

ALL
DEIR
COMMENTS

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September 13, 2006

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

Re: GPU4 DEIR
Our File: 32791.29965

Dear Mr. Novo:

This letter is submitted as a comment on the Draft EIR for the Monterey County General Plan Update.

Please include and assess as a project alternative the Special Treatment Area designation for the Carmel Valley Airport property as described in the attached September 13, 2006, letter to the Planning Commission. Thank you.

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Very truly yours,

FENTON & KELLER
A Professional Corporation


John S. Bridges

JSB:vlh
Enclosure

cc: Monterey County Board of Supervisors
Supervisor Dave Potter, 5th District
Alan Delfino
Ben Roeder

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September 13, 2006

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VIA FACSIMILE AND U.S. MAIL

Monterey County Planning Commission
Monterey County Government Center
168 W. Alisal Street - 2nd Floor
Salinas, CA 93901

Re: GPU4 - Delfino Property (Former Carmel Valley Airport)
Our File: 32791.29965

Dear Commissioners:

We submit this letter on behalf of the owner of the Carmel Valley Airport property, the Delfino family. The current Carmel Valley Master Plan includes a specific policy that reserves the Delfino's Carmel Valley Airport property for residential use at a density of one unit per acre (Carmel Valley Master Plan Policy 26.1.42). Recognition of this intended residential use of the property was also reflected in GPU3 in accordance with a recommendation from the Carmel Valley Land Use Advisory Committee. The property was also the subject of a Board approved property owner request (#229; approving use for low density residential and affordable housing development).

As you are probably aware, the property is no longer used for airport purposes and the Delfino family is in the process of submitting an application to the County to implement the residential use for which it was reserved. The plan design would cluster homes near the middle of the property (including 10 affordable units available to moderate, low, and very low income families) and would retain 15+ acres in open space for community use. The project design has been presented to several local community groups including the Carmel Valley Chamber of Commerce and the Carmel Valley Association.

Consistent with what the Delfinos believe is the community sentiment regarding reuse of the property and consistent with the existing master plan policy, the Delfinos request that GPU4 include special policy recognition for residential development of the property and/or designation of the land as a Special Treatment Area. The property is in the heart of Carmel Valley Village

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Cont.

Monterey County Planning Commission
September 13, 2006
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and therefore is proximate to a full array of community services including schools, emergency services, and commercial facilities.

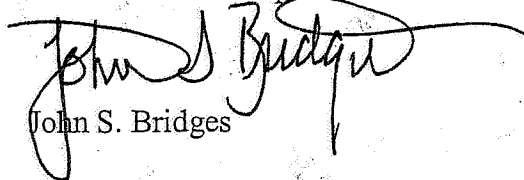
Other Carmel Valley Special Treatment Areas are already reflected in GPU4 (reference the August 2006 ERRATA Summary). These Special Treatment Areas have been assessed in the Draft EIR and that document has determined development of said Special Treatment Areas will not result in significant impacts and that no mitigation measures beyond the 2006 General Plan policies are necessary. At the General Plan policy level, we believe the same conclusion would apply to a Special Treatment Area designation for the Delfino's Carmel Valley Airport property. Project specific/local impacts will, of course, be assessed by the EIR that will be prepared for the project.

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Cont.

In summary, we request Special Treatment Area designation for the Carmel Valley Airport property consistent with existing Carmel Valley Master Plan Policy 26.1.42 and consistent with the Delfino family's project application.

Very truly yours,

FENTON & KELLER
A Professional Corporation



John S. Bridges

JSB:vlh

cc: Monterey County Board of Supervisors
Supervisor Dave Potter, 5th District
Alana Knaster
Carl Holm
Alan Delfino
Ben Roeder