

Exhibit D

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CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WWW.COASTAL.CA.GOV



December 7, 2017

Craig Spencer
Monterey County Resources Management Agency
1441 Shilling Place
Salinas, CA 93933

**Subject: Mitigated Negative Declaration (MND) for 1536 Venadero LLC, SCH
#2017111023**

Dear Mr. Spencer:

Thank you for forwarding the MND for 1536 Venadero LLC to our office for review. The proposed project as we understand it would include redevelopment of an existing driveway; redevelopment of pathways surrounding the existing home; construction of a new patios and walkways; and new landscaping and associated irrigation. The project would exceed the 9,000 square-foot coverage limitation within the Pescadero Watershed. We have the following comments about the project with regard to exceeding the required coverage limitation, as discussed in more detail below.

The subject property is located within the Del Monte Forest Land Use Plan (LUP) and Coastal Implementation Plan (CIP) segment, which includes an extensive policy framework meant to protect the area's rich coastal resources, including through policies that protect freshwater and marine resources (including Carmel Bay, an Area of Special Biological Significance (ASBS)). Specifically, the LCP includes provisions that require new development to: minimize runoff, site disturbance, erosion, and sedimentation; conform to site topography; keep driveways to the minimum length and width to provide "simple, direct access" (and be limited to the minimum required to meet daily, not occasional, parking needs); and design surfaces to minimize runoff (including through the use of permeable materials) (LUP Policy 1 and CIP Section 20.147.030.A.1.a). For the Pescadero Watershed area (which drains to Carmel Bay) specifically, the LCP requires that residential impervious surface coverage (i.e. structural and site improvements) be limited to a maximum of 9,000 square feet (CIP Section 20.147.030.A.1.b). This cap on impervious surfaces in the watershed, which is applicable to both new development and redevelopment, was intended to provide a quantifiable and meaningful level of protection against excessive runoff and nonpoint source pollution to the ASBS.

The proposed project would convert some, not all, of the existing walkways and driveways from permeable to impermeable surfaces. The proposed project would retain 14,053 square-feet of impervious surfaces, over 5,000 square-feet above the required impervious coverage limit. The MND states that because this is a reduction from current coverage, the project meets the intent of the Pescadero Watershed policy. We disagree. The project proposes to resurface and reconfigure portions of the driveway, but retains a significant amount (4,387 square-feet) of impervious driveway surfaces. We believe that when a project intends to redevelop its driveway, the

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development must conform to the LCP policies regarding simple and direct access and impervious coverage limitation. The MND analysis does not discuss why pervious surfaces will not be utilized for the redeveloped driveway, nor does it discuss whether the redeveloped driveway meets the policies related to simple and direct access. We believe that unless the site meets the Pescadero Watershed coverage limitation, impervious surfaces should not be used for the redeveloped driveway.

Additionally, the proposed project includes new impervious coverage (walkways, patios, etc.) in areas that are not currently covered by any residential surfaces. The MND does not provide the exact square-footage of new impervious coverage, nor does it analyze whether allowing additional impervious coverage is consistent with the Pescadero Watershed coverage limitation. Again, the LUP and CIP policies are clear that the 9,000 square foot coverage limitation is meant to provide a meaningful level of protection against excessive runoff and nonpoint source pollution to the ASBS, which applies to both vacant and developed parcels. We do not believe that adding coverage in areas that are currently undeveloped, on a parcel that already exceeds the coverage limitation, is consistent with intent of these water quality protection policies.

In sum, we believe that the MND does not adequately reflect the intent of the Pescadero Watershed coverage limitation policies. Thank you for considering our comments. If you have any questions or would like to discuss this issue further, please contact me at (831) 427-4863 or Brian.O'Neill@coastal.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "B. O'Neill", written over a horizontal line.

Brian O'Neill
Coastal Planner