

Calderon, Vanessa A. x5186

From: Doug and Susan Kasunich [sandkas@netpipe.com]

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My name is Doug Kasunich. I am a resident within the North Monterey County Planning Area. Following are brief comments regarding issues in the North Monterey County Planning Area discussed in the DEIR for the Monterey County 1982 General Plan Update.

The DEIR recommends no further subdivision of lands in the North Monterey County planning area. This policy will most likely fuel lawsuits by individuals wishing to split or subdivide within this area. Successful litigation opposing this policy would result in further growth in this resource poor area despite General Plan language. Litigation would also incur costs to Monterey County residents and developers alike, funds that would be better used providing housing for our work force. Language spelling out conditions for subdivision would be more beneficial to existing residents than the proposed ban. GPU 5 should restrict subdivision of lands in this area to only properties served by a community large water system and sanitary sewers that return flow to the existing Regional Water Reclamation facility near Marina. At the present time these utilities do not exist in the planning area, a situation that would essentially have the same result as the proposed language in GPU 5.

1

North County water wells are fast succumbing to excessive overdraft and septic system related nitrate loading, two of the main reasons GPU 5 entertains a no growth policy for this area. The problematic groundwater situation already negatively affects a large number of existing parcels, as many as 1 in 4 in the Granite Ridge area (per MCWRA data). Correcting this situation will financially tax local residents, creating hardship for many. A sanitary sewer and water distribution policy could facilitate movement on efforts to provide infrastructure in this area as well as provide additional sources of funding for those improvements. The people involved in the development industry tend to be the members of our society who get things done. Unfortunately, because subdivision of lands has been allowed to proceed regardless of resource shortfalls, the movers and shakers among our citizenry have not applied their skills towards solving North County resource problems. Approvals for projects that increase the hardened water demand in this water short area despite data documenting the lack of a long term water supply actually impedes progress on correcting the resource deficiencies. If the ability to subdivide was predicated on the construction of community water and sanitary sewerage facilities, North County residents would be more likely to receive timely relief from groundwater quantity and quality problems. Sanitary sewers would allow rezoning to take place by eliminating the minimum 1 acre lot size mandated for septic disposal. If water and sewer improvements first followed existing traffic corridors, higher density in fill could facilitate construction of affordable housing on existing vacant land and additional auxiliary units on lots already built out.

2

The FEIR for the Monterey County General Plan Update should adopt as a goal and /or prerequisite, sanitary sewer and community large water distribution systems for further growth to occur in the North Monterey County Planning Area.

3

The vague language and numerous amendments gracing the 1982 Monterey County General Plan resulted in litigation surrounding almost every new subdivision proposed for North Monterey County.

4

GPU 5 must have concise, clear language along with some mechanism to limit General Plan Ammendments or policies proposed will continue to generate litigation at our citizens expense. Mandating sanitary sewers and community large water systems as a condition for subdividing existing lots of record in the North Monterey County Planning Area would eliminate the "anything goes" policies that, as a result of variances, exceptions and amendments, are now the 1982 General Plan.

4

Thank you, Doug Kasunich, Prunedale