

Attachment P

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MINUTES
North County Land Use Advisory Committee
February 2, 2022



1. Meeting called to order by David Evans 5:34

pm

2. Roll Call

Members Present:

John Robinett, Sherry Owen, David Evans, Lesley Noble (4)

Members Absent:

Emily Tafoya, Michael Mastroianni (2)

3. Approval of Minutes:

A. December 1, 2021 minutes

Motion: Lesley Noble (LUAC Member's Name)

Second: Sherry Owen (LUAC Member's Name)

Ayes: John Robinett, Sherry Owen, David Evans, Lesley Noble (4)

Noes: (0)

Absent: Emily Tafoya, Michael Mastroianni (2)

Abstain: (0)

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

It was brought to the Committee's attention that projects and their particulars were not available to interested parties in Spanish. It was further stated there is a provision in the General Plan that said projects be available in Spanish. The lack of this information in Spanish made for a very long meeting , and it was suggested the Interpretation was not a concise and/or accurate translation. This issues needs to be addressed for future meetings. In addition, translating two words at a time is counter productive, not to mention time consuming.

5. Scheduled Item(s)

6. **Other Items:**

A) LUAC member nominated for Chairperson: David Evans

Motion: Sherry Owen (LUAC Member's Name)

Second: John Robinett (LUAC Member's Name)

Ayes: John Robinett, Sherry Owen, David Evans, Lesley Noble (4)

Noes: (0)

Absent: Emily Tafoya, Michael Mastroianni (2)

Abstain: (0)

B) LUAC member nominated for Secretary: Lesley Noble

Motion: Sherry Owen (LUAC Member's Name)

Second: John Robinett (LUAC Member's Name)

Ayes: John Robinett, Sherry Owen, David Evans (3)

Noes: Lesley Noble (1)

Absent: Emily Tafoya, Michael Mastroianni (2)

Abstain: (0)

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

C) Announcements

None

7. **Meeting Adjourned:** 8:27 pm

Minutes taken by: Lesley Noble



Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: North County

1. **Item Title:** AB 361 FINDING
Description: On September 16, 2021, Governor Newsom signed AB 361. This legislation amends the Brown Act to allow meeting bodies subject to the Brown Act to meet via teleconference during a proclaimed state of emergency in accordance with teleconference procedures established by AB 361. For the December 1st remote meeting, the LUAC must make the findings.

Staff recommends, pursuant to AB 361 and in order for the LUAC to continue to meet remotely via teleconference, the LUAC find: 1) that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; 2) that the Planning Commission has reconsidered the circumstances of the state of emergency; and 3) that the Monterey County Health Officer continues to recommend social distancing measures for meetings of legislative bodies of local agencies.

RECOMMENDATION:

Motion by: John Robinett (LUAC Member's Name)

Second by: Lesley Noble (LUAC Member's Name)

X Acceptance of the Finding

 Rejection the Finding

Ayes: Sherry Owen, John Robinett, David Evans, Lesley Noble (4)

Noes: (0)

Absent: Emily Tafoya, Michael Mastroianni (2)

Abstain: (0)

**Please note Noble has DSL metered \$ internet connection (only option for internet currently), and some have no internet. David & John to make physical meeting place/location inquiries.

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Housing & Community Development
 1441 Schilling Place 2nd Floor
 Salinas CA 93901
 (831) 755-5025



Advisory Committee: North County

2. Project Name: RIO VISTA GROUP LLC (FORMERLY KALL ROBERT E & JANET ROSE)

Item continued from 12/1/21 meeting

File Number: PLN210152

Project Location: 51, 53, 55 & 57 SUSAN ST ROYAL OAKS

Assessor's Parcel Number(s): 117-361-016-000

Project Planner: SHAWN ARCHBOLD

Area Plan: NORTH COUNTY LAND USE PLAN

Project Description: Combined Development Permit consisting of: 1) a Use Permit to allow the construction of four (4) 16,286 square foot apartment buildings totaling 60 units for agricultural workforce housing and 1 manager unit; and 2) a Variance to allow building site coverage exceeding 5%.

Was the Owner/Applicant/Representative present at meeting? YES X NO _____

(Please include the names of the present)

Mike Avila & Jeff Nohr, Representatives

Was a County Staff/Representative present at meeting? Anna Quenga, Craig Spencer, Shawn Archbold (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Refer to "Attachment 1"	X		<ul style="list-style-type: none"> - Summary of concerns: Water, demise of neighborhood, inadequate ingress/egress. - Traffic both on Susan St. and San Juan - The right to the quiet enjoyment of their property will be forever taken away. <p>HCD in possession of neighborhood petition and letters of objections to project (Refer to attached documents)</p>

LUAC AREAS OF CONCERN

<p>Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)</p>	<p>Policy/Ordinance Reference (If Known)</p>	<p>Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)</p>
<p>(John Robinett)</p> <ul style="list-style-type: none"> - Water supply insufficient, sewage, incompatibility of location necessarily using Susan Street 		
<p>(Lesley Noble)</p> <ul style="list-style-type: none"> - Applicants claimed they are land locked. Never cured? - How was property accessed in the past? No alternatives as to right-of-way researched by Applicant - Water shortage & water source inadequate. Refer to letter from Coastal Commission (Attachment 2) - Estimate of water use unrealistic 		
<p>(Sherry Owen)</p> <ul style="list-style-type: none"> - What does General Plan allow for the development? It was revealed there are another two identical projects pending in adjacent location; consideration of “big picture”. - Approving this project may set a precedence for the other two projects, which could result in detrimental taxing of resources i.e., water, sewage, road usage not designed for that amount of traffic; and the complete disruption of the neighborhood(s) existing. 		

