las Palmas 1

Attach. Fire Hazard Map, Cal Fire.



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Sent from Gmail Mobile

From: [Angela Love](#)
To: [Magana, Sophia](#)
Cc: [293-phearingcomments](#); [Zepp, Zoe](#); [Dale Ellis](#)
Subject: River View at Las Palmas, LLC/PLN150372
Date: Tuesday, November 7, 2023 2:07:21 PM
Attachments: [L-PC.11.07.23.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 Ms. Magana:

Attached please find correspondence from Mr. Lombardo dated today (November 7th) regarding the above reference matter which is on tomorrow's PC Agenda (Item No. 2) for consideration by Chair Monsalve and Members of the Commission.

This is being sent by email only. If you have any problems opening up the attachment, please let me know.

Sincerely,

Angela M. Love
Legal Assistant to Anthony L. Lombardo
ANTHONY LOMBARDO & ASSOCIATES
A Professional Corporation
144 W. Gabilan St.
Salinas, CA 93901
Phone (831) 751-2330
Fax (831) 751-2331
Email: angela@alombardolaw.com

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ANTHONY LOMBARDO & ASSOCIATES

A PROFESSIONAL CORPORATION

ANTHONY L. LOMBARDO
KELLY MCCARTHY SUTHERLAND
JOSEPH M. FENECH
CODY J. PHILLIPS

144 W. GABILAN STREET
SALINAS, CA 93901
(831) 751-2330
FAX (831) 751-2331

November 7, 2023

Our File No: 4813.001

Etna Monsalve, Chair
Monterey County Planning Commission
Monterey County HCD
1441 Schilling Place
Salinas, CA 93901

Re: River View at Las Palmas LLC/PLN150372

Dear Chair Monsalve and Members of the Commission:

In September 2015, the owners of the River View property filed an application to obtain approval for a 142 bed residential care facility on 15.67 acres of land they own adjacent to the first phase of the Las Palmas Residential Community which consist of approximately 330 homes.

The River View land is currently, and has for decades been, zoned for residential development of up to 42 homes.

In February 2020, your Commission voted to recommend that the Board certify the environmental impact report that had been prepared for the residential care facility and recommended approval of the project.

The matter was subsequently heard by the Board of Supervisors. There was significant neighbor opposition to the project. Two of the Supervisors expressed concern over the assisted living facility project and it was suggested that the applicant meet with the neighboring homeowners association to try and arrive at a project that the neighborhood could support.

The River View property owners had a series of meetings with their neighbors and arrived at a consensus that the neighborhood would support a residential development with homes of similar size and density to the existing Las Palmas development.

We returned to the Board of Supervisors on October 12, 2021, and the Board unanimously directed the staff to analyze a residential alternative of up to 30 units and return so that the Board could consider a residential alternative to the assisted living facility. The applicant subsequently filed a subdivision map for a 30-lot residential subdivision for the County staff (and its EIR consultant) to analyze and return to your Commission and the Board to consider.

The River View Assisted Living project environmental document had already studied a 40-unit residential development alternative so the analysis of up to a 30 residential unit alternative would naturally have 25% less impacts than the 40-unit alternative already studied by the County.

Unfortunately, due to operational and managerial issues which were occurring at County HCD during that time, it has taken 2 years for the residential alternative to be returned to you.

As you might have expected the County's subsequent environmental analysis showed that all of the impacts from up to 30 homes would be significantly less than those already analyzed in the assisted living project EIR.

Over the last 2 years, my clients continued to meet and work with the adjacent homeowners association and County staff to arrive at a 26 home project which now has broad support from the adjacent neighbors and obtained unanimous approval from the Toro Land Use Advisory Committee.

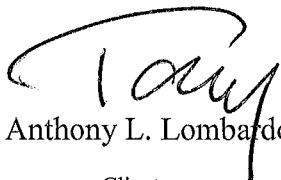
The homes will be single story (20' maximum height) of comparable size to the adjacent Las Palmas homes and the project proponents have agreed to request that they be allowed to join the Las Palmas Homeowners Association (which requires approval of the current Las Palmas Association members).

