

HOME  
BUILDERS  
ASSOCIATION



OF NORTHERN CALIFORNIA

October 6, 2006

Mr. Mike Novo, Interim Planning Director  
County of Monterey Resource Management Agency  
Planning Department 168 W. Alisal Street, 2<sup>nd</sup> Floor  
Salinas, CA 93901  
FAX: 831-757-9516  
NovoM@co.monterey.ca.us

**Re: Draft Program Environmental Impact Report for the 2006  
Monterey County General Plan (GPU4)**

Dear Mr. Novo:

This letter is written on behalf of the Board of Directors and Members of the Southern Division, Home Builders Association of Northern California (HBANC). Our group is a nonprofit association comprised of home builders, subcontractors, and related professionals dedicated to advancing housing and homeownership in the greater Bay Area. Many of our members have built or are building in Monterey County.

Monterey County has a current serious housing deficit. One of our organization's most basic goals is to see reform in the land use process in order to ensure that a sufficient supply of land is zoned locally to meet a community's long-term housing needs. This means that the public, as well as homebuilders, will know how and where cities and counties intend to meet their future growth needs and be confident that all types of housing are available to satisfy a wide variety of housing interests.

In order to do this, more homes must be made available and production costs contained. Several of the mitigations proposed by the Draft EIR will lead to significant reduction in the future supply of housing, thereby reducing supply and increasing costs. Two major concerns of our organization are the proposed mitigations for Agriculture and Transportation.

**Mitigation Measure AG-1.x**

Throughout the period of the current 1982 General Plan, Monterey County has increased, through conversions of grazing land, an increase of 11,000 acres of Prime Farmlands. GPU4 will ensure that the conversion of Important Farmland to non-agricultural use is minimized to the maximum extent possible. We do not believe that more than that should be required. A mitigation program which requires a 2.1 ratio would significantly increase the costs of housing and make it less affordable.

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**Mitigation for Transportation 4.6:**

We believe that the proposals in the 2006 General Plan are adequate and that no additional mitigation measures are necessary. The Level of Service "D" which is proposed is similar to that of the current General Plan. Additional mitigation measures will make it more difficult to build the housing needed by Monterey County's citizens.

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HBANC hopes that you will consider our suggestions on these important issues. We know that your work will help to produce an EIR, which will ensure that a Monterey County will be able to provide its citizens with a General Plan, which moves the County forward and produces a better quality of life for all its citizens.

Sincerely yours,

/s/

Beverley B. Bryant  
Executive Director