ADDITIONAL LUAC COMMENTS:

All attending North County LUAC members:

- The Committee was initially informed the project was being brought back in front of them that reduced the number of residents and changed ownership of the project. There was no reduction of residents. The proposed water monitoring is difficult to enforce.
 - One of the principals of this project is John Phillip’s, Chief of Staff. Is this a conflict of interest or might this result in preferential treatment?
 - North County LUAC favors H2A housing but not at the expense of multiple families lives.
-



RECOMMENDATION:

Motion by: John Robinett (LUAC Member's Name)

Second by: David Evans (LUAC Member's Name)

X Project as proposed [**NOT RECOMMENDED BY THE NORTH COUNTY LUAC**]

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: John Robinett, David Evans, Sherry Owen, Lesley Noble (4)

Noes: (0)

Absent: Emily Tafoya, Michael Mastroianni (2)

Abstain: (0)



ATTACHMENT 1
Public in Attendance

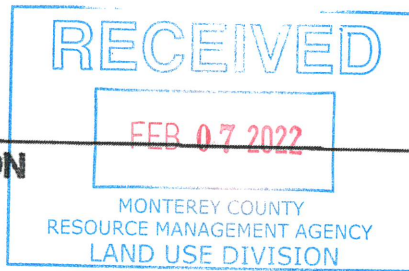


Christine Shaw
Erika Padilla
Jaime Padilla
Iilda Roche
Mario Madena
Henrique Estanquero
Jose Estanquero
Guadalupe Estanquero
Rita Ramirez
Christian Flores
Ramona Ayon
Jessica Costa
Lupe Alverez
Gloria Flores
Siga Flores
Ana Rosa Ramirez
Maria Navarro
Barro Navarro
Nadia Padilla
Eustacio Cardenas

*It is possible some of the residents of Susan Street in attendance were not captured as it is easy to join a Zoom meeting without announcing yourself, and while the Committee in the midst of discussion already in play. At minimum, all that offered testimony were captured.

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060-4508
VOICE (831) 427-4863
FAX (831) 427-4877



September 29, 2021

Erik Lundquist
1441 Schilling Place, South 2nd Floor
Salinas, CA 93901

Subject: North Monterey County Long-Term Sustainable Water Supply (LTSWS)

Dear Mr. Lundquist:

This letter is regarding the County's recent finding of a LTSWS in North Monterey County. This was brought to our attention in conjunction with the approval of a second residential dwelling unit in Royal Oaks based on a LTSWS finding in the Pajaro Valley Groundwater Basin (CDP 3-MCO-21-0868). While the project's approval was not appealed, we do not concur with the County's finding for that project that North County is now served by a LTSWS, and would like to state our position for the record. While the "PV Sub Basin Water Year 2020 Annual Report" suggests that the Basin Management Plan has: 1) identified other potential water sources to alleviate the reliance on groundwater in North Monterey County; and 2) resulted in increasing groundwater levels in recent years, groundwater levels remain below sea-level at this time and seawater intrusion remains a threat. Until groundwater levels return to historically safe levels above sea-level and are sustained at that level, and the County and Commission can make findings that there is an adequate water source to serve new development in a manner that does not impair coastal resources, our position is that North Monterey County remains without a LTSWS. And thus, the LCP policies regarding development constraints due to the lack of a LTSWS remain in effect in North Monterey County. We respectfully ask the County not to further find there is a LTSWS for future CDP decisions, and we are happy to discuss more about these issues if you would like. Feel free to contact me by email at Esme.Wahl@coastal.ca.gov.

Sincerely,

Esme Wahl

Friedrich, Michele x5189

From: Archbold, Shawn x5114
Sent: Wednesday, February 2, 2022 2:40 PM
To: Friedrich, Michele x5189
Subject: FW: Public LUAC comments
Attachments: CHRISTINELETTER2022.pdf; SUSANSTREETsml.png; GONDA.pdf; SUSANDOCS.pdf; Screen Shot 2021-11-03 at 3.55.05 PM.png; _DSC0937.png; LUACLetter2022.pdf; LUAC COVER LETTER PDF.pdf

Referenced LUAC comment (see link titled IMG_6851.png below which I missed)

From: Christine Shaw <keepsusanstreetclosed@gmail.com>
Sent: Tuesday, February 1, 2022 8:43 AM
To: Archbold, Shawn x5114 <ArchboldS@co.monterey.ca.us>
Subject: Public LUAC comments



[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.]

Hey Shawn,

Here are some of the comments that need to be distributed to the LUAC members. I will attempt to gather the rest before the 2pm deadline.

Please confirm that these have been received(and distributed)

Thank you
Christine

IMG_6851.png



Dear LUAC,

I apologize that the letters and petitions are addressed to the Planning Commission. I only found out about this meeting on Thursday January 27, 2022 at the Agricultural Advisory Meeting, 3 days after the public commenting period ended, to which I had already spent hours helping my neighbors with translation, gather and submit their own comments. I feel that they are still relevant and valuable to your committee.

Thank you for your time
Christine Shaw
24 Susan Street
Pajaro Ca 95076
831-421-2052
lolamako@gmail.com

I want to address the damage this would do to our community, and the civil rights injustices used to obfuscate and confuse those they are meant to represent and serve.

The residents of Susan Street did not receive proper notification. The NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION was ONLY sent in english. The majority of our residents do not speak or read english. They have no way of knowing what they received unless they had someone to interpret for them, which is an unreasonable and prejudiced expectation.

The onus is on the county to make sure that all legal materials are accessible for those notified and within their purview.

Susan Street residents are legally entitled to submit comments for review, and sending the notification in only one language is tantamount to sandbagging working class, hispanic citizens.

While I received the LUAC agenda in Spanish, I only got it after I asked for it(at 7:19am) it came in at 1:03 pm on Monday January 31st, 2022. I can only assume that if I want my community to attempt to attend, I am to print, collate and distribute them myself, either at night when people are home from work, or the day before the meeting?

Despite the hoops I've had to jump through to try and get all material sent out following Monterey county's own board policy(P-130 states "Material translation: Departments distributing documents to the public should endeavor to make available those documents, at minimum, in Spanish and English. Materials should be translated by a qualified translator and be reviewed by at least two staff members.") I have had time to review the mnd, and it is filled with out right lies via omission.

To have an MND that states on almost all fronts that these housing projects will have a "less than significant" impact on us, implying they know whats best, is a luxury belief, one made from the developers ivory towers, that will have irreparable consequences for the community.

All that we've fought hard for and invested in, creating neighborhood stability for our children, would be obliterated, and done with such apathy for those they purport to care about : Chicanos/Mechicas/Latinos/Farmworkers.

Even Bob Roach told the ag committee that anyone telling you this development uses less water than row crops, well, they should recheck those numbers.

