

Attachment Q

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MARCH 2, 2022

TO THE MO.CO. PLANNING COMMISSION,

THIS LETTER CONCERNS THE PROPOSED CONSTRUCTION OF FARM WORKER HOUSING AT THE END OF SUSAN STREET IN PAJARO. (FILE # PNL210152)

THE NEED FOR MORE FARMWORKER HOUSING IS NOT IN QUESTION. THIS PROPOSED LOCATION IS PROBLEMATIC IN THE EXTREME.

I AM NOT A RESIDENT OF SUSAN STREET BUT I AM SYMPATHETIC TO THEIR CONCERNS WHICH ARE MANY. ONE OF THEIR MAIN OBJECTIONS IS THE INCREASED TRAFFIC ON THEIR STREET.

SUGGESTION OF ALTERNATE ACCESS TO THE SITE HAS APPARENTLY BEEN REJECTED AS THE OWNERS OF THE PROPERTY DON'T WANT TO SELL.

IF THIS PROJECT IS TO PROCEED I BELIEVE IT WOULD BE LESS OBJECTIONABLE IF ACCESS WAS LOCATED SOUTHEAST OF SUSAN STREET.

COULD NOT THE COUNTY CONSIDER EXERCISING EMINENT DOMAIN IN VIEW OF THE SERIOUS NEED FOR THIS HOUSING AND THE RIGHT OF THE RESIDENTS OF SUSAN STREET TO PRESERVE THEIR NEIGHBORHOOD?

I DO NOT SUGGEST THIS LIGHTLY. I AM A PROPONENT OF PROPERTY RIGHTS BUT I THINK THIS IS CLEARLY IN THE BEST INTEREST OF THE ENTIRE COMMUNITY.

PLEASE EXCUSE THE SHARKEY PRINTING (I'M OLD)

SINCERELY,

David Evans

DAVID EVANS
360 HILSON LANDING RD
ROYAL OAKS

724-5031 ?
724-4223

Casa de la Cultura Center
225 Salinas Rd 4A
Pajaro, CA 95076

Monterey County Housing and Community Development
1441 Schilling Place, South 2nd Floor
Salinas, CA. 93901
March 11, 2022

Project File: PLN210152
Parcel No: 117-361-016-000
Project Location: 51 Susan Street
Royal Oaks(Pajaro)

TO WHOM IT MAY CONCERN

My name is Sister Rosa Dolores. I have been the Director of the resource center Casa de la Cultura Center, in Pajaro since the 1995 flood. Before that, I was across the street at Assumption Church since after the 1989 earthquake.

Throughout these years, I have been involved in efforts to better the living conditions and the empowerment of the local residents of Pajaro, Las Lomas, and parts of Aromas.

The issue before you now requires of you, due diligence to really question and investigate the particulars of this Rio Vista Group LLC project. Below I share with you my reflections for your consideration. In all of these projects, one of the requirements was that any communications would be both in English and Spanish and addressed to the entire community on how it would elevate(benefit)/ adversely affect the living conditions of the residents.

- (1) After the 1995 flood, there was a housing proposal to build housing in Pajaro, a response to the “inclusionary requirements for low income housing”. That project was required to conduct an EIR investigation, to make sure there was enough “water” for the project, and how it would benefit the Pajaro Community in general...Note: The Project was turned down because the EIR done found “liquefaction” that would not support housing; adverse effect on the community.
- (2) At another time, Clint Eastwood proposed a housing project called “Pajaro Commons Project”-same requirements were asked for that project: EIR, Water, Benefit to the Pajaro Community in general. Note: The project was also turned down for the same reasons, even though the residents were all in favor. The adverse effect outweighed the benefits of this project.
- (3) Later in the 90s, came the Calpine Peaker Plant proposal. I believe they were also required to conduct an EIR investigation. An EIR was done which included the estimate of “water” usage required, and how it would benefit the Pajaro Community in general...in this project the question was also asked as to how many jobs would bring to the community—300 was promised, at the end there would only be 3! Note: There would be absolutely no benefit to the community and the “water” usage was in the thousands of gallons per day! The whole community was behind this **OPPOSITION!**
- (4) In the early 2000, the Walmart Store Project was proposed the same requirements were required EIR, water, benefit, plus the question of the traffic impact to the area a signal light was required. An EIR was done.
The developers planned to build low income housing at the rear of the property(same area as the present proposal); however, due to the liquefaction reality the project was sadly abandoned due to that and several other issues.
- (5) Most recently, the Cannabis(referred by residents as marijuana) Store suddenly appeared on San Juan Road creating some traffic congestion. The Pajaro Residents in general were not notified about this

store; therefore, this lack of communication has led to some misunderstandings and concerns regarding the impact on the children and the impact on traffic. Note: Apparently, the filters in place are not adequately controlling the awful smell of marijuana over the whole Pajaro Community...

IN SUMMARY: The brief reference to the above projects HAD several common requests/requirements/due diligence before they could move forward and be implemented: An EIR, WATER, TRAFFIC IMPACT, the BENEFIT/ADVERSE EFFECT to the LOCAL RESIDENTS OF PAJARO in GENERAL. Note: BENEFIT/ADVERSE EFFECT refers to the issues that impact the living conditions of the residents; such as, water, drainage, density, infrastructure, jobs, accessibility, and notification to all in Spanish and English, etc.!

THE RIO VISTA PROJECT IN QUESTION: Because of the size and incompatibility of this project to the immediate two narrow streets(Gonda and Susan) which are composed mostly of single homes(one apartment complex), it is imperative that the requests/requirements of previous proposals be applied here: It is the responsibility of the Planning Department to assure compliance of set requirements AND THAT is to:


- Ask for a A COMPLETE EIR
- Seriously investigate and review the "Negative Mitigation Declaration", the impact of traffic(big buses in narrow streets)—no infrastructure in place...
- Inadequate Drainage for this project. The pump in place is adequate for present housing.
- Serious sewage issues have not been addressed even though there was a \$10 million cost due to breakage in a very old system a few years ago...(the community was not informed of this happening)...
- Water(shortage of water has always been the excuse to not provide adequate family housing),
- Is the infrastructure and the liquefaction reality, adequate to support such buildings,
- Jobs-will the local growers benefit from the potential work force designates of this project.

My final questions and thoughts for your consideration:

- Who really is benefiting from this incompatible project being considered in this small area which has just one way in and out. There is always the threat of flooding and the logistics of getting out!
- The Community of Pajaro in general is 25% below poverty economic level..
- A final decision on this project should be postponed until after the New Supervisor for District 2 is elected!

--A good idea for farmworker housing; wrong location!

Thank you so very much for your time and serious consideration. If you have any questions regarding this letter, please do not hesitate to call me: (831)206-1886.---Peace to You!

Sincerely,


Sr Rosa Dolores, SND

Director

cc: Planning Commission, Shawn Archbold, Assistant Planner

Supervisor Luis Alejo, Dist #1

Supervisor John Phillips, Dist #2

Supervisor Chris Lopez, Dist #3

Supervisor Wendy Root Askew, Dist #4

Supervisor Mary Adams, Dist #5

From: [Archbold, Shawn x5114](#)
To: [Magana, Sophia x5305](#)
Subject: FW: Upcoming Planning Commission Meeting, Susan St.- Community Outreach
Date: Tuesday, March 15, 2022 10:32:00 AM
Attachments: [image001.png](#)
[1. Flyer- final.pdf](#)
[2. community meeting display boards with spanish.pdf](#)
[3. thank you flyer - final draft.pdf](#)
[image003.png](#)

From: Kathryn Avila <Kathryn@avilaconst.com>
Sent: Monday, March 14, 2022 4:42 PM
To: Spencer, Craig x5233 <SpencerC@co.monterey.ca.us>; Archbold, Shawn x5114 <ArchboldS@co.monterey.ca.us>
Subject: Upcoming Planning Commission Meeting, Susan St.- Community Outreach

[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.]

Good evening Planning Commissioner,

As you are aware, there will be a special Planning Commission Meeting this coming Wednesday evening, March 16th to discuss the Susan St. Ag Housing Project. The timing of this meeting was driven by community feedback that an evening meeting would allow the best opportunity for participation.

You should have received your agenda packet from Staff late last week.

We would like to let you know of a few things that were not covered in the packet. We will also review this information in our presentation at the meeting.