The project now has broad community support at 26 lots but at that reduced density and with the significant increases in both interest rates and construction costs that have occurred over the last two years, building any onsite inclusionary housing as noted in the staff report is not feasible. Since the Las Palmas neighbors have asked that River View join their HOA, this will exacerbate the problem of affordability because of the costs associated with membership in the HOA further increases the costs associated with living at Las Palmas, which are already very expensive (e.g., sewer service).

The applicant has worked with staff and proposes to instead contribute almost \$1 million in in lieu inclusionary housing fees to be used to assist CHISPA in creating affordable housing project in the Salinas Valley.

In fact, CHISPA has a project which it has proposed in Castroville on property they own that is proposed to create approximately 200 low-income housing units. The applicant would like to see it's in lieu fee contribution used to the County's fund CHISPA's predevelopment costs for this project. This will help create 50-100 times the housing than would have been created on site, even if it were financially feasible.

Respectfully submitted,



Anthony L. Lombardo

cc: Client

Agenda Item No. 2 - PLN150372

From: [McDougal, Melissa](#)
To: [Vasquez, Elizabeth](#)
Subject: FW: Planning Commission Agenda item 10, Attention Clerk
Date: Tuesday, November 7, 2023 3:19:21 PM

----- Forwarded message -----

From: **Anne Sanchez** <lv2wndr@gmail.com>
Date: Tue, Nov 7, 2023 at 12:57 PM
Subject: Planning Commission Agenda item 10, Attention Clerk
To: <pchearingcommittee@co.monterey.ca.us>

My major concern about the above proposal is the safety issue in terms of using the one small road leading up the hill to the proposed development.

We are original owners and have lived here since 1990. Since that time, there have been 3 evacuations -one due to the flood in 1995, the second due to the 2020 fires , and the most recent one because of the 2022 flooding.

With a proposed 26 new homes and an estimated 2 cars per family, there would be an extra 52 cars trying to evacuate down the one road and entrance to Las Palmas 1. They would be merging with the cars from the existing development already trying to exit. This creates a danger to all the residents.

Further, the area on the hill known as Parcel Q was never designed to be another subdivision. The Las Palmas Ranch Specific Plan allowed for 3 additional homes.

While I understand and don't object to the development of Parcel Q, the amount of homes in the current proposal is unsafe and is not consistent with the original plan. I respectfully ask that the Planning Commission deny this proposal as it stands and recommends a lesser amount of homes.

Thank you,
Anne Sanchez
17540 Woodridge Ct

Sent from my iPhone

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Sent from Gmail Mobile

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Sent from Gmail Mobile

From: [Magana, Sophia](#)
To: [293-pchearingcomments](#); [McDougal, Melissa](#); [Vasquez, Elizabeth](#)
Subject: FW: River View at Las Palmas LLC (PLN 150372)
Date: Tuesday, November 7, 2023 4:06:31 PM
Attachments: [11-7-23 Ferrini Comment Letter on River View Las Palmas LLC PLN150372.pdf](#)

From: Aimee Stent <cloverfield.asst@gmail.com>
Sent: Tuesday, November 7, 2023 2:11 PM
To: ceqacomments <ceqacomments@co.monterey.ca.us>; Zepp, Zoe <ZeppZ@co.monterey.ca.us>;
Magana, Sophia <MaganaS@co.monterey.ca.us>
Cc: Mark Kelton <Mkelton054@aol.com>; Jared Sopko <jared@sopkoprojects.com>
Subject: River View at Las Palmas LLC (PLN 150372)

[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. Maganas,

I hope this message finds you well. As per my recent conversation with the planning department, I am writing to request your assistance in distributing the attached letter to all the planning commissioners.

I appreciate your help.

