

September 29, 2006

Mike Novo
Interim Planning Director
Monterey County Planning and Building Inspection Department
168 West Alisal St., 2nd Floor
Salinas, CA 93901


Re: GPU4

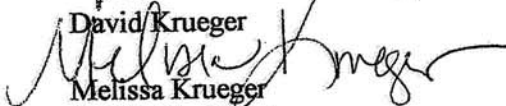
Dear Mr. Novo,

The following are comments and observations that we are concerned about and feel need to be thoroughly addressed prior to any further action being taken on this matter:

- GPU4 is legally inadequate because it understates most of GPU4's impacts on the environment. 28-1
- The DEIR does not describe GPU4 accurately. For example, the DEIR does not accurately identify the total number of residential units that could be accommodated under the Plan (i.e., at build-out). 28-1
- GPU4 is based on the 1982 Plan which includes a build out of 229,000 units. The GPU4 DEIR uses a build out number of about 54,000 units. As a consequence, the DEIR dramatically underestimates impacts on transportation, water demand, air quality, noise, and public services. The law requires that 229,000 units at a minimum be used in the DEIR. 28-2
- The DEIR does not identify that GPU4 would allow subdivisions throughout unincorporated Monterey County. Impacts on biological resources, safety and agricultural resources are vastly underestimated. 28-3
- The assessment of alternatives to GPU4 draws the wrong conclusions because it does not accurately identify build out for either the 1982 General Plan or GPU4. 28-4
- GPU4 would allow hundreds of thousands of acres of steep slopes to be converted, further endangering wildlife, oak forests; view shed and water quality countywide. 28-5
- In its assessment of alternatives, the DEIR identifies the Community General Plan Initiative as the environmentally superior alternative, but incorrectly states it would not provide enough room for growth. It also inaccurately states that it was developed by one organization without public input. 28-6
- The Community General Plan Initiative accommodates growth that meets AMBAG's population forecasts through 2030. The Initiative was developed by several non-profit public community interest organizations. It is based on the Community General Plan that included seven public workshops involving hundreds of members of the public. The Initiative provides for ultimate public participation - a vote of the people. 28-7
- The DEIR must be rewritten and recirculated to the public. To do otherwise is to risk incurring even more delays and costs in a planning process that is already absurdly long and expensive. Monterey County taxpayers deserve more from their elected officials. 28-8

Sincerely,


David Krueger


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