- Some Commissioners provided feedback at the last Planning Commission Meeting (Feb 9th) that neighborhood engagement was very important.
- In response, two community meetings were planned – Feb 16 and Feb 23rd.
- Flyers (**attached- document 1**) were distributed door- to- door on Susan St. by Ownership prior to the meetings. Some residents spoke one- on-one with Ownership while they were walking the neighborhood distributing flyers.
- Meetings were held:
 - Both meetings held at the project site for maximum visibility and ease of access for Susan St. Residents
 - Meetings format included “topic stations” covering “hot topics” – **see attached document 2 for a copy of what was displayed on poster boards at each station.**
 - Feb 16th meeting – not well attended - attended by neighbor from Gonda St., a local grower hoping to talk to the Ownership because he was looking to hire workers, and an interested community member who does not live on Susan or Gonda Streets.
 - Feb 23rd meeting – very well attended - attended by MBEP representatives and many neighbors from Susan St.

- Attendees were invited to write feedback at each topic station on provided large poster boards. All neighbors declined to participate.
- The neighbors verbally reiterated concerns already expressed via public comment/ letters at prior meetings (LUAC). These concerns were consistent with the “topic stations” prepared in advance of the meeting.
 - Site access/ Traffic
 - Flooding potential
 - ** topic raised which we did not have a display board prepared for** Lack of safe place for children to play (neighbors have expressed multiple times that children play in the street)
 - Pedestrian safety (sidewalk network)
 - Density of project
- March 9th - follow up “Thank You” mailed to all Susan St. neighbors – **attached document 3-** which also let neighbors know the topics they raised will be addressed at the PC meeting.

Ownership has been working hard behind the scenes to explore any and all options that would help alleviate neighbors’ concerns. An update on the status of these “hot topics” will be provided at the Planning Commission meeting on Wednesday.

Thank you,

KATHRYN AVILA

Real Estate Entitlement, Investment, and Special Projects

Email: kathryn@avilaconst.com

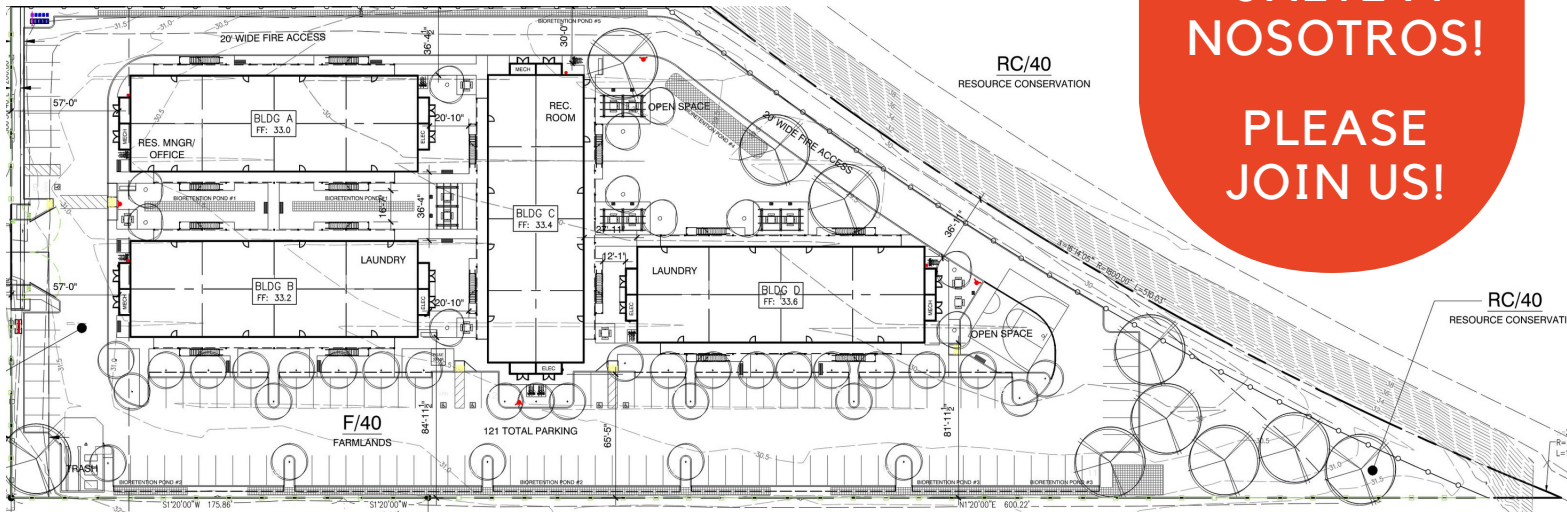
Direct Dial: 831-382-3524 | **Cell:** 831-540-7858 | **Main Office:** 831-372-5580

Fax: 831-372-5584

12 Thomas Owens Way, Ste 200, Monterey, CA 93940

POR FAVOR
ÚNETE A
NOSOTROS!

PLEASE
JOIN US!



DETALLES DEL PROYECTO PROJECT DETAILS

- Ubicación: 51, 53, 55, 57 Calle Susan (Terreno vacío al final de la calle Susan) | Location: 51, 53, 55, 57 Susan St. (lot at end of Susan St.)
- 60 apartamentos | 60 apartments
- Vivienda para trabajadores agrícolas | Housing for agricultural workers

REUNIÓN DE VECINOS

FEBRERO 16 Y 23 @ 5:30 PM | FEBRUARY 16 & 23 @ 5:30 PM

UBICACIÓN: 51, 53, 55 & 57 CALLE SUSAN (TERRENO VACÍO AL FINAL DE LA CALLE SUSAN) | LOCATION: 51, 53, 55 & 57 SUSAN ST. (VACANT LOT AT END OF SUSAN ST)

NEIGHBORHOOD MEETING

Únase al propietario del proyecto y al contratista general en el sitio del proyecto (51, 53, 55, & 57 Susan St. - Terreno vacío al final de la calle Susan).
¡Aprenda sobre el proyecto y dé su opinión!

Join project Ownership and General Contractor at the project site (51, 53, 55, & 57 Susan St - vacant lot at the end of Susan St.). Learn about the project and provide your feedback!

¿Preguntas?
Questions?

