

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863



March 30, 2001

Scott Hennessy, Planning Director
Monterey County Planning Dept.
P.O. Box 1208
Salinas, CA 93902

Subject: ***Del Monte Forest Local Coastal Program Submittal***

Dear Scott:

This letter is a follow-up to our letter of November 21, 2000 to Annette Chaplin and subsequent conversations on the subject of the Del Monte Forest Measure A local coastal program amendment. In that letter we outlined the various submittal requirements as detailed in the Commission's regulations and stated that an Environmental Impact Report (EIR) on the amendment was not strictly necessary for amendment filing purposes. The specific requirement is "an analysis of potentially significant adverse cumulative impacts on coastal resources and access...." We have since had the opportunity to review existing files and discuss the available information with County staff. Given the amount of investigation that occurred on the subject sites to date, we believe that it is possible for the County to submit the LCP amendment request without waiting to first perform an EIR on a specific project proposal.

In order to comply with the quoted California Code of Regulations' filing requirement, the following, in combination with our previous letter, is a summary of the information needed to file the Measure A amendment request.

- (a) A list of all references used for the County's analysis (including all maps, reports, aerial photos, and other documentation), dated and indicating the preparer's name and affiliation. Following a review of this list, we will inform you if any necessary reference materials are missing.
- (b) The most recent and up-to-date information and mapping for the natural resources located in the planning areas proposed for rezoning (i.e., Monterey pine forest, wetlands, dune habitats, and rare, threatened and endangered plant and animal species such as Gowen cypress, California red legged frog, Monterey spineflower, Yadon's piperia, etc). We would also appreciate receiving a copy of any resource mapping the County may have completed in digital format (e.g., GIS layers in ARCView or similar format).
- (c) An analysis of how the amendment provisions along with existing County environmentally sensitive habitat policies (not proposed for amendment) will protect the rare, threatened and endangered plant and animal species.
- (d) An analysis of how the amendment provisions along with existing County tree removal policies (not proposed for amendment) will protect Monterey pine forest resources, particularly in light of the impact of pitch canker epidemic.
- (e) The definition for the "employee housing" designation assigned to Area B and what would be allowed within this designation.

- (f) The exact number of legal lots of record in all areas proposed for rezoning.
- (g) The acreage of all areas proposed for rezoning by Measure A.
- (h) Any relevant aerial photographs of the Del Monte Forest area.
- (i) Assuming that the County will be using the previous EIR developed for the earlier Lot Program (Volumes I and II dated November 1995, Volumes III, IV and V dated June, 1997) for background information, we will need any updated information on the project description and environmental setting for the resources listed (i.e., those listed in Chapter 4 of Volume I), including updated tables and maps.
- (j) Any additional wetlands mapping conducted specifically in area MNOUV for the proposed golf course.
- (k) Clarification of what constitutes the "detention basin" area shown on EIR Biological Resources/Subdivision maps. (Is it existing an wetland, an existing basin or a basin proposed for construction?)
- (l) Description of all existing development in areas proposed for rezoning by Measure A.
- (m) Official Initiative packet presented to electorate, and electronic version of Initiative text if possible.
- (n) Any documentation on historic use and permit history of area MN (old Spyglass quarry site west of the Stevenson Drive/Spyglass Hill Road intersection) used as a dumping site (fill). The location and extent of the existing fill material should be shown on any biological resource maps for that area.
- (o) Clarification of the definition of "golf suites," and a description as to whether these are to be residential or commercial visitor serving.
- (p) With regards to the proposed lifting of the B8 resource overlay, please provide any background materials you may have regarding the status and adequacy of water and sewer capacity, and highway capacity and circulation. Please describe any traffic improvements that have been implemented in and around the Del Monte Forest since the original EIR was completed.
- (q) A description of measures that could be taken to protect the designated trails and trail routes identified in the LCP, consistent with LUP Policy 124. (These may include criteria for realignments, and for trail dedications as needed to insure continued availability for public use.)

Based on our recent discussions and file reviews, it is our understanding that most, if not all, of this information is readily available to the County. Certainly feel free to contact this office if you wish to discuss this matter further.

Sincerely,



Tami Grove
Deputy Director

Scott Hennessy, Planning Director
Monterey County Planning Dept.
March 30, 2001
Page 3

cc: Edith Johnsen, Chair, Board of Supervisors
Jim Colangelo, Monterey County
Tony Lombardo, Lombardo & Gilles
Alan Williams, Carmel Development Co.

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TO:

Dave PotterCounty of MontereyBoard of SupervisorsPHONE NO: _____ FAX NO. (831) 647-7695FROM: Tami Grove

PHONE NUMBER (831) 427-4863

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Please notify sender if you do not receive a clear or complete copy of this transmittal.

REGARDING: Letter to Scott Hennessy of
3-30-01 Re: Del Monte Forest
LCP Submittal