Best regards,

--

Aimee Stent
Administrative Assistant
Cloverfield Mgmt, LLC
2716 Ocean Park Blvd #3006
Santa Monica, CA 90405
Phone: 424-214-2165

EXECUTIVE OFFICE

2716 OCEAN PARK BLVD., SUITE 3006
SANTA MONICA, CALIFORNIA 90405-5207
PHONE (310) 398-4514
FAX (310) 399-0062

November 7, 2023

Zoe Zepp
Sophia Maganas
Monterey County Resource Management Agency – Planning
1441 Schilling Place, South 2nd Floor
Salinas, CA 93901

*Via Email: ceqacomment@co.monterey.ca.us;
zeppz@co.monterey.ca.us; and
maganas@co.monterey.ca.us*

Via Facsimile to (831) 757-9516

Re: River View at Las Palmas LLC (PLN 150372)

Dear Ms. Zepp and Ms. Maganas,

This comment letter raises the many of the same concerns that we raised with the Planning Commission and the Board of Supervisors in connection with the senior housing project that was previously proposed for the River View property.

Our company is the owner of the Ferrini Ranch property, which is adjacent to the proposed River View project. We always strive to be good neighbors and work cooperatively with owners of adjacent or proximate properties. Having said that, we do want to ensure that, in approving the River Project, the County takes the following into consideration; A) the current uses of the “mesa” portion of our site (PLN 040758), which involve both grazing and farming operations, including, without limitation, the cultivation of berry crops, lettuce, broccoli and other row crops, B) the future residential and wine-corridor-oriented visitor center facilities that have been approved for that area, and C) the current agricultural use and proposed future uses for the areas surrounding the “mesa”. The future uses of the mesa area and the surrounding areas per our approved subdivision are fully described in the EIR and related approval documents for the Ferrini Ranch Project. The typical conditions, impacts and potential nuisances that can be associated with agricultural operations may include, but are not limited to, noise, odors, dust, light, insects, the ground or aerial application of fertilizers, pesticides, and herbicides, and the operation of pumps and machinery. These agricultural practices may occur at any time. Individual sensitivities to those practices can vary from person to person.

Due to the fact that the mesa is located immediately to the northeast of the proposed River View project, we respectfully request that the County, in approving that project, impose measures or

conditions of approval that ensure that the project will not result in any additional restrictions or any other adverse effects on either the agricultural uses described above or the future residential and visitor-serving uses that have been approved for the Ferrini Property.

Given the above, we would ask that the planning commission require the project applicant to record an acknowledgement that agricultural activities are permitted by law on our property, that such activities may sometimes generate odors, dust, or chemical drift that can make their way onto the River View project site, and that such conditions do not rise to the level of "nuisances" (enjoinable or otherwise), but rather must be accepted as a part of life in an agricultural region. This would prevent a scenario in which new residents on the River View property object to our current agricultural activities and seek to get us to modify them. We would also respectfully request that the staff report for the River View project specifically reference and incorporate impacts relative to the potential future uses approved under the Ferrini Ranch Project.


Provided that the County imposes measures or conditions on the River View project that are satisfactory to us, we would not have any opposition to the proposed project.

Please feel free to contact us with any questions or comments at the address shown below.

Sincerely,

DOMAIN CORPORATION

By: _____


Mark Kelton, President

Contact information:

Domain Corporation

Attn: Mark Kelton

2716 Ocean Park Blvd., Suite 3006

Santa Monica, CA 90405

November 7, 2023

Stephen W. Pearson

Anne K. Secker

Randy Meyenberg

Christine G. Kemp

Timothy J. Baldwin

* Charles Des Roches

* Robert D. Simpson

Ana C. Toledo

* Leslie E. Finnegan

Lindsey Berg-James

Heidi A. Quinn

Daniel J. Little

Anne Frassetto Olsen

* Yvonne A. Ascher

Sharilyn R. Payne

William H. Falor

William H. Shearer

Geraldine A. Villa

Michael Masuda
(Of Counsel)

Harry L. Noland
(1904-1991)

Paul M. Hamerly
(1920-2000)

Myron E. Etienne, Jr.
(1924-2016)

Peter T. Hoss
(1934-2018)

* CERTIFIED SPECIALIST IN
PROBATE, ESTATE PLANNING,
AND TRUST LAW BY
THE CALIFORNIA BOARD OF
LEGAL SPECIALIZATION
STATE BAR OF CALIFORNIA