KATHRYN AVILA
kathryn@avilaconst.com

Project Exteriors

Exteriores del proyecto

Project Renderings
Representaciones del proyecto

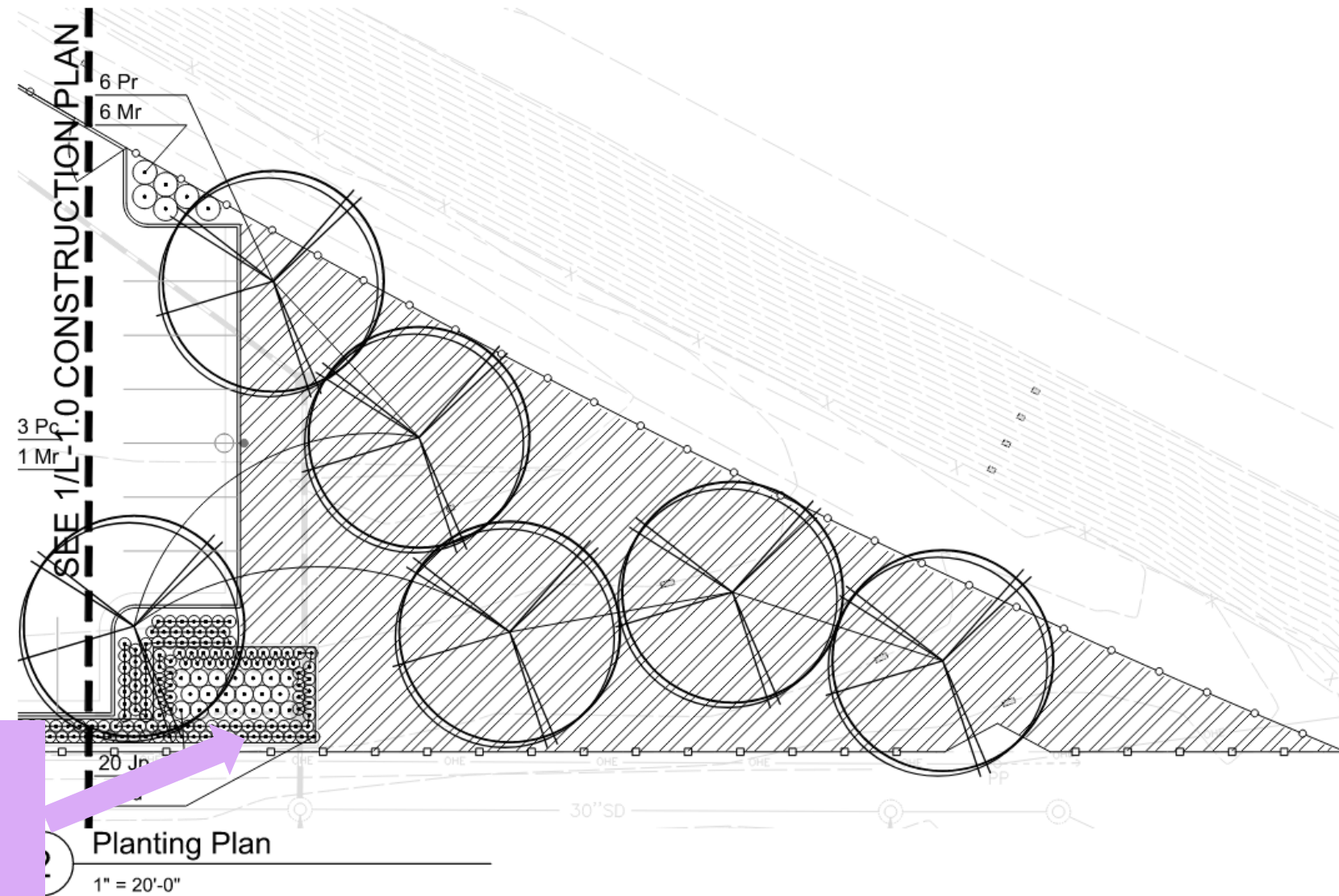


Similar Project Photos
Fotos similares del proyecto



Site & Amenities

Sitio v Comodidades



PLANT LEGEND

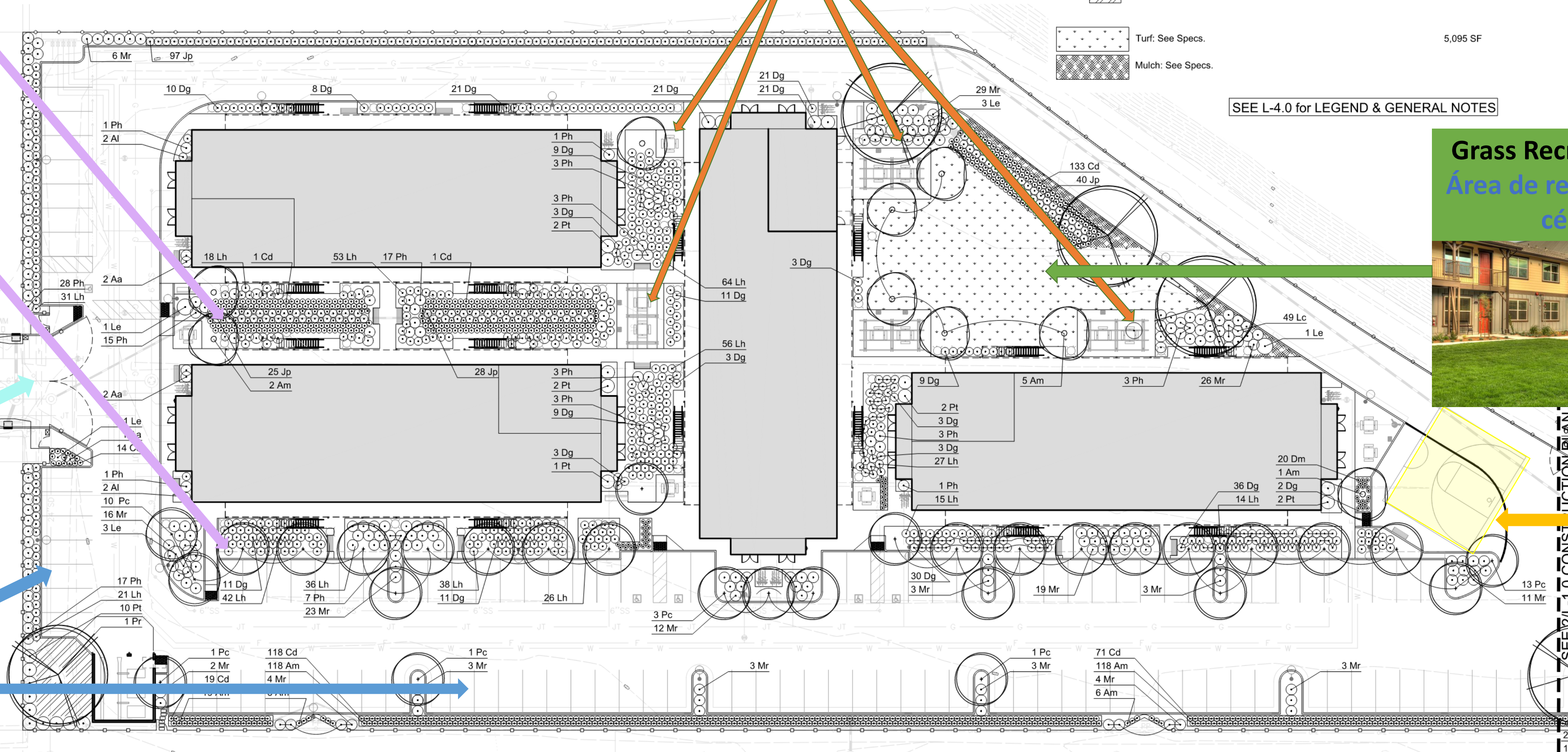
*WUC CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER (HxW)
Trees				
L	Am	Arbutus 'Marina'	Marina Strawberry Tree	24" Box 30'x20'
M	Pr	Platanus racemosa	California Sycamore	24" Box 30'x30'
M	Pc	Pyrus calleryana 'Aristocrat'	Aristocrat Pear	24" Box 35'x20'
Shrubs				
L	Al	Aloe 'Leo'	Scarlet Rockets Aloe	5 Gal. 36" O.C. 3'x3'
L	Ar	Arctostaphylos 'Emerald Carpet'	Manzanita	1 Gal. 60" O.C. 2'x8'
L	Aa	Agave attenuata 'Boutin Blue'	Foxtail Agave	1 Gal. 36" O.C. 3'x4'
L	Dg	Diets grandiflora	Fortnight Lilly	1 Gal. @ 36" O.C. 3'x3'
L	Lc	Lomandra hystrix 'Sunsprite'	Sunsprite Mat Rush	1 Gal. 48" O.C. 3'x3'
L	Ph	Phormium 'Dark Delight'	Purple New Zealand Flax	5 Gal. 36" O.C. 4'x4'
L	Pt	Pittosporum tobira 'Variegatum'	Mock Orange	5 Gal. 60" O.C. 5'x5'
L	Le	Leucadendron 'Safari Sunset'	Safari Conebush	5 Gal. 6" O.C. 6'x6'
L	Mr	Muhlenbergia rigens	Deer Grass	5 Gal. 4" O.C. 3'x4'
Bioretention Planting				
L	Am	Achillea millefolium	Yarrow	1 Gal. 24" o.c. 2'x2'
L	Cd	Carex divulsa	Gray Sedge	1 Gal. 18" o.c. 1'x2'
L	Jp	Juncus patens	California Gray Rush	1 Gal. 3" o.c. 3'x3'
L	Mr	Muhlenbergia rigens	Deer Grass	5 Gal. 4" o.c. 3'x4'
Groundcovers				
L		Arctostaphylos 'Emerald Carpet'	Manzanita	1 Gal. 60" O.C. 2'x5'

Landscaping and trees throughout
Arboles y jardinería a los alrededores



Gated Entrance
Entrada Cercada

Ample Parking throughout the project
Amplio estacionamiento a través del proyecto