If the results of the water issue in the MND are so unbelievable that the former ag commissioner himself felt the need to stand up and say something, when he was there for another matter altogether, doesn't that bear investigation?

Myself and every single one of my neighbors ask they you advise the planning commission to ask for a full environmental impact report.

A development of this magnitude, with so much at stake, not just the quiet enjoyment of our homes, but the vulnerable levee, needs to be scrutinized by those that are NOT invested in its misbegotten gains.

Like so much of what has transpired the last six months, the planning commission did not provide the ag committee with the mnd or LUACS recommendations, not in advance, not at the meeting, NOT AT ALL. The decision to suggest approval was made solely on Craig Spencer's input, which was again, lies via omission. There was no powerpoint, no discussion on the size and density The ag committee specifically asked what LUAC recommended, to which Mr.Spencer replied "they told us to come back with the mnd, they wanted to see the mnd" and nothing else.

I informed the committee of the LUAC recommendations. To which they asked Mr.Spencer if they had looked into any of them, he replied only the alternative access point and there wasn't one, and that was ALL that was said about that. I wish I knew just what that investigation entailed...

In the information packet provided, the site plans were not resized to one page but many pages including blank ones, huge swaths of white. Even having the site plans in front of me to refer to, I cannot put this paper puzzle together to form a decipherable picture.

The ends don't justify the means is a saying for a reason. To increase the population of Pajaro by 25% on just these two lots, coming down these two narrow and quiet streets, using an already incredibly impacted San Juan Road, is absurd.

Mr.Higgins did the traffic study in the off season. My husband gets up to go to work before the sun rises, like 99% of my neighbors do, during the growing season(the majority of the year) San Juan Road is bumper to bumper, as is Porter Drive.

Which brings me to the county approving projects in a piecemeal fashion, a lot of things can be said to be beneficial if we only look at the impact in one area: at who benefits, who profits.

To have the ag committee look at these through such a narrow, and willfully uninformed scope, creates an aura of uprightness within these projects, when in fact the developers are disingenuous at best, duplicitous at worst.

The conflict of interest within the investors that make up Tres Guapos LLC and Supervisor Phillips office should not go uninvestigated.

The commodification of our community and our social resources that we established is **WRONG, UNJUST**, as well as **UNSAFE**.

Where is the due diligence to protect our human rights from being violated?

We ask of you to slow this project down, as there are many, many issues that deserve further scrutiny in the form of a ***full environmental impact report***. Lest we find our community in a situation we cannot recover from.

Thank you for your continued time and service

Christine Shaw

24 Susan Street
Pajaro, CA 95076
831-421-2052
Lolamako@gmail.com

Re: PLN210152 - Notice of Intent to Adopt a Mitigated Negative Declaration
Monterey County Planning Commission

Dear Planning Commission:

I am writing to you, pleading with you, to help our neighborhood. To hear our collective voices.

I am a mom and homeowner, supporting my husband and keeping our family together as he battles an aggressive form of non-hodgkin's lymphoma. His diagnosis came one day before my fathers passing from metastatic colon cancer after caring for him for the last ten weeks of his life.

I have so little left to give, and yet here I am having to advocate for my home, neighborhood and community. Most of whom work all day and have little left to give themselves.

Life has been hard, and the thought of losing the neighborhood, community and neighbors I have grown up with, had planned to raise my children in, is terrifying and overwhelming in the best of times, let alone now.

I, and my neighbors on Susan and Gonda Street, feel like we're being taken advantage of. I must say, looking at the other h2A housing in the area(Spreckels, Salinas, and Greenfield) the evidence seems to support something amiss(if I'm being generous) as NONE of those developments have been plopped into an existing neighborhood like ours, that would do such a huge amount of damage. They all utilize their own infrastructure connected to main roads and arteries.

What about our neighborhoods is at all able to handle 488 and 272 people?

The density is appalling. The lack of infrastructure in the form of SAFE roads to access the developments, and parking is concerning to say the least. Our roads are narrow, I invite ALL of you to spend some time on our streets to see for yourselves that this project is a giant boondoggle that only appears somewhat acceptable on paper.

There is NO parking, our streets CANNOT handle the increased traffic. When reading the transportation and traffic section of the mitigated negative declaration I couldn't help but wonder just how Mr. Higgins came to the conclusion that there was a "less than significant impact" on all studied fronts, and while on the subject, I see at least four intersections that have been studied but nothing about our current traffic, which there is little of.

Having a quiet neighborhood with little to no traffic, does not mean there is room for someone else's traffic. We enjoy allowing our kids to ride bikes, play basketball, soccer and tag safely on the street. Our senior citizens walk our street for exercise. Our street is alive with community. None of that will be possible with the addition of this development.

While he addressed a "worst case scenario" of the h2a being converted to traditional apartments(which is exactly what happened at the Tanimura & Antle project in Spreckels{"and would generate and estimated 454 daily trips which would be greater than the default threshold of 110 daily trips set by the Technical Advisory on Evaluating Transportation Impacts at CEQA"}) no one is acknowledging that this project is already a worst case scenario for the residents of Susan Street.

If we look at the study results for the H2A housing, that is still a conservative estimate of 148 trips a day. Our neighborhood does not reach that on a holiday, with guests, not even close. With less than 70 cars total(I counted) for the entire Susan Street community, with a portion of those not being used daily, our current traffic is miniscule.

H2a workers will be bussed all over Monterey County, at all hours of the day and night. Busses will completely block our streets from safely entering and exiting. *How many buses, vans and cars does it take to move 488 people?*

This sounds unbelievable. I don't know how anyone who has spent any time at all on our street/s can think that is acceptable.

The sounds of kids playing in the street, tearing through yards, doing what I did as a kid on this street, is magic. Watching my senior citizen neighbors shower my kids with love and care, just like they did for me when I was a child, is priceless. Where do you find neighborhoods like this anymore? Where are we to go, when I've grown up with these people? I've been in 99% of the houses on this street as a child. This is a generational neighborhood. People live their entire lives here, myself included.

Houses don't go up for sale often here, people stay. Our properties are slowly going up in value, this type of structure is not at all compatible with the surrounding neighborhood. I am firmly convinced that such an edifice will devalue my property, a circumstance that myself and many of my neighbors, who are senior citizens, can ill afford.