VIA E-MAIL

ZEPPZ@CO.MONTEREY.CA.US & BERETTIM@CO.MONTEREY.CA.US

Monterey County Planning Commission
c/o Zoe Zepp, County Planner & Melanie Beretti, Secretary
Monterey County HCD
1441 Schilling Place
Salinas, CA 93901

Re: River View at Las Palmas (PLN150372) – 11/8/23 Agenda Item #2

Dear Chair and Members of the Commission:

I am writing on behalf the Las Palmas Ranch Master Association No. 1 (“Association”), as a follow-up to my April 27, 2022 letter (Attachment I to your staff report) regarding the 26 lot RiverView at Las Palmas subdivision (“Subdivision”) to be heard by your Commission this Wednesday 11/8/23 – Item 2.

As a matter of record and processing, the subdivision is a 26 lot subdivision. **The title on all materials and approvals should reflect a 26 lot subdivision, not a 30 lot subdivision.**

The Association finds the 26 lot subdivision is the preferred alternative over a Senior Assisted Living Facility.

Nevertheless, the Association needs to assure that items such as erosion control, stormwater runoff, parking, fire access, design, etc. do not create a burden on the Association and its members.

Building Height

As stated in my April 27, 2022 letter, the Association reiterates its position that the homes should be limited to 18’ in height and importantly limited to one-story. The Applicant informed the Association that all of the homes would be one-story, but the one-story limitation is not included in the project approvals. **The “one-story” height limit needs to be added as a Condition of Approval of the project.**

Erosion Control Plan

As stated in my April 27, 2022 letter, the Association remains concerned about soil stability, runoff, and erosion control from Parcel Q. While Conditions of Approval #s 17, 18, 19, 20, and 21, deal with Stormwater Control, the Association has not seen an Erosion Control Plan. The Erosion Control Plan should be prepared now and reviewed by the Association, as there is a history of landslides occurring on the hillside above Las Palmas 1 from Parcel Q. The residents on County Park Road below the hillside need assurance that they will not experience dirt and mud or a land slide coming down the hill into to their yards, as has occurred in the past. The Association needs to see the soil stability report for Parcel Q and the Planning Dept must review the report for determination of the safety and stability of the hillside for such development.

Revise Conditions of Approval

In reviewing the Staff Report and proposed Conditions of Approval, the following Conditions need to be revised or clarified to address the Association's comments and concerns as follows:

Condition 7: Conservation & Scenic Easement.

The area over which the Conservation and Scenic Easement is being placed needs to be defined in the condition not just left as a blank as “*(INSERT RESOURCES TO BE PROTECTED)*”, so the public and the Association know what areas will be under the Easement and why. **The Condition as drafted is too vague.** (This was remedied with the errata sheet).

Condition 12: Private Road Maintenance

The Association will require a Private Road Maintenance Agreement with the Developer which is binding on successors. The Agreement and Road Maintenance Condition of Approval needs to provide, in addition to other provisions, that:

Use of the Woodridge Court, and any other Association private roads, during construction shall include the following provisions:

- 1. No trucks, equipment, or construction materials are allowed to be placed on, or parked on, the Association Property;**
- 2. Construction operations shall be limited to 8:00 am – 5:00 pm.**

Condition 13: Wastewater Disposal

Condition 13 states, “*River View at Las Palmas shall develop and maintain a minimum of 3.18 acres, on-site or off-site, for the dispersal of reclaimed wastewater attributable to the project. The location and design of those improvements shall be subject to the approval of the HCD-Planning and the Regional Water Quality Control Board. (HCD-Planning)*”. This condition may have been a hold-over from the Senior Facility project. **The Association does not see this area on the Subdivision plans. Where is the 3.18 acre on site or off-siting disbursement to occur? This needs to be clarified on the Subdivision mapping.**

Conditions 17, 18, 19, 20 and 21: Storm Water Control.

As stated in my April, 27, 2002 letter, the Association remains concerned about Parcel Q tying into the existing Stormwater system including the system's existing capacity, the ability to accommodate the additional flows, and the associated costs, repair and maintenance of additional flows tying into the existing system.

