



July 15, 2021

Chair Askew and Members of the Monterey County Board of Supervisors
c/o Clerk to the Board
168 W. Alisal St.
Salinas, CA 93901

Subject: River View at Las Palmas PLN 150372

Dear Chair Askew and Members of the Board:

LandWatch Monterey County urges the Board to deny the proposed Specific Plan Amendment for the following reasons:

The Project is Inconsistent with the Las Palmas Ranch Specific Plan.

Parcel Q is designated for Residential not Commercial Use under the Specific Plan. Parcel Q is shown as part of ADC Policy Planning Area A, and designated as Medium Density Residential (MDR), which places Parcel Q under the 1031 residential dwelling unit cap in the Specific Plan. The current overall number of 1029 residential units built in the Las Palmas development is consistent with the 1031 Specific Plan residential cap, leaving only 2-3 residential units available to be built on Parcel Q.

SEIR's Wildfire Analysis is Inadequate and Incomplete.

The project site is located within the State Responsibility Area which identifies the following criteria that have yet to be addressed:

- A project's potential to substantially impair an adopted emergency response plan or emergency evacuation plan;
- Due to slope, prevailing winds, and other factors, a project's potential to exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire;
- Require the installation or maintenance of associated project infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environments; and/or
- A project's potential to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes.

Locating the proposed facility in an area where Las Palmas residents had to be evacuated during the 2020 wildfire is inconsistent with safety requirements for existing and proposed residents.

For the preceding reasons, we urge you to deny the proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael D. DeLapa". The signature is stylized and cursive.

Michael D. DeLapa
Executive Director