

2/9/2004 #1

MONTEREY COUNTY



PLANNING AND BUILDING INSPECTION DEPARTMENT

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NOTICE OF AVAILABILITY SCHEDULE OF PUBLIC MEETINGS & HEARINGS

February 2, 2004

**Subject: Pebble Beach Company's "Del Monte Forest Preservation and Development Plan"
(Applications PLN010254 and PLN010341)**

Dear Interested Party:

The County of Monterey is seeking written comment on the DRAFT Environmental Impact Report (DEIR) on the Pebble Beach Company's "Del Monte Forest Preservation and Development Plan," applications PLN010254 and PLN010341, in accordance with the California Environmental Quality Act. This review period is established for the purpose of receiving written comments on the accuracy and adequacy of the DEIR together with other information relative to the environmental effect of the project.

The project consists of a Combined Development Permit that will result in new development at 13 locations. The proposed project also includes: requested amendments to the existing Spanish Bay Use Permit (PC-5202) regarding conditions imposed at the Sawmill Borrow Site, which is now proposed for the relocated equestrian center; approval of conditional certificates of compliance for three sites planned for subdivision; and County review of the project to determine whether the proposed uses are consistent with provisions of the recorded scenic easement on the lower Sawmill site and make appropriate findings or determine whether an amendment to the easement would be required.

The project includes four primary elements: 1) new visitor-serving, recreational and residential development; 2) dedication of conservation easements for the preservation and conservation of certain areas; 3) road, infrastructure, and trail improvements; and 4) resource management of preservation, conservation, and managed habitat areas within and adjacent to proposed development. In summary, the Proposed Project will result in construction of a new 18-hole golf course, a new driving range at the Spanish Bay Resort, and 160 new visitor-serving suites; relocation of the existing Equestrian center; creation of 33 residential lots within 5 subdivisions; construction of 60 employee housing units; and the preservation of 492 acres.

Potential significant environmental impacts were identified during preparation of the EIR related to the following topics: aesthetics, air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, land use, noise, public services, transportation, and cumulative impacts.

Comments on the DEIR will be received from February 5, 2004 to March 22, 2004 at 5:00 p.m. The Final EIR will include all comments received and responses to those issues which are significant.

In my opinion, Pebble Beach Co. should be allowed to complete their development - the number of lots etc. seems reasonable and employee housing an excellent thing. Anne R. Hueton

Anne Reese Kmetzonic
38 Country Club Gate
Pacific Grove, CA 93950

AVAILABILITY OF THE DRAFT EIR DOCUMENTS:

- *REVIEW the DEIR* at the County Planning and Building Inspection Department, Coastal Office, 2620 First Avenue, Marina; the County Administrative Office at 230 Church Street, Building #3, Salinas; the Public Libraries in Carmel, Carmel Valley, Monterey, Pacific Grove, Salinas (John Steinbeck/Main Branch), and Seaside; and the Pebble Beach Community Service District Office at Forest Lake and Lopez Roads.
- *DOWNLOAD the DEIR* from the Department's website: www.co.monterey.ca.us/pbi/, click on "Pebble Beach Project."
- *PURCHASE A PRINTED Copy of the DEIR* at Kinko's, 799 Lighthouse Ave., Monterey, or 501 South Main St., Salinas. Call them at 373-2298 or 769-9855 if you would like a price estimate: the DEIR is over 1200 pages in length, with many color graphics.
- *PURCHASE A CD-ROM of the DEIR* at the Department's Coastal Office. The cost is \$10.00. You can buy the CD-ROM in person, or by sending a request with a \$10.00 check.

PUBLIC MEETING: February 11, 2004

- A public meeting to explain the permitting process and to review project specifics, but not to accept testimony, is scheduled for the evening of Wednesday, February 11, 2003, 6:30 P.M. at the County Leadership Center at 2354 Garden Road, Monterey (just off Highway 68).

FIELD TRIP: February 18, 2004

- The public is invited to a February 18, 2004 field trip which is designed to familiarize County policy makers with the project proposal. Reservations must be made, prior to February 12, 2004 at 5:00 pm, by calling 831/883-7566. The field trip will start at 9:00 am in the parking lot of the Pebble Beach Community Services District's Carmel Hill Fire Station located inside the Highway One Gate. Vans and buses will proceed from the fire station to the proposed development and preservation sites where brief presentations will be made by staff to include a question and answer period for County decision makers. The tour will end by 4:00 pm. There will be a lunch break, although participants will need to bring their own bag lunches.

LUAC, SUBDIVISION COMMITTEE, and PLANNING COMMISSION PUBLIC HEARINGS

- The Del Monte Forest Land Use Advisory Committee (LUAC) will be setting a hearing in **late February or early March, 2004** to discuss the proposal. Call 831/883-7566 for the times and dates of this hearing.
- The County Subdivision Committee is scheduled to hear the proposal on **April 8, 2003**. This meeting will begin at 9:00 am at the Board of Supervisors Chambers, County Courthouse, Church and Alisal Streets, Salinas, CA.
- A public hearing before the Planning Commission to review the project and consider certification of the Final EIR as complete and adequate will be held subsequent to the DEIR's review at a time and place to be specified by legal advertisement in a newspaper of general circulation.

Please submit written comments to Thom McCue, Senior Planner, at the Monterey County Planning and Building Inspection Department, Coastal Office, 2620 First Avenue, Marina, CA 93933. Should you have any questions, please feel free to call me at 831/883-7566.

Sincerely,



Thomas A. McCue

Senior Planner

mccuet@co.monterey.ca.us