These conditions need to be clarified. The existing Storm Water Control system serving Las Palmas is owned and maintained by the Association. The subdivision on Parcel Q is planning to tie into this existing system, which has not been approved by the Association, which is the owner of the system. **The Association needs to see the civil plans for the stormwater control system and the developer's civil engineer needs determine that the existing Stormwater Control system can accommodate the additional flows.**

Condition 20 requires the developer to enter into a Maintenance Agreement, but it does not state who the parties are to the Agreement. **If the subdivision on Parcel Q is tying into the existing Las Palmas 1 Stormwater system, there needs to be an Agreement between the Developer and the Association regarding costs, repair, and maintenance of the Stormwater system.**

Condition 22: Parking

There is no Parking and Circulation Plan prepared. The condition should add that: **The Parking and Circulation Plan will need to assure that there is adequate on-site parking for the Subdivision Project so overflow parking for the subdivision does not occur on the current Las Palmas Ranch 1 subdivision and exacerbate an already difficult parking situation.**

Condition 24: Park Fees/Land Dedication

The Association request that a park be provided on site rather than the payment of an in lieu fee.

Condition 42: Emergency Access

Condition 42 set forth below is a holdover from a prior proposed condition for the Senior Facility.

"Prior to occupancy of the proposed senior assisted living community, the owner/applicant shall install eight-foot turnouts on the entering and exiting lanes of the proposed extension of Woodridge Court between Country Park Road and the first internal parking lot aisle on the project site. Also, prior to occupancy and if required by the local fire district, the owner/applicant shall install grass grid pavers on the section of lawn area between Woodridge Court and Country Park Road to provide an all-weather surface for secondary access. (Public Works) Condition/Mitigation Monitoring"

The Association has not agreed to allow eight foot turnouts to be constructed on the Association's portion of Woodridge Court between County Park Road and the entrance to the parcel. The required eight foot turnouts need to be on Parcel Q.

The Association has not agreed to allow grass grid pavers on the section of lawn between Woodridge Court and Country Park Road, all of which is owned by the Association.

Fire Access

The appropriate Agency's should recognize that the area is subject to wildfires and is deemed a high risk zone. Adequate fire access remains a major concern to the Association. The Association expects that the Subdivision Project will be compliant with all applicable local, State, and Federal regulations regarding fire access and evacuation routes and not create an additional hazard for the existing Association residents.

Specific Plan Amendment

The Specific Plan Amendment should be limited to the 26 homes proposed with this Subdivision, not 30 homes.

Approval Process

The Association expects that the County will address the Association's concerns, with appropriate mitigations and conditions being placed on the Subdivision Project approval, so the Subdivision Project does not create a negative impact on the existing Association facilities or its members.

The Association reserves its' rights to comment on issues that directly relate to the Association's property such as internal traffic, parking, erosion/drainage, slope stability, storm water facilities, fire access, security, etc.; to comment on documents under consideration by the County; and to fully participate in the Subdivision Project hearing process.