Grass Recreation Area
Área de recreación con césped



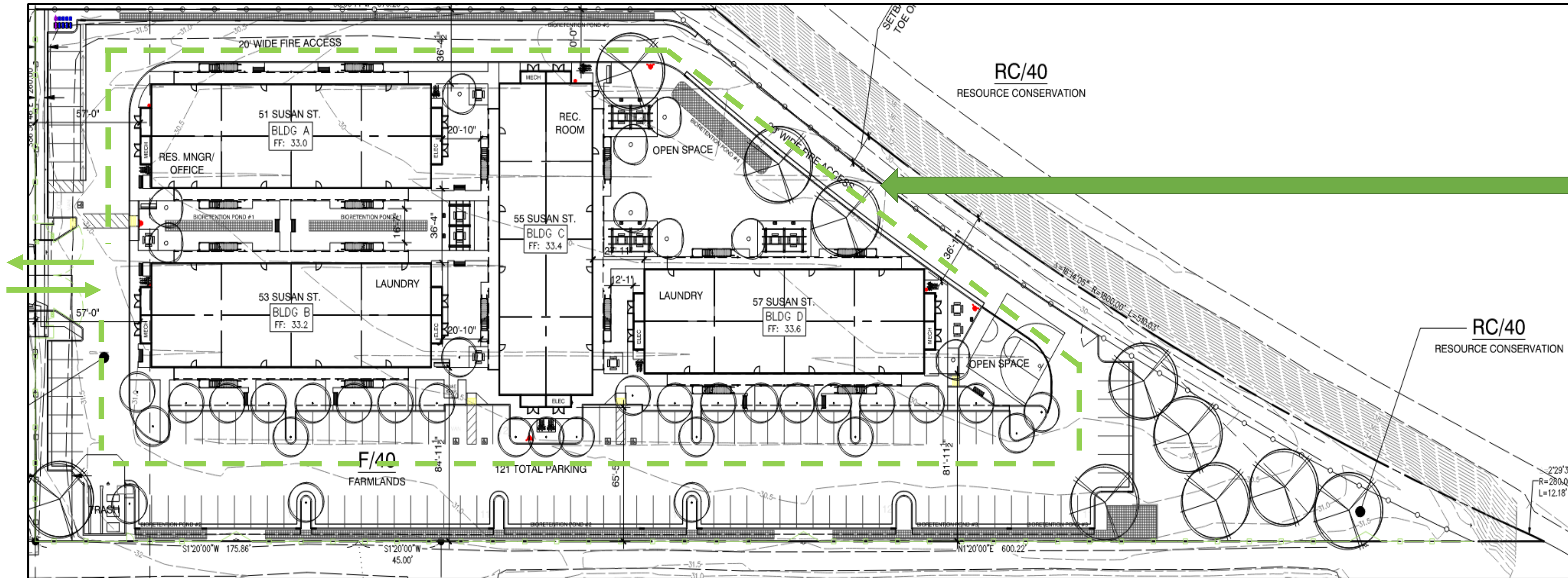
Sports Court
Cancha deportiva



Site Circulation & Access

Circulación y Acceso al Sitio

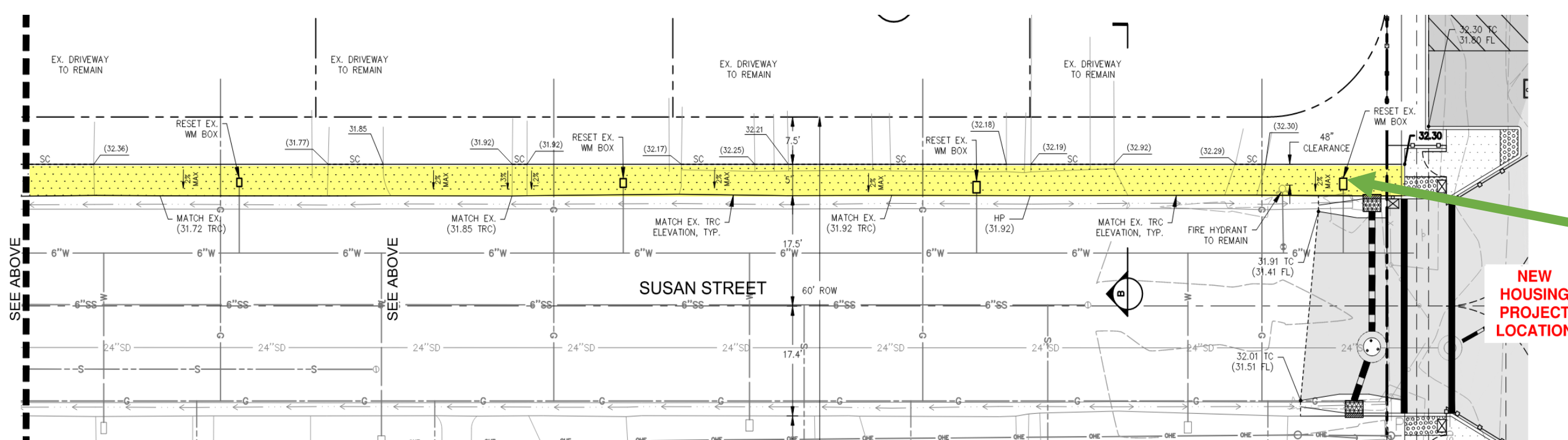
Looped Site Layout



The site is laid out to provide a complete vehicle “loop” on site – this ensures that busses, trash tracks, and other large vehicles have a way to turn around without obstructing Susan St.

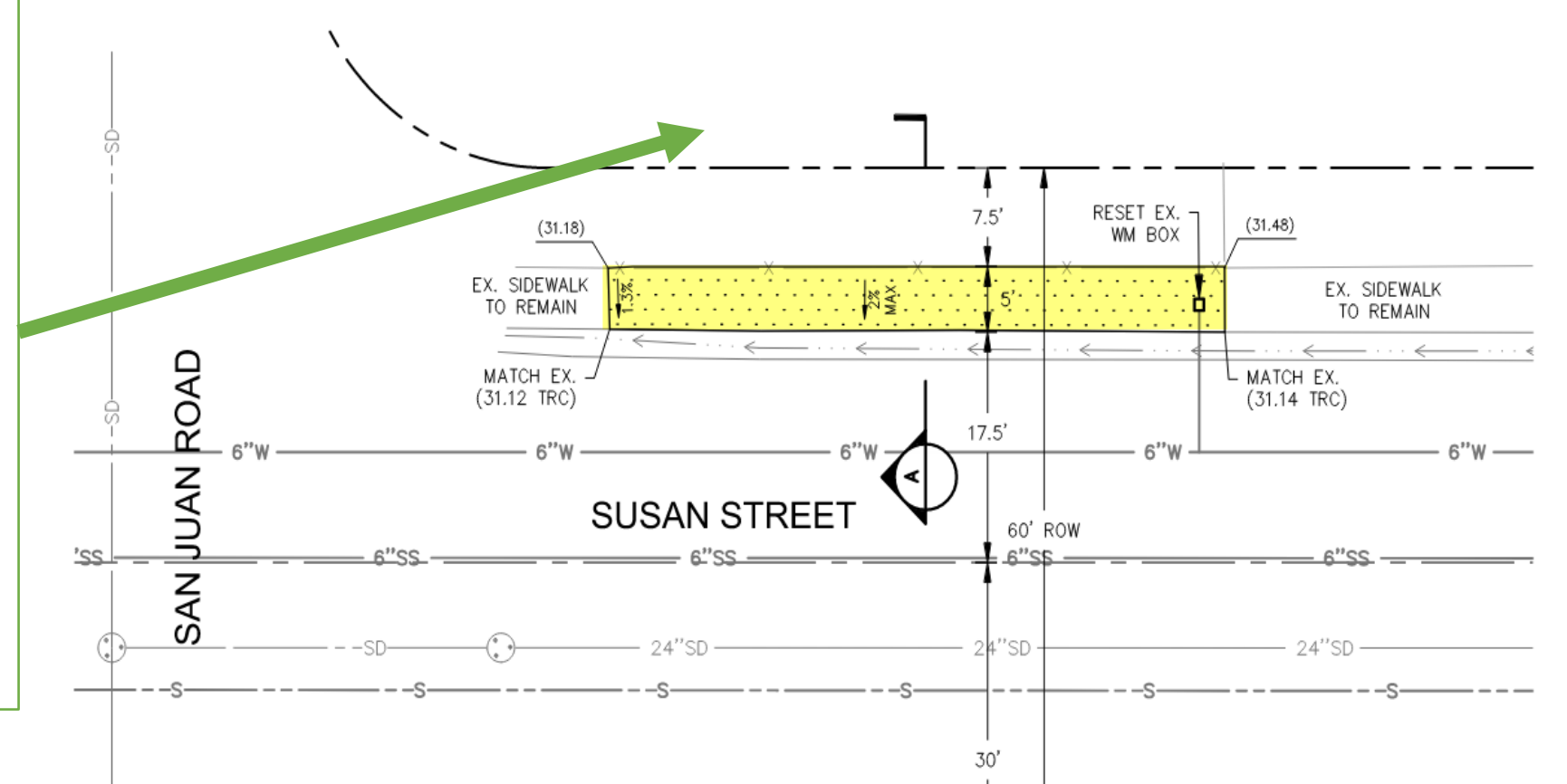
El sitio esta diseñado para proporcionar una vuelta completa para vehículos en la propiedad. Esto asegurara que autobuses, camiones de basura y otros vehículos grandes tengan una forma de dar Vuelta sin obstruir Susan St

Sidewalk Improvements in Existing Neighborhood



Fill in gaps in existing sidewalks to ensure pedestrian safety

Rellenar huecos en las banquetas existentes para asegurar la seguridad de los peatones



