



April 7, 2015

Luis Osorio  
Monterey County Planning Department  
168 West Alisal, 2<sup>nd</sup> Floor  
Salinas, CA 93901

**SUBJECT: COMMENTS ON MORO COJO SUBDIVISION AMENDMENT  
ENVIRONMENTAL DOCUMENT**

Dear Mr. Osorio:

LandWatch Monterey County has reviewed the Negative Declaration (ND) and Initial Study for the proposed project and has the following comments:

1. The Initial Study finds that there are no other public agencies whose approval is required. This finding should be revised to note that the California Coastal Commission would be required to consider revisions if the project is appealed to the Commission.
2. The Initial Study fails to address project consistency with the Coastal Act requirements for affordable house (Section 30614) since Condition 99 is a Coastal Act Permit. The Initial Study should be revised and recirculated.
3. The Initial Study fails to address project consistency with North Coastal Plan Policy 4.3.6 regarding protection of existing affordable housing. The Initial Study should be revised and recirculated.
4. The Initial Study fails to address the cumulative impact of the loss of 161 affordable housing units on the overall stock of available and existing housing for very low, low, and moderate income households.

Thank you for your consideration.

Sincerely,

Amy L. White  
Executive Director