Further reading about the population/housing impacts in regards to growth and the general plan, increasing the population of Pajaro by 25% on just these TWO LOTS, accessed by two streets that cannot allow more than one oversized vehicle to pass at a time, is imprudent and lacks compassion for the existing communities.

Reviewing The Land Use and Planning, section a and b, conclusion that this development would have a *"less than significant impact" on our established community, is a LIE.*

Using legal jargon and SPLITTING HAIRS within the general plans wording, not once actually taking into consideration the community they would be disrupting(ruining) this is a case of developers making choices from their ivory towers, with no real notion of what Pajaro is like, what our communities are like, what the PEOPLE are like.

One of the best examples of how these developers don't actually care about us; less than half of the streets residents received the Notice of Intent to Adopt a Mitigated Negative Declaration, myself included(despite being on the distribution list...)My driveway falls about 3 feet short of the (inadequate) law of notifying those within 300 feet. Our street is under 700 feet long, under 20 homes, and they only did the bare minimum?

To add insult to injury, it was only sent in English. Did they not care that the majority of our neighborhood is of hispanic origin? My family included. Does their opinion not count? They say they're building this for farmworkers, who are in dire need of safe, clean and affordable housing(I agree) and yet they ignore that a large portion of the Susan and Gonda Street residents are farmworkers themselves, who by and large do not speak or read english. So they only matter when they work for large companies, bussed in from out of the area? Our long term residents, who make up Pajaro, don't matter?

In addition, while yes this land is currently, and has been, cultivated row crops, Susan Street has NEVER been an access point for the farm. No tractors, no buses or cars. The gate stays locked and I can count on one hand the number of times it has been opened (aside from the current project). The farm has had ZERO impact on Susan Street, most of us not even knowing when things are being harvested. The workers and all vehicles are brought in via San Juan Road.

Our community is not anti-development, not in the slightest, but this is not a good fit. The neighborhoods, density, lack of parking and infrastructure is not appropriate.



Susan Street Monday, January 17, 2022

Thank you for your time

Christine Shaw and Family
24 Susan Street

To the Monterey Planning Commission, we the residents of Gonda Street contend that the proposed multilevel development PLN200203 would destroy our neighborhood.

-The traffic movements and parking requirements associated with the development present an unreasonable environmental impact. This will affect adjoining properties and pose an unacceptable safety risk to the residents, which include young children and senior citizens.

-The proposed location/s are not suitable for the density proposed, no less than a +55% variance is being requested.

-Increasing the TOTAL population of Pajaro by 25% on these two lots alone is shocking and unacceptable.

-Agricultural housing is inconsistent with the neighborhoods developed in the area. This type of proposed development is not sympathetic to the surrounding neighborhood and will devalue residential property values in the area, a circumstance that myself and many of my neighbors, who are senior citizens, can ill afford.

-There is no other development like this on Gonda Street. It is out of character, without precedent and does not service the local community of Gonda Street.

Ante la Comisión de Planificación de Monterey, nosotros, los residentes de Gonda Street, afirmamos que el desarrollo de varios niveles PLN210152 propuesto destruiría nuestro vecindario.

-Los movimientos de tráfico y los requisitos de estacionamiento asociados con el desarrollo presentan un impacto ambiental irrazonable. Esto afectará las propiedades contiguas y representará un riesgo de seguridad inaceptable para los residentes, que incluyen niños pequeños y personas mayores.

-La/s ubicación/es propuestas no son aptas para la densidad propuesta, se solicita una variación no menor al +55%.

-Aumentar la población TOTAL de Pájaro en un 25% solo en estos dos lotes es impactante y inaceptable.

-La vivienda agrícola es inconsistente con los barrios desarrollados en el área. Este tipo de desarrollo propuesto no simpatiza con el vecindario circundante y devaluará los valores de las propiedades residenciales en el área, una circunstancia que yo y muchos de mis vecinos, que son personas de la tercera edad, no podemos permitirnos.

-No hay otro desarrollo como este en Gonda Street. Está fuera de lugar, sin precedentes y no sirve a la comunidad local de Gonda Street.

PRINCIPAL PETITIONER. Name: Christine Shaw Address: 24 Susan Street
Phone: 831-421-2052. Email: lolamako@gmail.com

The salty water is infiltrating about six inches every year, and this has been going on for 10 years. ~~The~~ new constructions are a bad idea. No new constructions on Dead End streets, Gonda & Susan.

	DATE	NAME	ADDRESS
1	01-15-22	Am. Betancourt	109 Gonda St B
2	01-15-22	Delawina Villard	109A Gonda ST
3	1-15-22	Maria Berumen	109 B. Gonda St
4	1-15-22	MARCO FACCON	115 B Gonda ST
5	01/15/22	Ricardo Mora	112 Gonda St A.A.D.
6	01/15/22	Rosalinde Perez	117 B Gonda Street
7	1/15/22	Herminda Perez	117 B Gonda Street
8	1/15/22	Silvia Lopez	113 Gonda St #E
9	1/15/22	Carlos Perez	113 Gonda St #E
10	1/15/22	Robertino Mendez	115 Gonda St #A
11	1-15-22	Lorna Machado	115 B Gonda St
12	1-15-22	Mariza Kuhl	115 C Gonda St
13	1/15/22	SEVERO	117 TOPIC ST
14	01/15/22	Dioniso Cruz	117 Gonda St
15	1/15/22	Art Cruz	117 ^D Gonda St
16	1/15/22	A. B. Cruz	117 A P. Gonda St
17	1/15-22	Judio Manuel Velasco	117 B Gonda St
18	1-15-22	Ramon Lopez Balino	117 B Gonda ST
19	1/15/22	MAURICIO ABREGO	122A GONDA ST.
20	1-15-22	Maria E. Brann	110 Gonda - St
21	1-15-22	Miguel Reyes	94 Gonda - St
22	1-15-22	Melasia Pique	28 Gonda St
23	1/15/22	Vernica Vurek	1-A EISA St
24	1/15/22	Kiana Vavela	1 A EISA St
25	1/15/22	PAULINA HUANTE	1 EISA St
26	1/15/22	Jorge Lopez	21 Gonda St