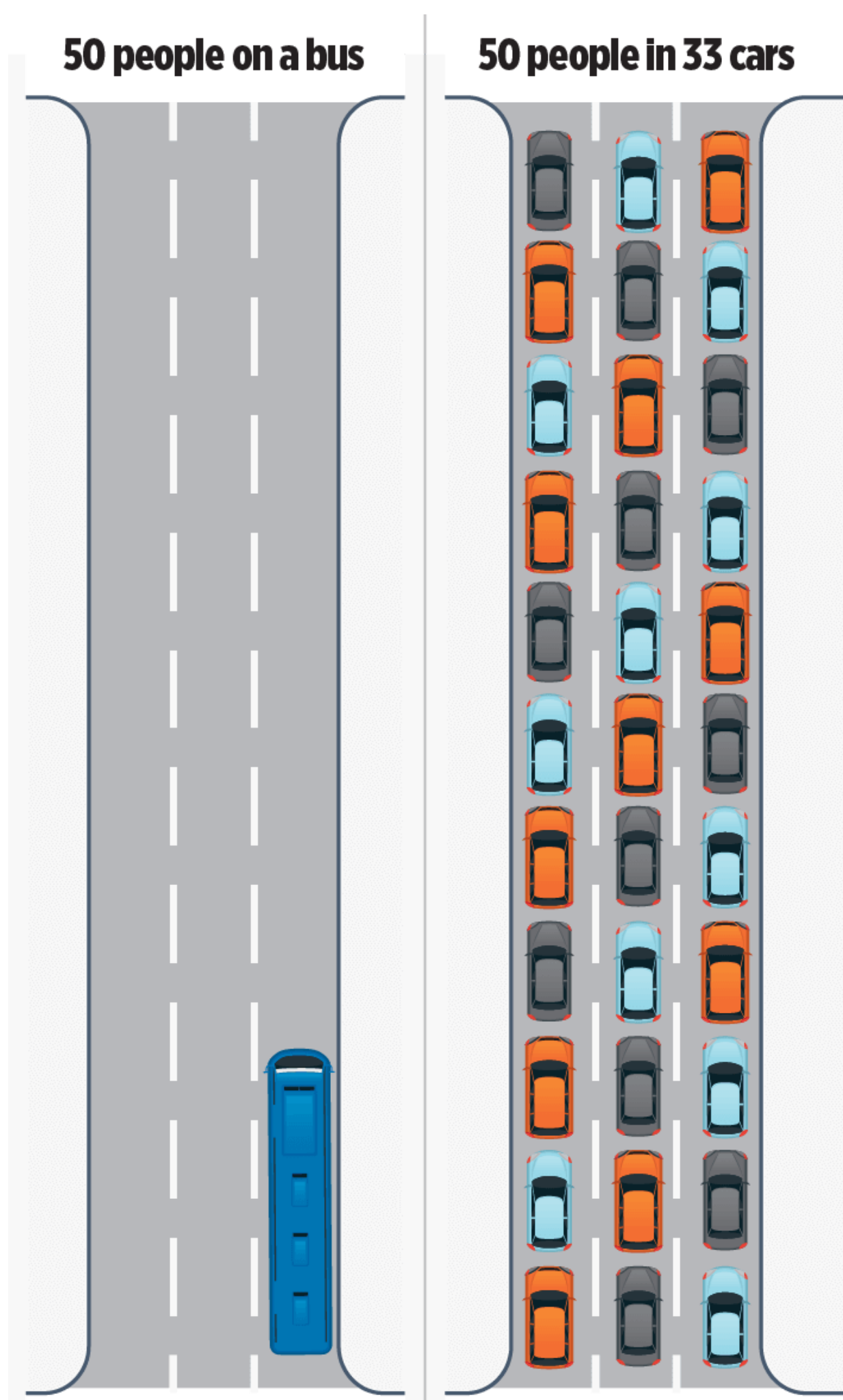
Traffic & Street Size

Tráfico y tamaño de la calle

Impact of Bus Use vs Vehicle Use Impacto del uso de autobús vs uso de vehículos

Employer provided bus transportation greatly reduces the impact of traffic on the neighborhood

Transporte proporcionado por el empleador en autobuses reducirá en gran medida el impacto del tráfico en el vecindario



Traffic Engineer's Report – Summary Points Informe del Ingeniero de Tráfico – Puntos de Resumen

- Existing traffic trips - about 400 vehicles per day
- Project would generate about 145 additional daily trips
- (if used as standard apartments, about 450 additional daily trips would be generated for a total of 850 trips per day)

“Susan Street meets the standards for a Tertiary Street, which can accommodate up to 1,000 vehicles per day. It is anticipated that Susan Street will carry about 850 vehicles per day assuming the Project is used as standard apartments.” (– Traffic Engineer Letter) **If used as an ag housing project, the project will result in a total of about 545 trips per day, or 55% of capacity of this type of road.**

- Viajes de tráfico existentes – alrededor de 400 vehículos por día
- El proyecto generaría unos 145 viajes diarios adicionales (si se utilizan como apartamentos, se generarían alrededor de 450 viajes diarios adicionales por día generando un total de 850 viajes por día)

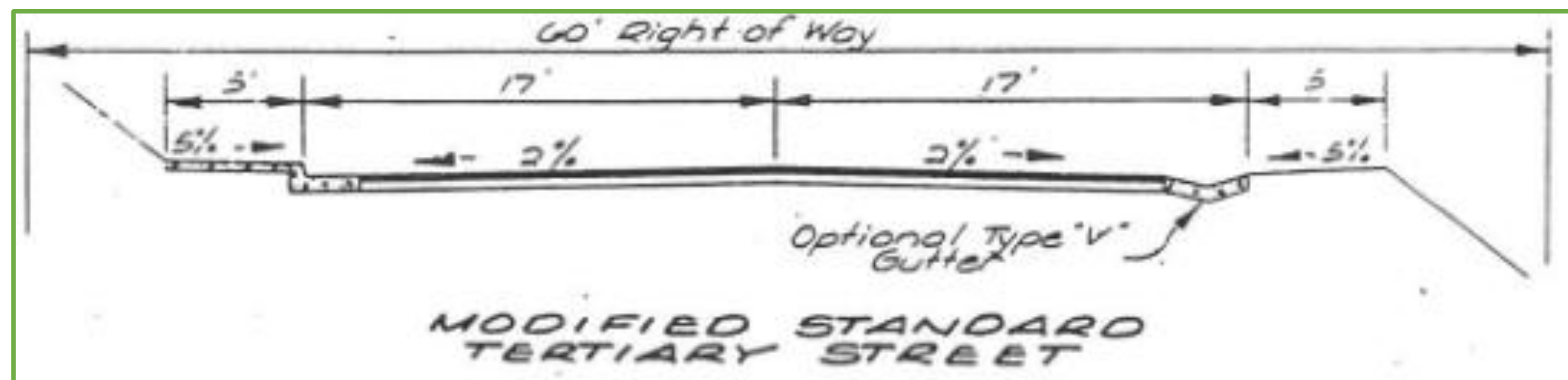
“Susan St cumple con los estándares para una calle terciaria, que puede acomodar hasta 1,000 vehículos por día. Se anticipa que Susan St llevara alrededor de 850 vehículos por día asumiendo que el Proyecto se utiliza como apartamentos.” (-Carta del Ingeniero de Tráfico) Si se utiliza como un Proyecto de Vivienda Agrícola, el Proyecto resultara en un total de aproximadamente 545 viajes por día, o 55% de la capacidad de este tipo de camino.

