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From: [Gregory Spowart](#)
To: [293-pchearingcomments](#)
Subject: Project Flores Paul H & Linda S TRS File No.: PLN200032
Date: Wednesday, December 27, 2023 4:42:59 PM

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From: Gregory & Lesley Spowart
25872 Paseo Real
Monterey CA 93940

To: County of Monterey Panning Commission

We are writing this email to state our concerns in response to The Notice of Public Hearing concerning the Paul Flores Project at 25836 Paseo Real,
Monterey, CA 93940.

1) The Construction Plans as are would require the removal of up to six feet of topsoil along with 50 to 60 large oak trees across the top of the steep ridge

just above our house positioning the proposed pool on the edge of the slope, which is much steeper than depicted in the drawings. This brings up several concerns: A) The removal of that many large trees. There has already been one large live tree removed without a permit. Zoe has the video.

B) Whether there will be an adequate foundation and retaining wall to prevent the pool from sliding down after a serious rain, or earthquake onto our house below, as well as the size and extent of the retaining wall necessary to prevent such an occurrence.

C) An Hydrology Engineering report is needed to insure that after the extensive soil and tree removal, we as well as the other neighbors below wouldn't be flooded during a rain storm and that there wouldn't be significant soil erosion.

2) The original recommendation from the County's own assessment, when a similar project had been proposed years past, suggested that the house be

positioned further back toward the south so that it would not be so visible from Highway 68. At that time the board, for some reason, dismissed their

own assessment to the dismay of many present at the hearing. The project was ultimately, and gratefully, abandoned shortly thereafter.

Attached are some pictures of the property site.

Sincerely,

Greg & Lesley Spowart







From: [David Fockler](#)
To: [293-pchearingcomments](#)
Subject: Flores project - PLN200032
Date: Thursday, December 28, 2023 11:36:14 AM

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

Dear Planning Commission:

My home is on the hill directly across from the hill where the Flores property is located.

I have been looking at that ugly hill for 30 years...many different buyers all bailed out on building on the Flores hill. The hill comes to a peak, so to build on it, the hilltop needs to be flattened, hence many trees have to go.

If Flores builds as per the plans, which I have reviewed, this will be one of the premier homes in Bay Ridge. It will increase all of our property values. It will also remove a blight in our neighborhood.

All lots in a planned development will eventually be built upon...this is no exception.

Flores should be required to remove the absolute minimum number of oak trees. Not only will that improve the viewshed, it will also protect Flores' home from the summer sun.

I ask the planning commission to approve the Flores project.

Living the American dream!

David B. Fockler
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