



**LandWatch**  
monterey county

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November 8, 2011

Paul Getzelman, Chair  
Monterey County Planning Commission  
168 West Alisal, 2nd Floor  
Salinas, CA 93901

Subject: Appeal of Val Verde Subdivision

Dear Chair Getzelman and Members of the Planning Commission:

LandWatch Monterey County supports staff's finding that the Combined Development Permit application is inconsistent with the 2010 General Plan. The proposed 42-unit subdivision is proposed on 7.92 acres with access from a private road. The project does not have proof of access, a demonstrated long term sustainable water supply, or water reclamation or conservation components required by General Plan Policy CV-5.4. Additionally, the project could potentially exceed the cap of 266 new units provided for in General Plan Policy CV-1.6.

Ordinance No. 5171 established a process for determining General Plan consistency. If county staff finds that a proposed project is inconsistent with the General Plan, the applicant has the opportunity to revise their proposal to attain consistency. Failure to submit a revised project within the allotted time would result in the application being denied.

Based on Ordinance No. 5171, we urge the Commission to uphold staff's recommendation and find the Val Verde Subdivision inconsistent with the 2010 General Plan.

Sincerely,

Amy S. White, Executive Director  
LandWatch Monterey County