

CALIFORNIA ENVIRONMENTAL LAW PROJECT
PO Box 667, Mill Valley, CA. 94942
LAURENS H. SILVER, ESQ

Dear Supervisor Phillips:
Monterey County Board of Supervisors
District2@co.monterey.ca.us
August 26, 2019

RE: Morgenrath (Blaze Engineering) PLN 160851
August 27, 2019 Appeal Before BO

On behalf of the Ventana Chapter of the Sierra Club, with 8000 members in Santa Cruz and Monterey Counties, I am writing this letter to reiterate its opposition to this project (please refer to our more detailed letter of April 16, 2019). We appreciate the time and effort made by the applicant and the County to resolve some of the environmental concerns, but the revisions do not satisfy the Club that this project will have anything but a damaging effect on the rare redwood forest ecosystem and the Environmentally Sensitive Habitat Area (ESHA) present on the site. We urge that the Board **grant the appeals pending before it that pertain to the approval of this project** by the Planning Commission in 2018.

Additionally, Sierra Club agrees with Coastal Commission staff (see staff letter dated October 1, 2018) that “given the limited availability of land designated RCC in the Big Sur Area and the increasing number of visitors to Big Sur, we believe that RCC land designated land ideally should be reserved for essential/ priority visitor serving uses.”

The Chapter further agrees with the CCC staff analysis of the County’s Implementation Plan, which states that uses such as contractor yards and storage facilities are not authorized as either a principal or conditional use in Visitor Serving Commercial zones.

We believe there are other parcels in the Big Sur area that could accommodate this business that would not adversely affect the unique Coastal Zone natural resources that the Coastal Act was specifically enacted to protect from harm.

For the above reasons, the Ventana Chapter urges the Board to **deny** approval of this Project and to **grant the pending appeal**.

Laurens H. Silver, Esq.
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cc. [all supervisors]
cc. Clerk of the Board