

2/18/2004 #6

**Ted R. Hunter**  
**P.O. Box 1189**  
**Pebble Beach, CA 93953**  
**Ph. 831-624-3734 Fax 831-620-1525**  
**e-mail**

February 16, 2004

Dave Potter, Monterey County  
5<sup>th</sup> District Supervisor  
1200 Aguajito Rd. Ste. 1  
Monterey, CA 93940

and

Scott Hennessy, Director  
Monterey County Planning Dept.  
2620 First Ave.  
Marina, CA 93933

Subject: Pebble Beach Co. Proposed Development Plans -  
Adverse Impact for Property Owners on Bristol Curve, Pebble Beach

Dear Dave and Scott,

Thom McCue made a fine presentation at the County's Leadership Center on February 11, 2004 covering the Pebble Beach Co's. pending application for 10 different development projects in Del Monte Forest, including a new golf course and changes in Stevenson Drive.


He reviewed the proposed plans for directing traffic from Stevenson Drive over to Forest Lake Road to permit the development of the new golf course. In his presentation he stated that the plan for abandoning part of Stevenson Drive southeast of Bristol Curve and realigning it by extending it to Forest Lake as shown in the Company's application and in the Draft EIR can not be used. He indicated that environmentally sensitive habitat existed in the area of the proposed realignment of Stevenson Drive and that Stevenson Drive traffic would have to be directed over Bristol Curve to Forest Lake Road.

As indicated in the enclosed copies of my letters, this would involve main artery, heavy traffic traveling on Bristol Curve that will create an unacceptable adverse impact for residents on Bristol Curve.

I expect that Thom will soon provide additional information on this matter and that the six property owners on Bristol Curve will be able to meet with representatives from the County and the Pebble Beach Company to work out a traffic/road plan that will eliminate this serious traffic problem.

Any assistance you can provide in this matter will be greatly appreciated.

Sincerely,

  
Ted R. Hunter  
enclosures

cc: Thom McCue, County Senior Planner  
Mark Stilwell, P.B. Co. Vice President

Ted R. Hunter  
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February 14, 2004

Thom McCue, Senior Planner  
Monterey County Planning & Bldg. Insp. Dept.  
2620 First Ave.  
Marina, CA 93933 FAX 384-3261

Subject: P.B. Co. Pending Application for Golf Course - Status of Bristol Curve and  
Extension of Stevenson Dr. Pebble Beach

Hi Thom,

Thanks for a fine presentation on the P.B. Co. project the other evening. During your power point slide show you explained the DEIR shows the abandonment of Bristol Curve and new realignment of Stevenson Dr. as shown in Figure 2.0-31 in the DEIR. (see attachment). I believe this is part of Pebble Beach Co's application. The owners of property on Bristol Curve were appraised of this plan in late 2000 by Allen Williams and Mark Stilwell. We were not pleased but understood clearly that the heavy traffic on the planned extension of Stevenson Dr. would be generally further from our properties than the route of the existing Bristol Curve.


On September 23, 2002 I mailed you and Scott Hennessy a request for action on making sure the new extension of Stevenson Dr. would be at least 140 feet from our front property line. I covered the fact that the plans, at that time, called for the extension of Stevenson Dr. to be located too close to our front property line as the heavy traffic noise would create an adverse impact. I enclosed a drawing showing the existing Stevenson Dr. which is now about 140 feet to the west or southwest of our property line. The drawing illustrated how the new road extension needed to be a greater distance from our property.

**During your February 11, 2004 presentation on this project you made the statement that this plan, as covered in Figure 2.0-31 can not be used as it has been determined that there is an ENVIRONMENTALLY SENSITIVE HABITAT AREA in the location of the proposed extension of Stevenson Dr.**

I would greatly appreciate receiving a written report covering this change in plans in detail. What plants are involved? Who made this decision? Does the special plant in this area exist in the area of the proposed golf course?