Current road use – **40%** of capacity

Proposed road use **55%** of capacity

Uso actual de la carretera **40%** de capacidad

Uso propuesto de la carretera **55%** de capacidad



(Standard Monterey County detail)

Detalle estándar del condado de Monterey

Site Use & Density

Uso y Densidad del sitio

Project Location Ubicación del Proyecto



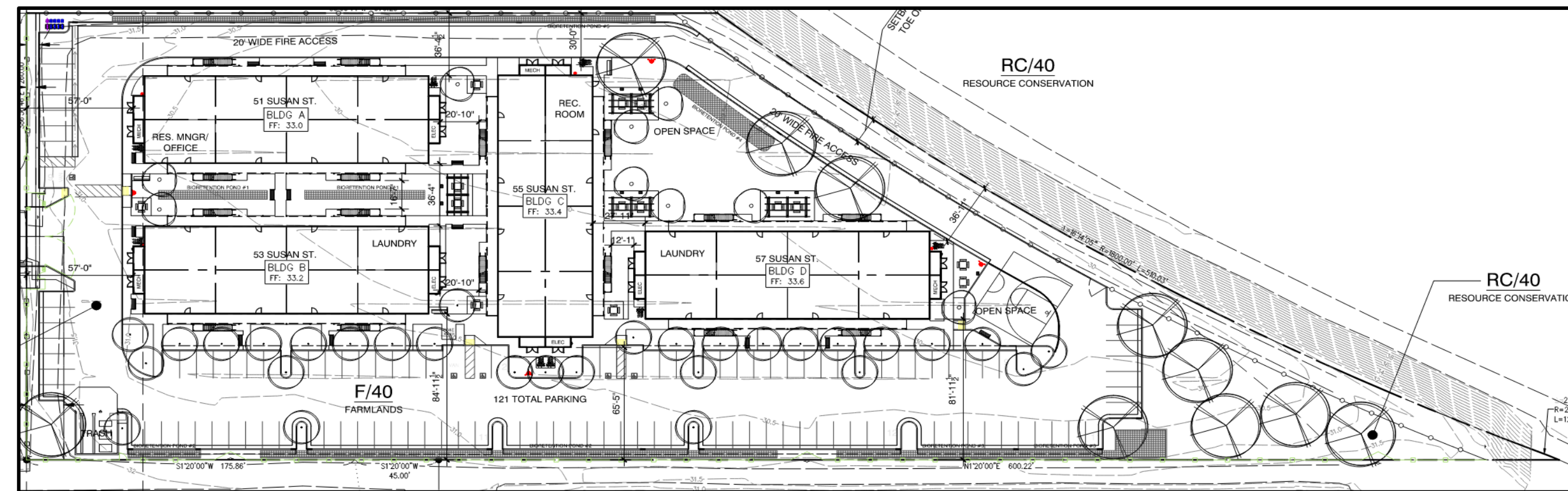
“The property is located at the northeastern edge of the Pajaro Community Plan area as show in figure CA5 of the 2010 General Plan.

Community Plan areas are a priority for development in the General Plan.” – Staff Report- (emphasis added)

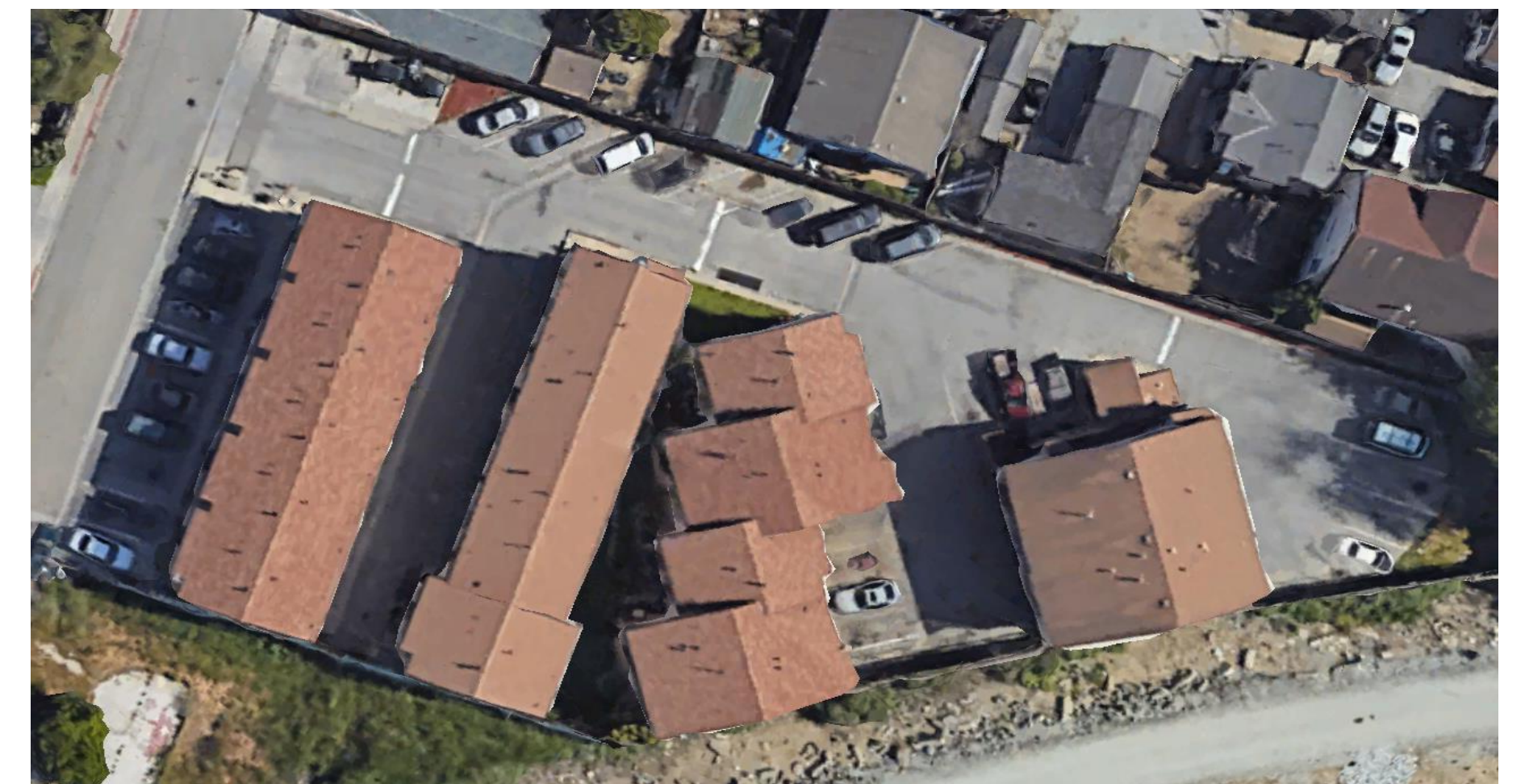
“La propiedad esta ubicada en el extremo noreste del Plan Comunitario de Pájaro, como se muestra en la figura CA5 del Plan General del 2010. Las áreas del Plan Comunitario son una prioridad para el desarrollo en el plan general.” – Informe del personal (con énfasis)

Project Density Densidad del proyecto

Gonda Street apartments appear have a similar visual density to the proposed Project.
Los apartamentos de Gonda St parecen tener una densidad visual similar al Proyecto propuesto



Gonda St.
Apartments



Use as Agricultural Housing vs Apartments Uso como Vivienda Agrícola vs. Apartamentos

Project is proposed as Agricultural Housing (via Use Permit)

If Ownership wanted the use to change (typical apartments), a public process would be required.

Uso como Vivienda Agrícola vs Apartamentos – El Proyecto se propone como Vivienda Agrícola (a través de un Permiso de Uso). Si los Proprietarios quieren que le uso cambie en el futuro (apartamentos), un proceso de permiso seria requerido para hacerse.

Utilities/ Resources

Utilidades/ Recursos

Sewer Detraje

For wastewater, a Can-And-Will-Serve letter was given to Health department staff on November 17, 2021, verifying sewer service to the project.

A sewer service study was conducted for this project which determined that there is sufficient treatment capacity available under an existing agreement between Monterey County and the City of Watsonville to accommodate the additional sewer flows generated by the project.

Para las aguas residuales, se entrego una carta a Can-And-Will-Serve al personal del departamento de salud el 17 de noviembre, 2021, verificando el servicio del alcantarillo para el Proyecto. Se realice un estudio del servicio de alcantarillo para este Proyecto que determine que hay suficiente capacidad de tratamiento disponible bajo un acuerdo existente entre el condado de Monterey y la Ciudad de Watsonville para acomodar los flujos de alcantarillo adicionales generado por el Proyecto.

Water Agua

- Three crop rotations per year are planted on the site under the current Agricultural use – approximately 5.25 Acre Feet per Year
- “Monterey County Water Resources Agency (MCWRA) staff confirmed that in their professional opinion that 5.25 AFY per acre use on **a three crop rotation farm** is within range of other three crop rotation farming operations collected in the Groundwater Extraction Summary (GEMS) program” – Staff Report
- **A proposed project Condition of Approval requires Ownership to regularly report water use once the project is built. If the use exceeds the 5.25 Acre Feet per year threshold, water use reduction measures will be implemented until use falls at or under 5.25 Acre Feet per year.**
- Tres rotaciones de cosecha por ano se plantan en el sitio bajo el uso Agrícola actual: aproximadamente 5.25 pies de acre por ano
- “ El personal de Monterey County Water Resources Agency (MCWRA) confirmo que, en su opinión profesional, el uso de 5.25 pies de acre por ano en una rotación de cosecha de tres cultivos esta dentro del rango de otras operaciones de cultivo colectadas en el Groundwater Extraction Summary (GEMS) programa. – Informe del personal
- Una condición de aprobación del proyecto propuesto requiere que los propietarios informen regularmente el uso de agua una vez que se construye el proyecto. Si el uso excede 5.25 pies de acre por ano, medidas de reducción de uso de agua serán implementadas hasta que el uso este a o debajo de 5.25 pies de acre por ano.

