

Monterey County
Planning and Building
Inspection Administration

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From: Nancy Pratt <nancycoast@earthlink.net>
Date: February 2, 2009 4:11:13 PM PST
Subject: Fwd: GP5 Grade no more than 30%

General Plan Comment Re: grade revision of more than 30%

Before making any changes in the General Plan's Grade limitations, or allowing exceptions to the plan in certain cases, please do the research on what such a decision cost Marin County in the 1990's. When the Planning Commission and Board of Supervisors allowed a variance, even though their own geologist reports from @30 years previous, made it clear a particular property should not be graded, the elected officials ignored staff. Having a world famous architect (I.M. Pei), and an extremely wealthy foundation (The Beryl Buck), and a hopefully, world renowned research facility on aging, in the county was to much to say no to. After construction of the facility, the hill slid and caused damage to numerous homes, including displacing several families.

1

Please be prudent now, and save Monterey taxpayers from foreseeable lawsuits from bad decisions.

Questions I would like answers to when considering slope grading at 30% or more are:

- (1) What is the baseline for grading?;
- (2) Is this grade determined at a particular point of the slope or is it an overall average?;
- (3) Does landfill mitigate the grading and how would it mitigate potential land movement? (I am thinking here of not only the Novato example stated above, but also the Sand City Ecoresort with a sand dune that does not want to stay fenced in.)

2

Thank you for consideration of this point in GP5.

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