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Luther Hert, Chair
Monterey County Planning Commission
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

October 21, 2014

Planning File Number: PLN040758 Ferrini Ranch-Oppose

Dear Chairman Hert and Planning Commissioners,

Sierra Club Ventana Chapter has reviewed the FEIR for the Ferrini Ranch project proposed for about 870 acres along Highway 68 near Toro Park and we find no need for a project of this size at this time in Monterey County.

We agree with the letter sent by the League of Women Voters on October 9 which emphasized similar concerns that are shared by our membership. These include but are not limited to:

- The proposed project is too large, would create urban sprawl and thus contribute to greenhouse gas emissions from an excess of single vehicle use.
- The project is not needed as there are 10,000 residential units approved but as yet not constructed in the County.
- The biological section of the FEIR lists many species of special concern as well as special status species that do not have satisfactory mitigation programs in view of this sprawling project.
- Use Permits are proposed for winery related development that would require removal of up to 921 protected Oak Trees and for development on slopes of more than 30 percent.
- The project does not have a long term sustainable water supply. It relies on the long over drafted Salinas Valley Groundwater Basin.

In summary, we see no need for this project as there is insufficient mitigation for its long-ranging negative impacts. We respectfully request that the Planning Commission deny the project.

Thank you for consideration of our request.

Sincerely,

Joel Weinstein
Ventana Chapter Chair

To explore, enjoy, preserve and protect the nation's forests, waters, wildlife and wilderness