

To: Jacqueline Onciano  
Monterey County Planning Dept.  
168 West Alisal St., Second Floor  
Salinas, CA 93901-2487

Date: March 5, 2008

Subject: Draft EIR Comments – Rancho Canada Village

Dear Jacqueline,

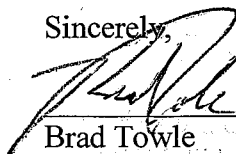
My family and I have carefully reviewed the recent DEIR for Rancho Canada Village we are deeply concerned with many aspects. My house & property are located directly west of this project and actually borders the project down stream. We also live on the private road which the developers wish to use for project access. I cannot express enough not only my own but also my family and our neighbors deep fear and high stress caused by this proposal. In my opinion, the DEIR is clearly written to favor the developer's primary goals and neglects the many significant concerns by surrounding property owners. Specific comments are provided below.

1. Pg ES-2: Economic goal should be to not cause potential harm to neighboring residents. This should be primary objective!
2. Majority of site photos used are 3 to 4 years old and do not accurately reflect current state of properties around the project. Example: Figure ES-3 (as well as 2-3, 3.4-7, 3.4-8, etc) does not show residence on west side of project. Visual aesthetics much more effected than depicted in DEIR.
3. Construction noise/pollution over 5+ years of project development not adequately addressed regarding CMS students and bordering neighbors. Days and time construction allowed should be defined and how it relates to existing wildlife in the area. Example: No construction on weekends or before 9am or after 5pm.
4. Ref. Impact HYD-8 and HYD-9: Flood hazard associated with placement of fill and flood hazard associated with re-direction of river flows (pg 3.2-27 and 28). DEIR states this impact is "Potentially Significant" but reduces significance level to (Less than Significant) by development of floodwall along my property. This is a completely wrong assertion and this project should not move forward with this type of risk to neighboring homes and families. A re-directed river likely would not be stopped by a floodwall. If river is re-directed during major storm, high probability my home and others will be at huge risk of flooding which could cause potentially serious personal and property harm. This risk is unacceptable! No project should be built in a flood plain and certainly no project should remove over 200,000 cubic yards of fill from the flood plain up river from homes. The DEIR does not place sufficient significance on this issue or evacuation concerns during major flood event for not only humans but pets and horses living nearby. To resident's down-stream, this is a major concern. DEIR must clearly study this issue and

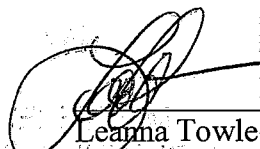
- define precisely what actions will be taken. Should a flooding disaster occur, the County as well as the Developers would assume tremendous liability.
5. DEIR fails to take into account all of the previously approved projects in Carmel Valley as they relate to traffic, flooding and infrastructure. Although not completed, Santa Lucia Preserve will have 500 new units (over 2000 new car trips/day) and Safeway/Crossroads expansion (over 2000 new car trips/day). Several other smaller projects already approved.
  6. Question why Project Alternative #2 (pg ES-9 and pg 5-9) which is feasible and substantially lessens significant impacts of the project was not the recommended alternative. This alternative moves project further from Carmel Middle School and removes need for Rio Road extension over private property. Also the Minimum Density Alternative was determined to be superior environmentally yet discounted.
  7. Rio Road extension (ref. pg ES-4 and 5, 2-6) – The projects desire to use the 20' easement over existing Tie Back Levee and edge of neighboring properties is inappropriate and does not conform to original easement intent. Increased traffic past residences and condominiums on Rio Road would occur and be dangerous to residents who walk to nearby stores and Post Office. Alternative 5 (pg 5-18) is only acceptable method of utilizing Rio Road connection to project if Project Alternative 2 not accepted.
  8. Drainage (ref. pg 2-9, fig 2-7) – Development plans to funnel majority of west side drainage directly at my properties east side. This is completely unacceptable, possibly not legal and should not be allowed by the County.
  9. DEIR needs to address Environmental Impacts of building 300 homes next to the Carmel River. Effects on river bed with increased number of people having easy access to river bed when dry and damage to vegetation along river banks. Also danger of people along river during storms when river flowing very fast.
  10. Proposed lot sizes (25 x 80 for Cottages) is incredibly small and not in character with Carmel Valley. Minimum lot sizes should be 1 acre.
  11. Wildlife (ref. Table 3.3-4, pg 3.3-14) – Several species of local wildlife know to live on project site not included in DEIR. Some examples include: Bobcat, Coyote, Striped Skunk, Bush Rabbit, Opossum, Raccoon, Mule Deer, Barn Owl, Quail, Dove, Horned Owl, Screech Owl, Bushtit, Brown Creeper, and others. DEIR should be more thorough in this very significant area!

In summary, this proposed project is definitely not in keeping with Carmel Valley character, conflicts with Carmel Valley Master Plan, is built in a flood plain and will cause significant traffic problems and flooding risk to neighbors down stream. Much more study and analysis must be done before this project can move forward!

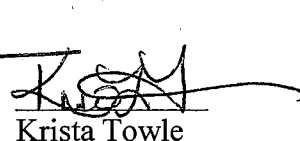
Sincerely,



Brad Towle



Leanna Towle



Krista Towle

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