Sincerely,

NOLAND, HAMERLY, ETIENNE & HOSS
A Professional Corporation

Christine Kemp

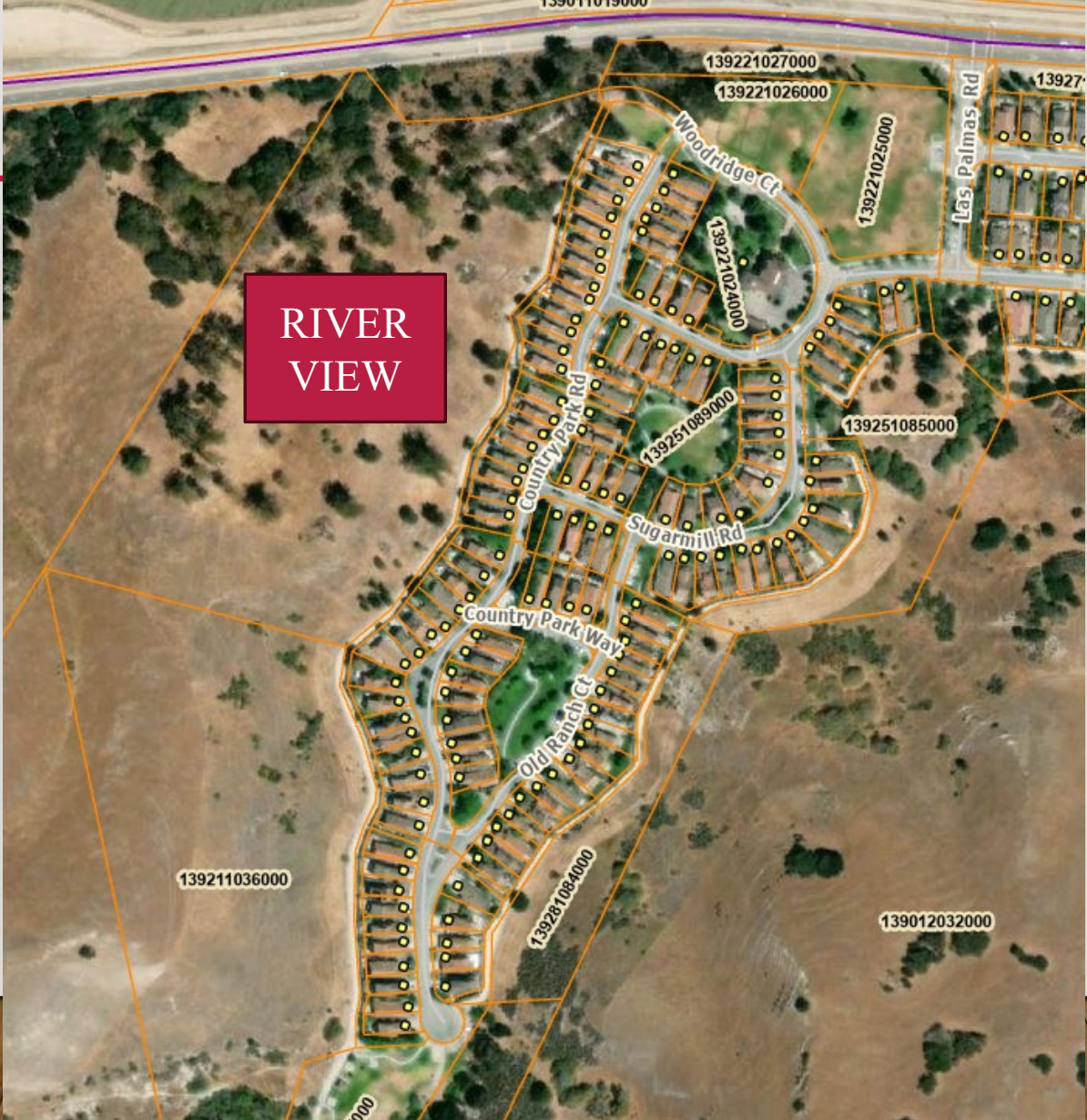
Christine G. Kemp

RIVER VIEW AT LAS PALMAS

A 26 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION

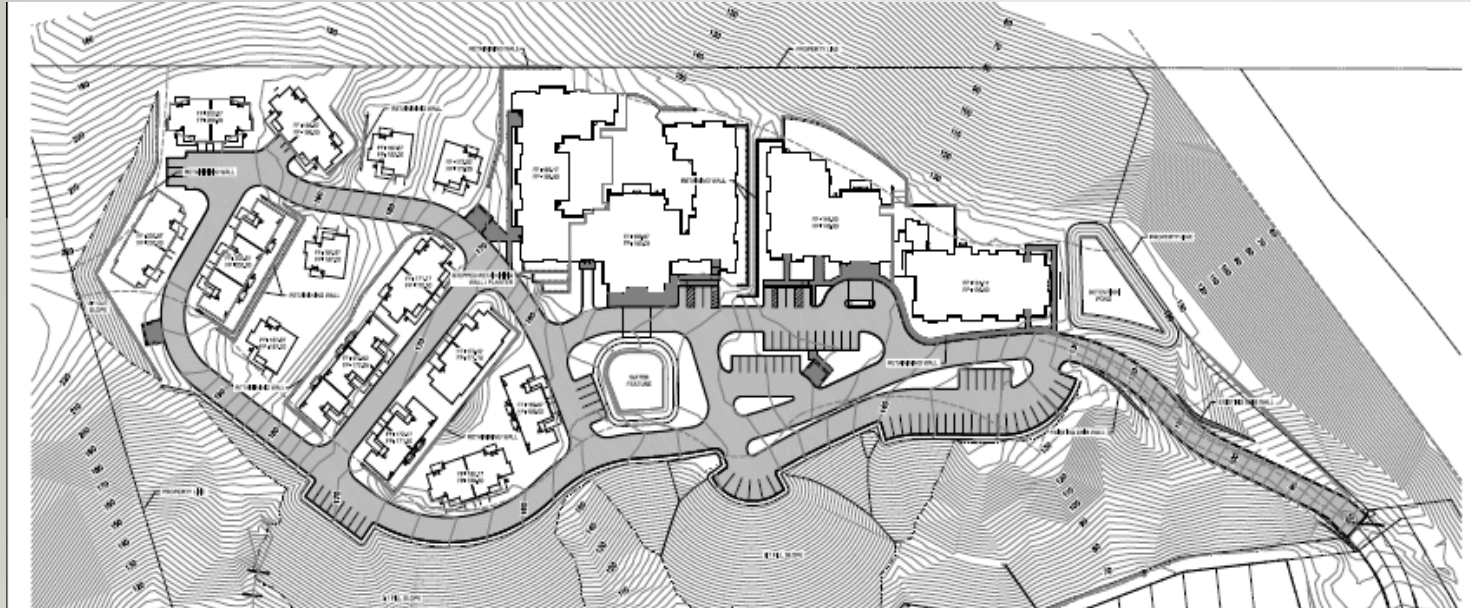
PLN150372

VICINITY



RIVER
VIEW

RESIDENTIAL CARE FACILITY

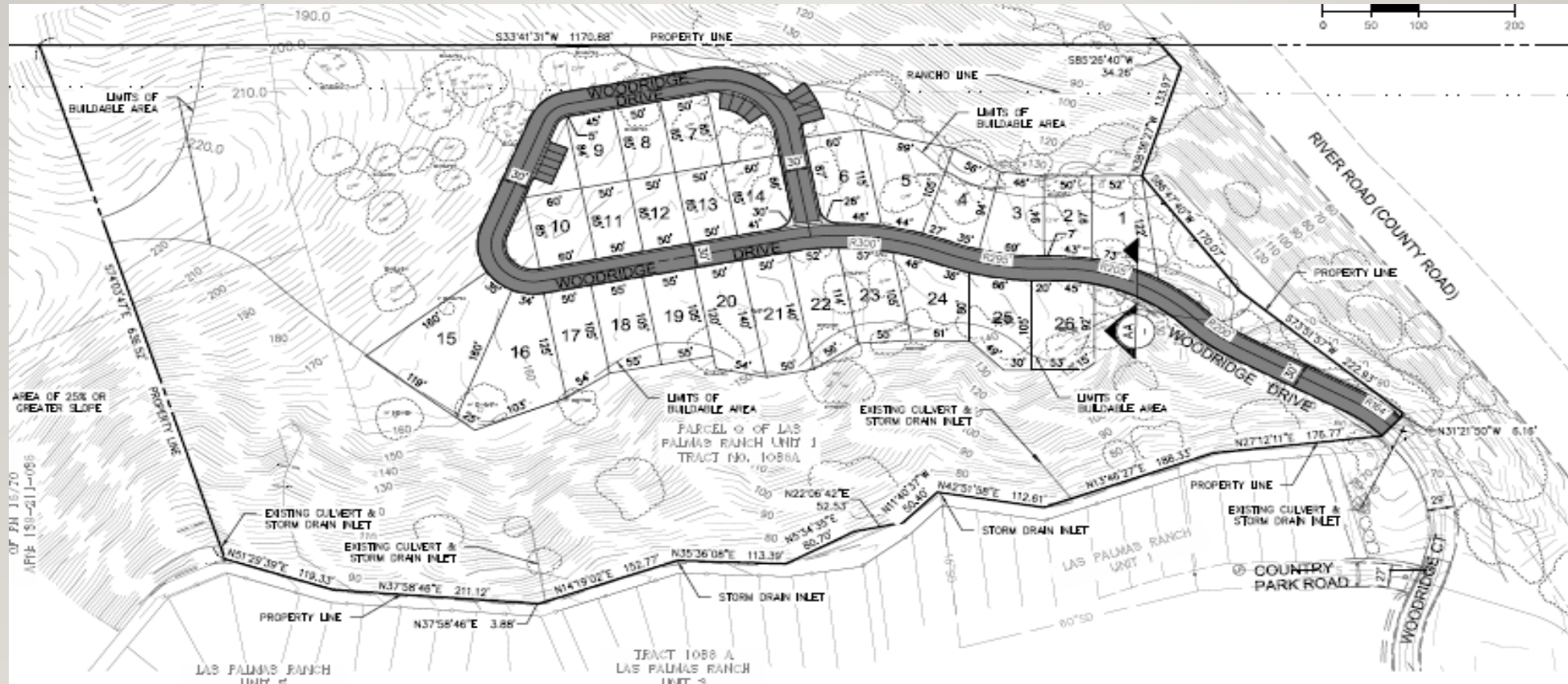


FRONT ELEVATION

NOTE: ALL KEY NOTES ARE TYPICAL OF ALL ELEVATIONS
SCALE: 1/8" = 1'-0"

PROPOSED 26 SINGLE FAMILY RESIDENTIAL LOTS

SINGLE STORY HOMES, 20 FOOT MAXIMUM HEIGHT, DESIGN SUBJECT TO THE APPROVAL OF THE COUNTY




WHAT HAS CHANGED

- 142 Bed Residential Care Facility is now a 26 lot single family residential subdivision.
- Impacts have been reduced by 30-40%.
- The Toro Land Use Advisory Committee has now unanimously voted to support the project.
- There is substantial support from the Las Palmas residents who previously strongly opposed the residential care project.

HOME OWNER ASSOCIATION BOARD

(KEMP LETTER 4/27/2022)

- No more than 28 homes
 - Single Story only
 - B-6 District to preclude further subdivision
 - Area outside the developed area in scenic easement
