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September 13, 2006

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

Re: GPU4 DEIR
Our File: 5490.27883

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 revision to Policy AG-1.7 described in the attached September 12, 2006, letter to the Planning Commission. Thank you.

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
Janet David

35-1

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VIA FACSIMILE & U.S. MAIL

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

Re: GPU4 - Allowance for Second Homes on Large Ranch Parcels (Policy AG-1.7)
Our File: 5490.27883

Dear Commissioners:

My client, Janet David, is the owner of several large ranch parcels in Carmel Valley. Throughout the process of the General Plan update Mrs. David has consistently requested consideration be given to allowing second homes on large ranch parcels such as hers. During the Board of Supervisors' discussion of this issue last year, we understood them to recommend favorably in response to Mrs. David's request. Staff translated that Board direction in the form of Policy AG-1.7 which does make allowance for second homes larger than the 1200-square foot accessory units mentioned in Policy LU-2.10.

The problem is, that as written, Policy AG-1.7 technically only applies in "agricultural land use designations." Since Mrs. David's request was based on large "ranches" it is understandable that Staff may have believed that Policy AG-1.7 was responsive to Mrs. David's request (and thus the Board direction). The reality, however, is that Mrs. David's ranch land does not have an agricultural land use designation. Instead, it is designated resource conservation (which is the designation used for ranches in Carmel Valley). Because GPU4 recommends the land use designation remain the same on Mrs. David's property, the Board's intent in responding to Mrs. David's request is not implemented by the current language of Policy AG-1.7.

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Cont.

Monterey County Planning Commission
September 12, 2006
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Accordingly, we request, consistent with the Board's direction, that Policy AG-1.7 be revised to also apply to large ranches (i.e., greater than 40 acres in size) designated resource conservation.

35-1
Cont.

Thank you for your consideration.

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
Janet David