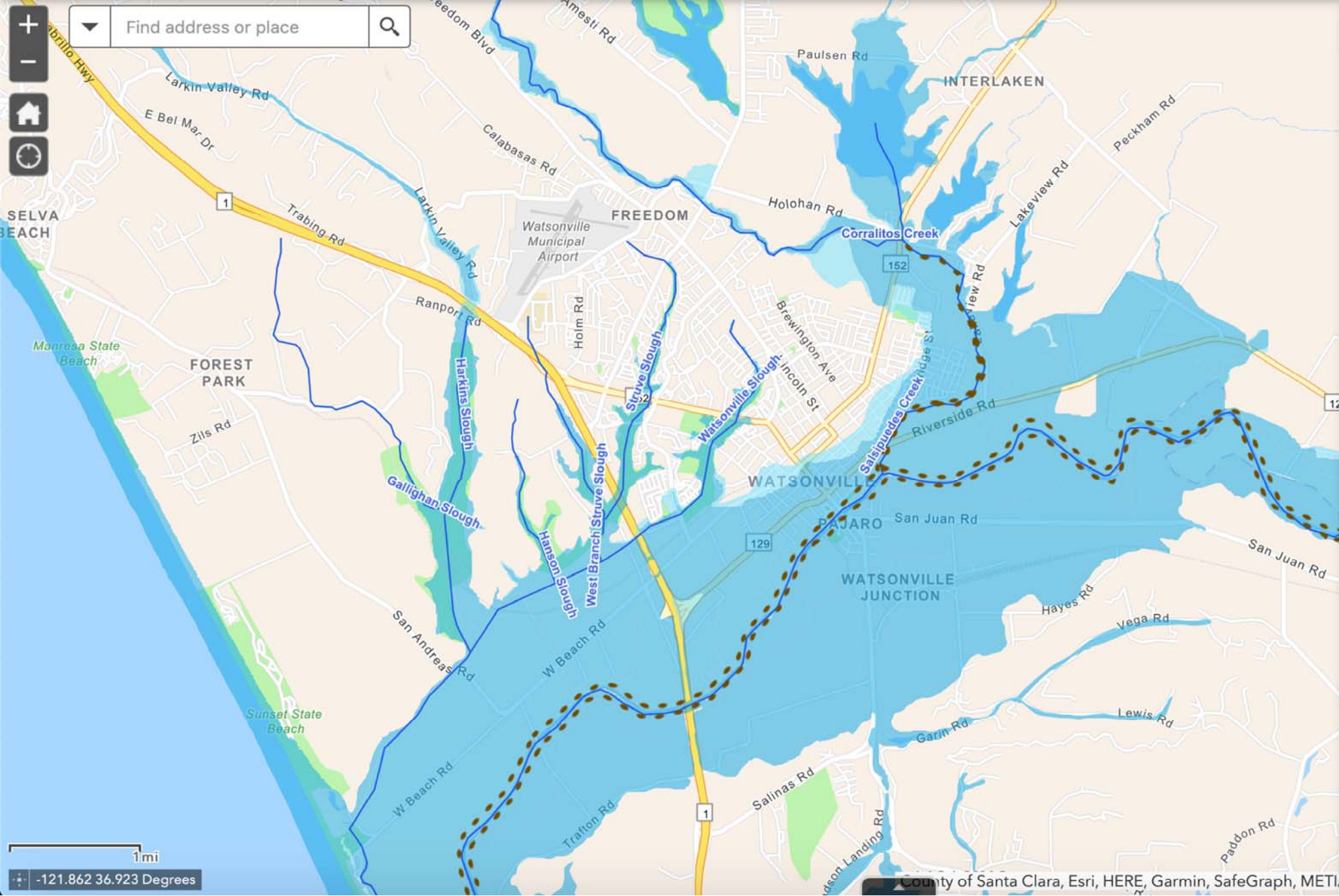
1	1-15-22	Cenara H.	13 Gonda St.
2	1-15-22	Guillermo Roque D.	28 Gonda St
3	1-15-22	Vicente Perez	24 Gonda St
4	1-15-22	A Jose L. Martin	20 Gonda St.
5	1-15-22	Olivera Rios	20 Gonda St
6	1-15-22	Ramiro Rocha	12 Gonda St.
7	1-15-22	Carmen Paredano	15 Gonda St
8	1-15-22	Ruby Rocha	15 Gonda St.
9	1-15-22	Hermano Rosas	15 Gonda St.
10	1-15-22	Antonio Valencia	17 Gonda St
11	1-15-22	Guillermo Hernandez	28 Gonda St
12	1-16-22	Alonso Simon	101 San Juan RD.
13	1-16-22	Monica Martinez	11 Gonda St Apt A
14	1-16-22	Salvador Martinez	11 Gonda St
15	1-16-22	Salvador Martinez Jr	11 Gonda St
16	1-16-22	Yesenia Martinez	11 Gonda St
17	1-16-22	Urbentino Martinez	11 Gonda St
18	1-16-22	George Martinez	11 Gonda St
19	1-16-22	Carmen Martinez	11 Gonda St
20	1-16-22	Maricela Vasquez	12 Gonda St
21	1-16-22	Rocio Cervantes	121 San Juan Rd
22	1-16-22	Donny Ramirez	12 Gonda St
23	1-16-22	Jonny Martinez	12 Gonda St
24	1-16-22	Ramona Vasquez	12 Gonda St
25	1-16-22	Ramiro Vasquez	12 Gonda St
26	1-16-22	Carmela Vasquez	12 Gonda St
27	1-16-22	Perla Cervantes	121 San Juan Rd
28	1-16-22	Linda Sandoval	15 1/2 Gonda St
29	1-16-22	Maguila Mesa	107 Gonda St
30	1-15-22	Val Garcia	122 Gonda St
31	1-16-22	Josacio Gonzalez	34 Gonda St
32	1-17-22	Asuncion Zepeda	16 Gonda St WISSAVILLE CA 95076

FEMA 100 Year Flood Hazard Areas - Pajaro River and Tributaries

[More Info](#)



Find address or place



Legend

- Levee**
.....
- FEMA 100 Year Flood Hazard Areas**
■
- FEMA 500 Year Flood Hazard Areas**
■

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-121.862 36.923 Degrees

To the Monterey Planning Commission, we the residents of Susan Street contend that the proposed multilevel development PLN210152 would destroy our neighborhood.