 - Stormwater Runoff
 - Slope Stability
 - Erosion Control
 - Fire Access
 - 18 foot Height Limit
- 

AFFORDABILITY

- On top of all the normal monthly housing costs (mortgage, utilities, insurance, property taxes, maintenance, etc.):
 - Home Owner Association : \$160/month
 - Sewer: \$140/month
 - Transportation: \$450 - \$500/month
 - Trash/Recycling/Yard Waste: \$80/month

IN LIEU FEES CRITERIA

- Lack of services: The nearest location for food and gas is at a small commercial site with a mini-market and gas station 2.7 miles to the south. That site includes a restaurant, service station, small food mart and offices but no other retail or professional services are closer than the City of Salinas, approximately 4 miles away.
- Neighborhood compatibility: The subdivision is designed to be in keeping with the basic style, design and home sizes of the adjoining Las Palmas Ranch Unit 1 development limit heights to 20 feet.
- Added transportation costs: There is no public transportation for Las Palmas or River Road in general. The projected added cost due to the location is estimated at 25% of the overall transportation cost per residence. That results in an approximate added cost, due solely to the project location, of \$450/month for transportation.
- Higher costs for sewer service: Current cost per unit for sewer service is approximately \$140/month with an increase expected in the next year.
- HOA fees: The HOA is responsible for road maintenance, landscaping, disposal of treated wastewater and drainage. The current monthly HOA cost is \$162/month.
- The site is 15.7 acres +/-: Due to slope and soil conditions only about half the property can be developed. The balance of the property will go into scenic easement and will require maintenance by property owners and the HOA.

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- We respectfully request that the Planning Commission recommend the Board of Supervisors:
 - Certify the FSEIR as augmented by the Rincon report.
 - Amend the Las Palmas Ranch Specific Plan.
 - Approve the payment of in lieu fees to meet its affordable housing requirements.
 - That the in lieu fees be directed to the CHISPA Castroville Oaks project.
 - Approve the 26 lot vesting tentative map and related permits.