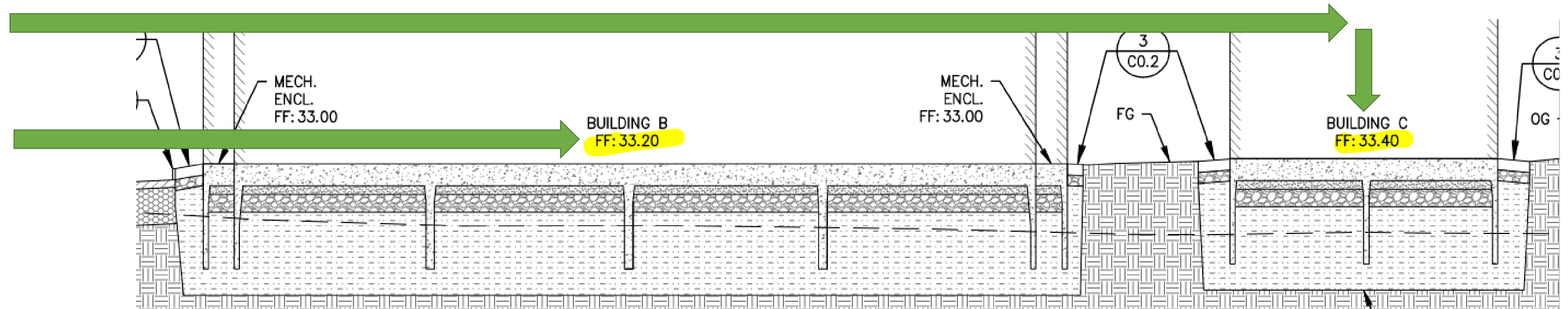
Flooding & Drainage

Inundaciones y Drenaje

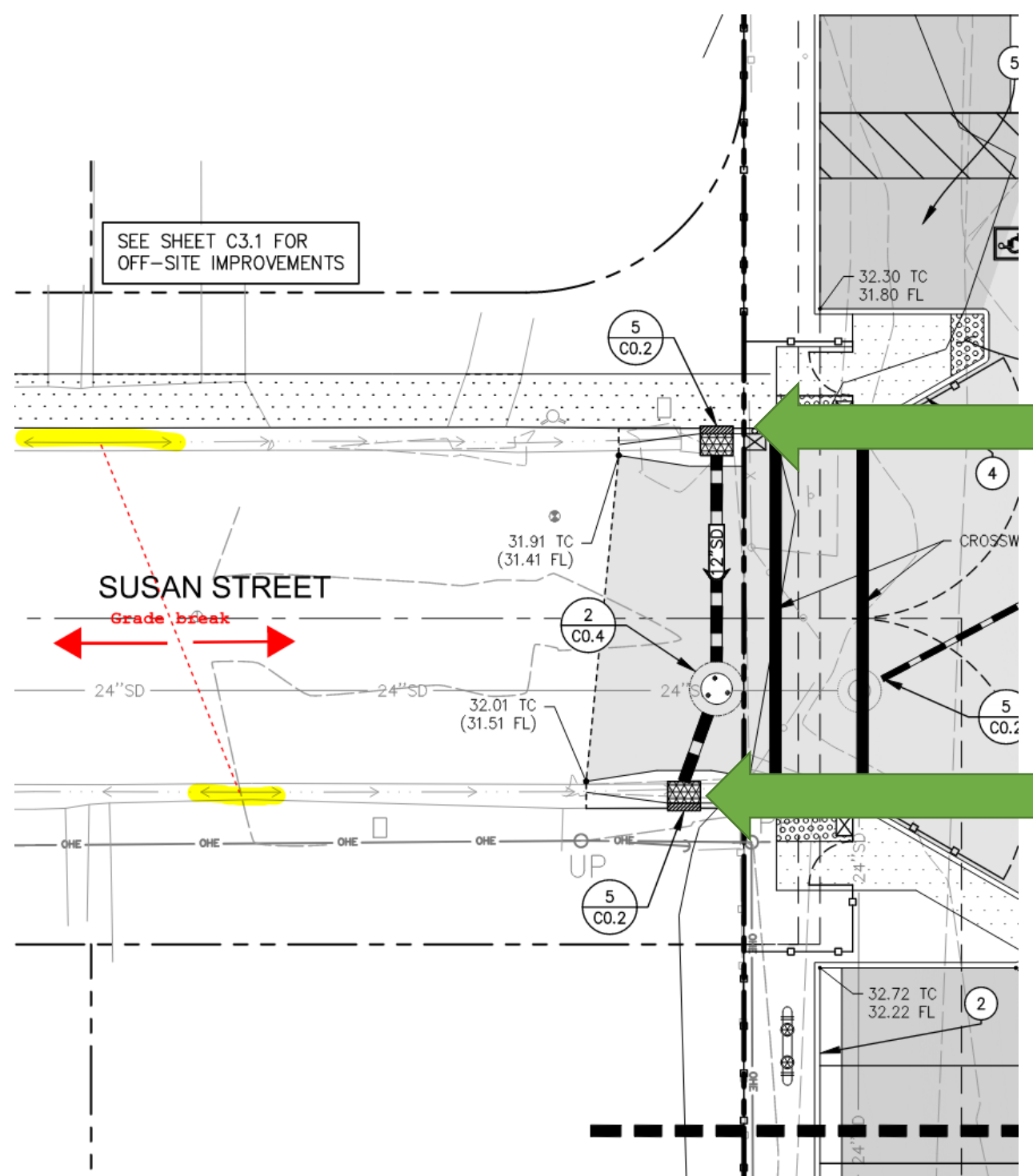
Buildings Will be Installed Above the Flood Elevation

Inundaciones y Drenaje (los edificios se instalaran por encima de la elevación de inundación)

Flood Elevation = 1 Foot
 New Housing Finished Floor = more than
 1 feet above flood elevation
 Elevación de Inundación = 1 pie
 Piso terminado de Vivienda nueva =
 Mas de 1 pie por encima de la elevación
 de inundación



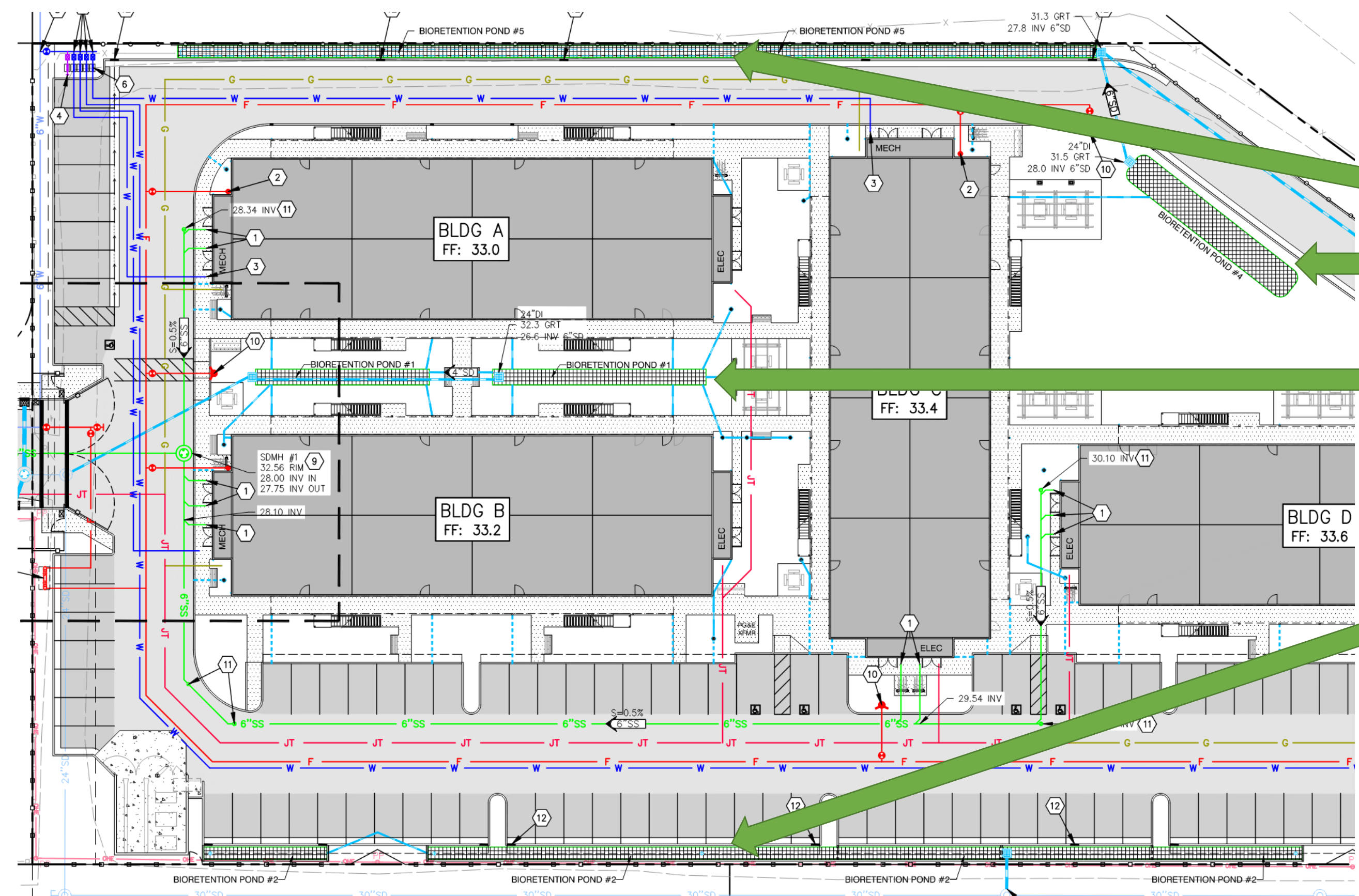
Improving the Current Conditions on Susan St.
 Mejorando las condiciones actuales en Susan St