-The traffic movements and parking requirements associated with the development present an unreasonable environmental impact. This will affect adjoining properties and pose an unacceptable safety risk to the residents, which include young children and senior citizens.

-The proposed location/s are not suitable for the density proposed, no less than a +55% variance is being requested.

-Increasing the TOTAL population of Pajaro by 25% on these two lots alone is shocking and unacceptable.

-Agricultural housing is inconsistent with the neighborhoods developed in the area. This type of proposed development is not sympathetic to the surrounding neighborhood and will devalue residential property values in the area, a circumstance that myself and many of my neighbors, who are senior citizens, can ill afford.

-There is no other development like this on Susan Street. It is out of character, without precedent and does not service the local community of Susan Street.

Ante la Comisión de Planificación de Monterey, nosotros, los residentes de Susan Street, afirmamos que el desarrollo de varios niveles PLN210152 propuesto destruiría nuestro vecindario.

-Los movimientos de tráfico y los requisitos de estacionamiento asociados con el desarrollo presentan un impacto ambiental irrazonable. Esto afectará las propiedades contiguas y representará un riesgo de seguridad inaceptable para los residentes, que incluyen niños pequeños y personas mayores.

-La/s ubicación/es propuestas no son aptas para la densidad propuesta, se solicita una variación no menor al +55%.

-Aumentar la población TOTAL de Pájaro en un 25% solo en estos dos lotes es impactante y inaceptable.

-La vivienda agrícola es inconsistente con los barrios desarrollados en el área. Este tipo de desarrollo propuesto no simpatiza con el vecindario circundante y devaluará los valores de las propiedades residenciales en el área, una circunstancia que yo y muchos de mis vecinos, que son personas de la tercera edad, no podemos permitirnos.

-No hay otro desarrollo como este en Susan Street. Está fuera de lugar, sin precedentes y no sirve a la comunidad local de Susan Street.

PRINCIPAL PETITIONER. Name: Christine Shaw Address: 24 Susan Street
Phone: 831-421-2052. Email: Lolamako@gmail.com

DATE	NAME	ADDRESS
1-15-22	Ruben Alvarez	32 Susan St
	Alejandra Garcia	35 Susan St
		7 " "
		7A " "
		21 " "
	ANA ROSA RAMIREZ	23 " "
01-15-2022	Ana Rosa Ramirez	39 " "
1/15/22	Ilda Rocha	43 Susan St.
* 1-16-22	Alan Manu	38 Susan St.
1-15-22	Carmen Cisneros	36 Susan St
1-5-22	Guadalupe Estanque	28 Susan St
1-15-22	Araceli Lagunas	23 Susan St.
1-15-22	Daniel Ortiz	21 Susan St.
* 1-15-22	Sharron Paz	20 Susan St.
1-15-22	Miguel Sanchez	7 Susan St
1/15/22	Alfonso Ortiz	7A Susan St
* 1/15/22		11 Susan St.
1-15-22	José Ramirez	9 Susan St
1-15-22	CHRISTIAN FLORES	10 SUSAN ST
* 1/15/22	Amadeus Velazquez	201 SUSAN ST
1/15/22	JOSSELYN COSTA	31 SUSAN STREET
1-16-22	Sergio Alvarez	27 Susan St
1/17/22	Martela Andiz	10 Susan St
1-17-22	Rita Rung	9 Susan St
1-17-22	Daniel Hernandez	9 Susan St
1/17/22	CHRISTINE SHAW	24 SUSAN ST.

1/17/22 VICTOR MENESA 41 SUSAN ST

1/17/22 Vince Arellano 27 SUSAN ST

1-17-22 Kelly Manu 36 Susan St

1/17/22 David Ruiz 16 SUSAN ST

1/17/22

To whom it may concern,

We are the Cardenas Rocha family. Our home is located at 43 Susan street. We are writing to you in this letter to express our concerns about the housing construction project in our community that will bring a lot of vehicular flow. In addition to this, we are concerned about our children, since we do not know with certainty about the background of the people who could inhabit the apartments. Another concern is that our children walk on the street, because we don't have sidewalks, and the over flow of cars will make it dangerous. We go out to work like all parents do and it would be very worrisome to go to work knowing that our children walk alone without being sure if they are safe, with more than a hundred cars and people trafficking on our street. On the other, it would be good to take into consideration that the residents of Pajaro unfortunately

live in permanent risk of flooding every rainy season. In past years, we were about to be evacuated because the Pajaro river was about to overflow. We ask that you take our concerns into consideration and not allow the construction of this Project.

Thank you,

Ilda Rocha
Eustacio Cardenas

To whom it May concern

I have live in this house since I was 3. I think the project is going to affect us in a bad way. It's bad enough that we have limited parking, opening the street means that the parking situation will worsen. I believe it's a safety hazard for our children having so much traffic coming in and out of our street. I also think our property value will come down if you build low income apartments near our street

Sincerely

Guadalupe Alvarez

1-16-22

My name is Jose Ramirez, I reside at 9 Susan St. I have been here all of my life. I just heard that they're is going to be apartment complex of 400 unit plus but only 120 parking spots. We have had enough trouble trying to park now, can you imagine what that's going to look like.

Thank you,

Nosotros tenemos 32 años viviendo en este domicilio y no me gustaria que pusieran nada porque nos molestaria mucho Hemos vivido muy tranquilos gracias
35 SUSAN ST

January 17, 2022

TO whom it may concern:

I am the home owner of 28 Susan Street in Royal Oaks.

We were informed of the development happening at the end of Susan St. recently.

As a home owner on this street & living here for over 30 years, the news of the development is very disappointing as this street is very quiet, peaceful & not violent ~~compare~~ compared to the surrounding areas around us. We all know our neighbors who comes in & out, our kids, dogs, cats etc.

This letter is to object any new develop. ment in our peaceful street.

Contact # 831-840-0572

Jose Guadalupe Estanquero

January 17, 2022

Dear Planning Commissioners,

Subject: H-2A Housing/Susan Street/Pajaro

I am writing in opposition of H-2A Housing at the end of Susan Street. As a member of the community and a home owner for more than 44 years, we believe that kind of housing is not in the community's best interest, and if approved, will lead this community in the wrong direction.

