

Re: Mayr, Th13c

Dayna Bochco, Chair
and Members of the California Coastal Commission

Dear Chair Bochco and Commissioners:

I am a resident of North Monterey County and I urge you to uphold the appeals and deny the Mayr residential subdivision application.

The Mayr project cannot be approved pursuant to the Local Coastal Plan.

As stated in the CCC report,

“North Monterey County has had severe groundwater overdraft problems for decades. . . . The LCP requires development in North County to be served by a long-term water supply, and only allows new development, particularly residential subdivisions, when the groundwater basin is in its safe yield extraction state. The proposed project would authorize a subdivision allowing for two future residences that would demand water from an already severely overdrafted groundwater basin. The project cannot be found to have a long-term water supply, and cannot be found to be served by water from a groundwater basin in a safe yield state. Furthermore, . . . residential subdivision represents a low LCP-priority land use within an area with known water supply deficiencies. When such a combination results, the LCP affirmatively requires the proposed development to be denied.”

The proposed project is inconsistent with the restrictions of the 1991 Coastal Development Permit CDP MS88-10 on the property.

The project proposes to construct residential roads, utilities, and septic systems into central maritime chaparral ESHA and coast live oak woodland. The LCP does not allow these uses in ESHA, and requires protection of oak woodland.

The project would require extensive grading and landform alterations that are inconsistent with LCP protections of North County’s scenic hills and water quality.

The fundamental issue is LCP compliance, and this project does not comply.

In conclusion, the facts are clear: the project is not approvable under the LCP and under the 1991 permit. Please uphold the appeal and deny the project.