New drainage system will
 be installed in Susan St.
 near the project entrance.
 It will handle water that
 does not currently have a
 way to enter the storm
 drain system

Se instalara un nuevo
 Sistema de drenaje en
 Susan St, cerca de la
 entrada del proyecto.
 Manejara el agua que
 actualmente no tiene una
 forma de ingresar al
 sistema de drenaje

Ensuring Project Does Not Create New Hazards for Susan St.
 Asegurando que el Proyecto no crea nuevos peligros para Susan St



Bioretention
 systems ensure
 runoff is
 returned to the
 ground without
 leaving the site

Los Sistemas de
 bioretención
 aseguran que el
 desagüe se
 devuelva a la
 tierra sin salir
 del sitio



THANK YOU!

TO THE COMMUNITY FOR
ATTENDING THE **SUSAN ST. AG**
HOUSING PROJECT INFO SESSIONS
FEBRUARY 16TH & 23RD

Reminders:

- Planning Commission Meeting is March 16th. **We expect to provide updates on the topics to the right at that meeting.**
- Flagging was recently installed to depict the location and scale of the future buildings
- Questions? Contact kathryn@avilaconst.com

Thank you for your continued engagement as we work together towards a successful project!

We hear your concerns.

We continue to work on the following topics raised by the community:

- Site Access
- Neighborhood recreation/ exercise/ safe play space, especially for children
- Flooding potential
- Pedestrian walkways

**SUSAN ST. AG
HOUSING
PROJECT**



GRACIAS!

**A LA COMUNIDAD POR ASISTIR A
LAS SESIONES INFORMATIVAS
DEL PROYECTO DE VIVIENDA
AGRICOLA SUSAN ST EL 16 Y 23
DE FEBRERO**

Recordatorios:

- La junta de la comision de planificacion es el 16 de marzo. Esperamos proporcionar actualizaciones sobre los temas a la derecha en esa reunion.
- Banderas fueron instaladas recientemente para representar la ubicacion y la escala de los futuros edificios.
- Preguntas? Contactar a kathryn@avilaconst.com

**Gracias por su compromiso continuo
mientras trabajamos juntos hacia un
proyecto exitoso!**

Escuchamos sus preocupaciones.

Continuamos trabajando en los siguientes temas planteados por la comunidad:

- Acceso al sitio
- Recreacion de la vecindad/
ejercicio/ espacio seguro
para jugar, especialmente
para niños
- Potencial de inundacion
- Pasadizo peatonal

**Proyecto de
Vivienda Agricola
Susan St.**

DONALD L. GRUNSKY
(1915-2000)

MATTHEW J. AULENTA
YESENIA CARDONA-MULLER
BURLEIGH E. COOPER
MICHAEL J. DE SMIDT
LILIANA S. DIAZ

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ROBERT E. WALL

March 15, 2022

Anna Ambriz, Chair and Members of the Monterey County Commission.

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

Dear Chair and Members of the Commission,

We are writing to express our objections to the above referenced project commonly known as the Susan Street Project. We understand that the project has been purchased by another entity called Tres Guapos, LLC. As you may know, the Clinton and Karen Miller Trust is the landowner to the east of Susan Street, Pajaro, California, the site of the proposed above-referenced project (the "Project"). We object to the Project based upon the following:

1. CEQA Objection. We believe that the CEQA Initial Study identified conditions in the Project which cannot be remediated to accommodate the Negative Declaration. Not only does the performance of the mitigation measures require reliance on future activities of proponents, they also do not address the applicable environmental impacts. Those impacts include, but are not limited to, run off water issues. As you may know, our farm is an organic farm which took years to obtain organic certification. The organic certification and the underlined farm ground vegetation would be devastated in the event of contact with the run off water.
2. Inadequate Drainage. We object to the Project due to inadequate water drainage. The current drainage was built for current use not contemplated by the proposed Project. There have been discussions of the use of that ditch for predevelopment drainage. We have seen no sufficient mitigation measures which would comply with CEQA to avoid use of the drainage for post development drainage. Use of any retention pond does not satisfy this issue.
3. Sewage Inadequate. We object to the Project also on the grounds of that the sewage lines that would service the Project are old and in need of repair. Prior breaches of the sewage line have resulted in significant costs and remediation measures to the County. The SSO Technical Report of the Pajaro Sewer Spill on February 18, 2017, is ample evidence of this deficiency.

4. Water Supply. As described in the Project referral sheet with respect to the application for variance, we do not agree that the issue relating to inadequate long-term water supply has been sufficiently addressed.
5. Variance. We object to the request for any variance to convert the property from the farm land zoning district use to the high density 60 apartment unit and 480 beds. The proposed use does not meet any special circumstances applicable to this property given the issues referenced above and particularly in light of the fact that the property contains multiple zoning designations. It is our understanding that the work force to be housed in the Project will provide services outside of the Pajaro Valley itself. Any pretense that the project will solve any local housing issues is misplaced. This is a plan “bedroom only” project bringing 480 to workers to sleep in Pajaro only to be bused out in the early morning hours creating a nuisance and congestion on Susan Street.
6. Density Objection. We object to the density of the Project. The Project is contemplated to house 480 people and provide 122 parking spaces. As such, 122 cars and the presence of the buses will be disrupting traffic and neighborhoods throughout Pajaro on a daily basis. The proposed project provided for 16,000 approximate foot square buildings on only 3.4 acres.
7. Historical Precedence. We have formed and been part of the Pajaro community for 60 years. Note that the County of Monterey required a complete EIR for our proposed project in the same area.
8. Inadequate Notice. We object on due process grounds given we understand that notice of any proposed development was not given in Spanish. This is obviously a huge barrier to effective public comment. This is especially true given the large number of Hispanic and non-English speaking residents in Pajaro and the Pajaro Valley.
9. EIR Objection. We object to the fact that no complete EIR is being performed and reviewed. The community has not had the opportunity to review, comment, or object to a complete EIR. More study is required to address all impacts.
10. Objection Regarding Insufficient Open Space. We object on the grounds of insufficient open space for outdoor activities. Park space is already overburdened. Additionally, infrastructure such as laundry facilities, grocery stores and other providers of local necessities are not present to accommodate the population increase resulting from the proposed development.

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11. Flood Hazard Operation. The Army Corp of Engineering has not provided any report of obvious flood hazard issues.
12. Liquefaction Objection. Liquefaction is a well known issue to the County in the area of the proposed Project presenting a significant hazard.

Thank you for your attention to this matter.

Very truly yours,

THE GRUNSKY LAW FIRM PC

Mark E. Myers



MEM:kgb
Milc16162/pajaro.

Pajaro Citizens' Action Committee

September 19, 2022

Francisco Mendoza, Chair
Monterey County Planning Commission

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

Dear Chair Mendoza and Members of the Commission

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

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

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

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

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

Respectfully,



Steve Snodgrass on behalf of
The Pajaro Citizens' Action Committee