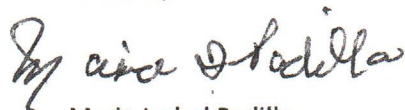
Regarding the location of the proposed project, did you know that most of the neighborhood has owned their homes here for decades. Some for more than 40 years. We've stuck by our community through good and bad times.

There are many problems associated with the proposed project. Morning and afternoon traffic is already horrendous where Susan St. and San Juan Rd. meet. Increased traffic poses a danger to the neighborhood children who play in the street and pedestrians walking and exercising. Some homes/lots already don't have proper sidewalks. If you disrupt our neighborhood's demographic balance, ex. with a bunch of males, that will create other dangers and nuisances.

Our property values, while lagging, would take a huge hit as well as any rent or sale potential.

What the Planning Commission should do right now is postpone all decisions until the public can participate fully in the review process. Logically, there are better sites suited for your project in the abundant acres of farms and ranches along San Juan Road and the rest of Monterey County. These sites would have better and direct access to main roads without disrupting and destroying our great neighborhood.

Sincerely,



Maria Isabel Padilla
11 SUSAN ST.

01-17-2022

To the Monterey Planning Commission,

I am writing this letter to express my strong opposition against the new project proposal in building apartment complexes in my neighborhood.

I have lived on Susan Street for over 45 years now. I have raised my children here along with my grandchildren. In addition my family owns and rents out 4 homes on Susan street, therefore I have to look out for the best interest of not just my family but also my tenant's.

Opening our street to a project of this magnitude would be devastating to my family, tenants and neighbors. We already have an ongoing parking problem that is addressed between neighbors. Adding 60 units would absolutely flood our streets. I would no longer feel safe letting my grandkids play outside due to all the traffic. We as homeowners need to stand up for what's right and moving forward with this project is not the right move, not the right area. Please reconsider your proposal.

Thank you

Ana Rosa Ramirez



39 Susan Street

Royal Oaks Ca. 95076

11/7/22

To whom it may concern,

We are writing this letter in hopes that you reconsider using Susan St. as the entrance to the proposed apartment complex. As new homeowners I strongly believe that doing these will greatly have an impact on the value of our house. We have worked very hard to buy this property that cost us a little over half a million dollars.

I also would like to add that we have young children that spend a lot of time playing basketball out on the street. Susan St. has been a safe place. I'm concerned that adding apartments and using Susan St. will no longer be safe due to the increase in traffic that will be coming in and out of our street. We will greatly appreciate ~~that~~ if Susan St. wasn't use as an entrance to the proposed apartment complex.

Thank you.

Monica Maldonado

Vivie

If you have any questions you can reach us at
406-2736

27 SUSAN ST.

Monterey County
Housing & Community Development
1441 Schilling PL South 2nd Floor
Salinas, CA 93901

Re: PLN210152 - Notice of Intent to Adopt a Mitigated Negative Declaration
Monterey County Planning Commission

Dear Planning Commission:

I am writing to express my strong opposition to PLN210152, at 51, 53, 55, & 57 Susan Street, Royal Oaks (117-361-016-000) for a combined development permit (Kall Robert E & Janet Rose (Rio Vista Group LLC)

This proposed project will significantly change the safe, friendly, family environment that will have adverse effects on the residents of Susan Street, if the high density apartments are constructed in 100 year flood plain. If development occurs in the floodway fringe, and there is an increase in flood stage, there will be an increase in flood damages for adjoining properties. Has it been demonstrated that there WILL NOT be an increase in the base flood elevation within our community, as a result of the proposed development?

The Pajaro River levee system is inadequate. Major flooding occurred in 1995 and 1998 that resulted in significant inundation and damage caused by overtopping or breaching of the levees. Floods in 1995 caused millions in damage and two people lost their lives, with additional damage in 1997 and 1998 and displacement of hundreds of residents. **Levels of flood protection along the Pajaro River system are among the lowest of any federal flood control project in California.** Poor levee strength further reduces this expected performance. Levees nearly broke again in the federally declared storm disasters of January-February 2017, and a 1600-foot-long seepage berm was needed to buttress the outboard levee flank when numerous observations of seepage and boils were made. The Pajaro River Flood Risk Management Project is a multi-benefit project that will reduce flood risk to the City of Watsonville and Pajaro, but is only in the CEQA environmental review process. To allow development/construction in the 100 year flood plain adjacent to the Pajaro River levee before the levee systems can be cleaned and strengthened is premature and detrimental to the well-being and safety of Susan Street residents as well as the workers who will reside in the apartments.

The layout and building density for 482 people at the proposed Pajaro Apartments is too large.

The development size should be decreased. Page 47 of the Mitigated Negative Declaration mentions that none of the other agricultural employee housing projects have come close to actually being at maximum occupancy since units are often occupied by fewer than 8 people and tends to be seasonal. Why is it necessary to build additional apartments in Pajaro if other employee housing is not filled to capacity? I urge you to disapprove the proposed rezoning for an increase in the 5% variance to 55.6%. A 200% increase is egregious and doesn't seem necessary or appropriate in the flood plain.

I am opposed to the development/construction of this magnitude anywhere in the 100 year flood plain, especially at this time. The Pajaro River Flood Risk Management Project should be completed before any approval or re-zoning in the flood plain that may risk the health and safety of all Pajaro residents.

Thank you for your consideration and continued service and support of our communities.

Respectfully,

Jessica Costa
Susan Street Resident
Royal Oaks, CA 95076

PLAZA 52



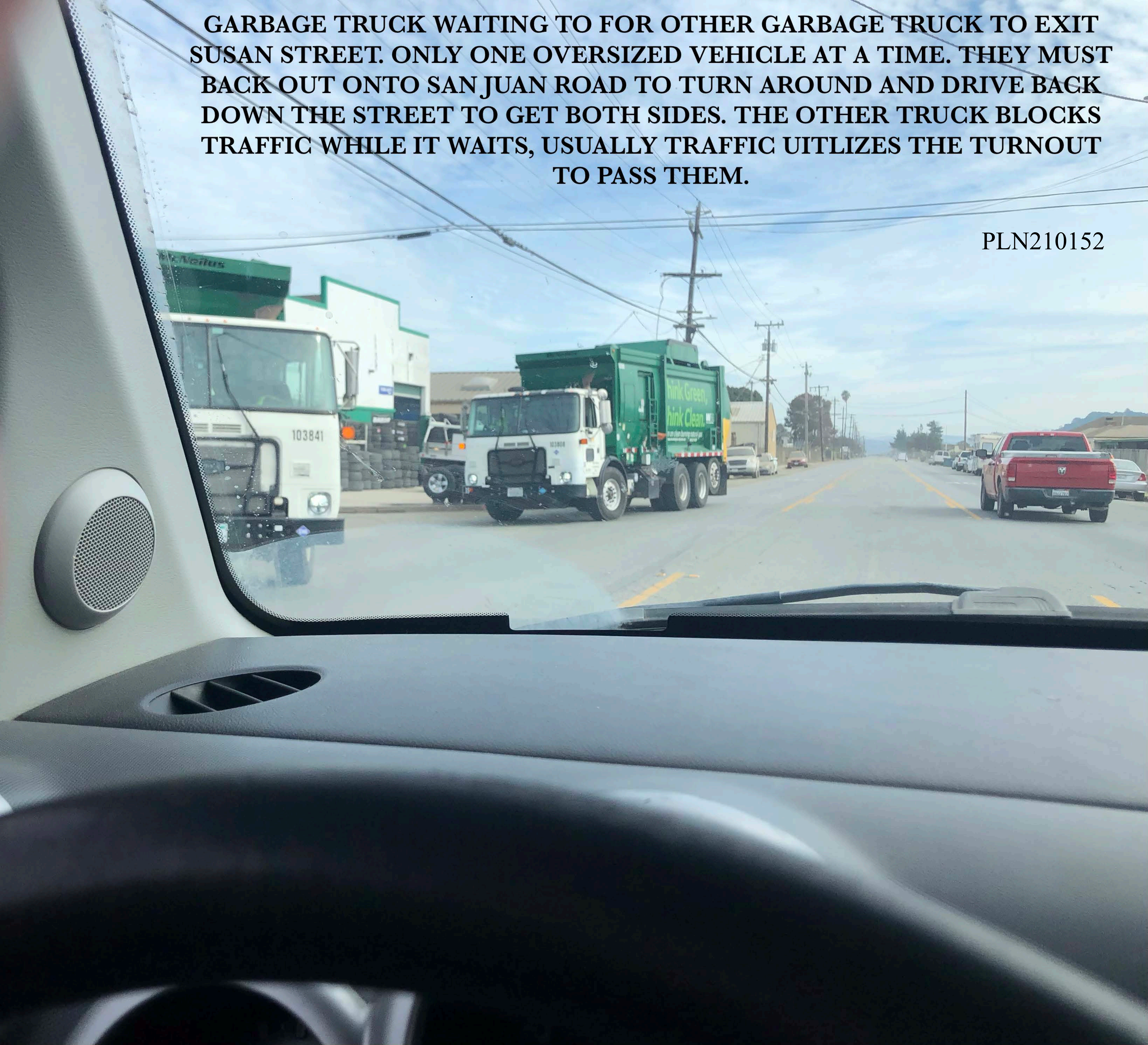
Susan Street





GARBAGE TRUCK WAITING TO FOR OTHER GARBAGE TRUCK TO EXIT SUSAN STREET. ONLY ONE OVERSIZED VEHICLE AT A TIME. THEY MUST BACK OUT ONTO SAN JUAN ROAD TO TURN AROUND AND DRIVE BACK DOWN THE STREET TO GET BOTH SIDES. THE OTHER TRUCK BLOCKS TRAFFIC WHILE IT WAITS, USUALLY TRAFFIC UITLIZES THE TURNOUT TO PASS THEM.

PLN210152



Friedrich, Michele x5189

From: Archbold, Shawn x5114
Sent: Wednesday, February 2, 2022 2:39 PM
To: Friedrich, Michele x5189
Subject: FW: PLN210152



Referenced LUAC comment

From: gloria lopez <gloriaayon17@gmail.com>
Sent: Tuesday, February 1, 2022 1:38 PM
To: 293-pchearingcomments <pchearingcomments@co.monterey.ca.us>; Archbold, Shawn x5114 <ArchboldS@co.monterey.ca.us>; greg.mayon4@gmail.com; mona zarate <mona.zart@gmail.com>; Frances Ayón <francesayon@gmail.com>; Sigi Lopez <sigi9768@gmail.com>
Subject: PLN210152

[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: Proposed Housing Development (Kall Robert E & Janet Rose, Rio Vista Group LLC), File Number PLN210152.

Dear Planning Commission;

I am a homeowner at 28, 34 and 107 Gonda St; a home that has been part of our family since the 1960s. I am a third-generation owner, born and raised on Gonda St; I raised my children, 4th generation Gonda residents, on that Street. We are a close-knit community and throughout the years we have survived earthquakes, floods, and are currently surviving the pandemic.

I would like to express the impact this structure would have on our tight-knit community. Most of my neighbors are unaware of the impact this change would have on our community because they have not been informed in their native language. The majority of the residents are monolingual Spanish speakers, who do not understand or write English AND the notices have been provided in English.

My concerns arise from the tremendous changes this would have on our community, our way of life.

-
-
- Traffic: Susan and Gonda are Dead-end streets with one-way in and out. Currently, it's a struggle to find parking on these narrow streets. This project will add to the traffic problem, increasing traffic to San Juan Rd. Currently, during peak work hours San Juan Rd is already overly congested giving homeowners limited access to their driveways to be
- able to access their homes.
-
-
-

- This project will change the community that my family has known for 4 generations. It will affect
- the ability to safely walk to school, church and to support our local mom and pop shops. Our children should continue to be able to play outside like it's been done for generations.
-

Going forward, I formally request that the correspondence be sent out in English and in Spanish; this way all stakeholders will properly receive a notice and know what is happening in their neighborhood; everyone, Spanish speaking included, need to be taken into consideration.

Additionally, I request that the Full Environmental Impact Report be provided to the Susan, Gonda, Elsa, and San Juan Road residents.

Best Regards,
Gregorio and Ramona Ayon
Gloria and Sigifredo Lopez

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