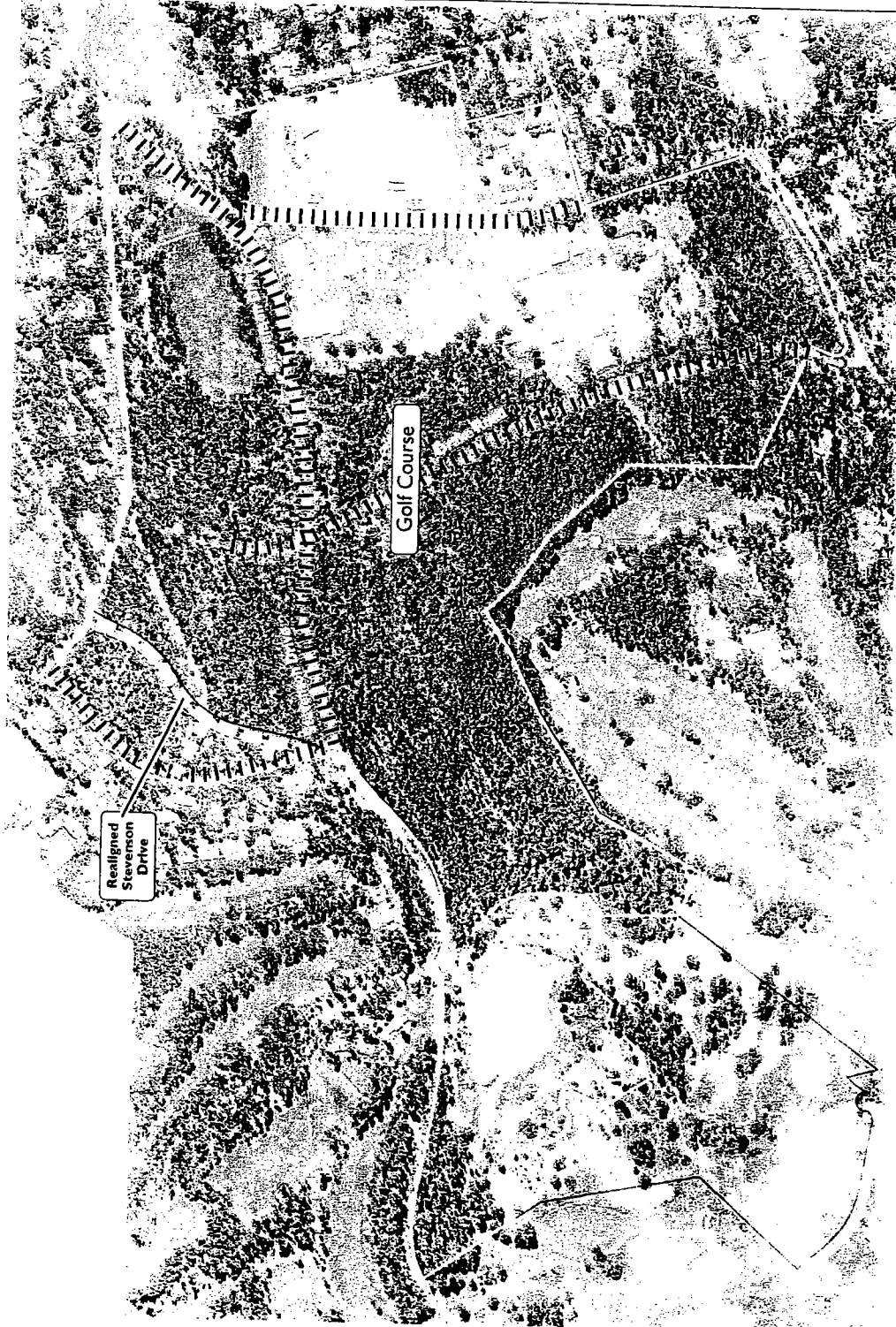
Using the existing Bristol Curve for extending the heavy traffic from Stevenson Dr. over to Forest Lake Rd. will create an unacceptable adverse impact for residents on Bristol Curve.

Thanks for your assistance,

  
Ted R. Hunter  
enclosures

**Figure 2.0-31**  
**Abandonment and Realignment**  
**of Roadways for New Golf Course**

||||| Roads to be abandoned



0 200 400 600 800  
Feet

Source: Base map © Pebble Beach Company, 2002. Used with permission.

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e-mail [huntertr@ix.netcom.com](mailto:huntertr@ix.netcom.com)

September 23, 2002

Scott Hennessy  
Dir. Planning & Bldg. Insp.  
240 Church St.  
Salinas, CA 93901

Thomas A. McCue  
Monterey County Senior Planner  
2820 First Ave.  
Marina, CA 93933

Subject: Input for Consultant Preparing EIR on  
PB Co. Application for Development Projects in Del Monte Forest

Reference: Letter of September 12, 2002 on Sept. 25<sup>th</sup> Scoping Meeting

Dear Scott and Thom,

Please provide the Jones & Stokes consultant working on the subject Environmental Impact Report with the following information:

The proposed construction of a new golf course in our neighborhood of the Forest involves a major change in the route for Stevenson Drive. Currently this road, with increased traffic daily, runs north and south on the west side of an open space area located west of our property at the corner of Bristol Curve and Bristol Lane.

The proposed change in routing Stevenson Drive easterly over to Forest Lake Road with a turn to the east is much too close to our property, which is Lot 16 as shown on that certain map entitled "Tract 675 Resubdivision of Syplglass Hill South". (See enclosed drawing).

The proposed new location for Stevenson Drive with a turn east will create a serious new adverse traffic noise impact for us as the planned construction of the new road will be too close to our property. It will also affect the value of our property.

We have lived with the existing traffic noise from Stevenson Dr. located beyond the open space area west of our property for 18 years. The approximate 140 feet distance between our west property line and the east edge of the existing Stevenson Drive has been acceptable. The road existed there when we bought the property.

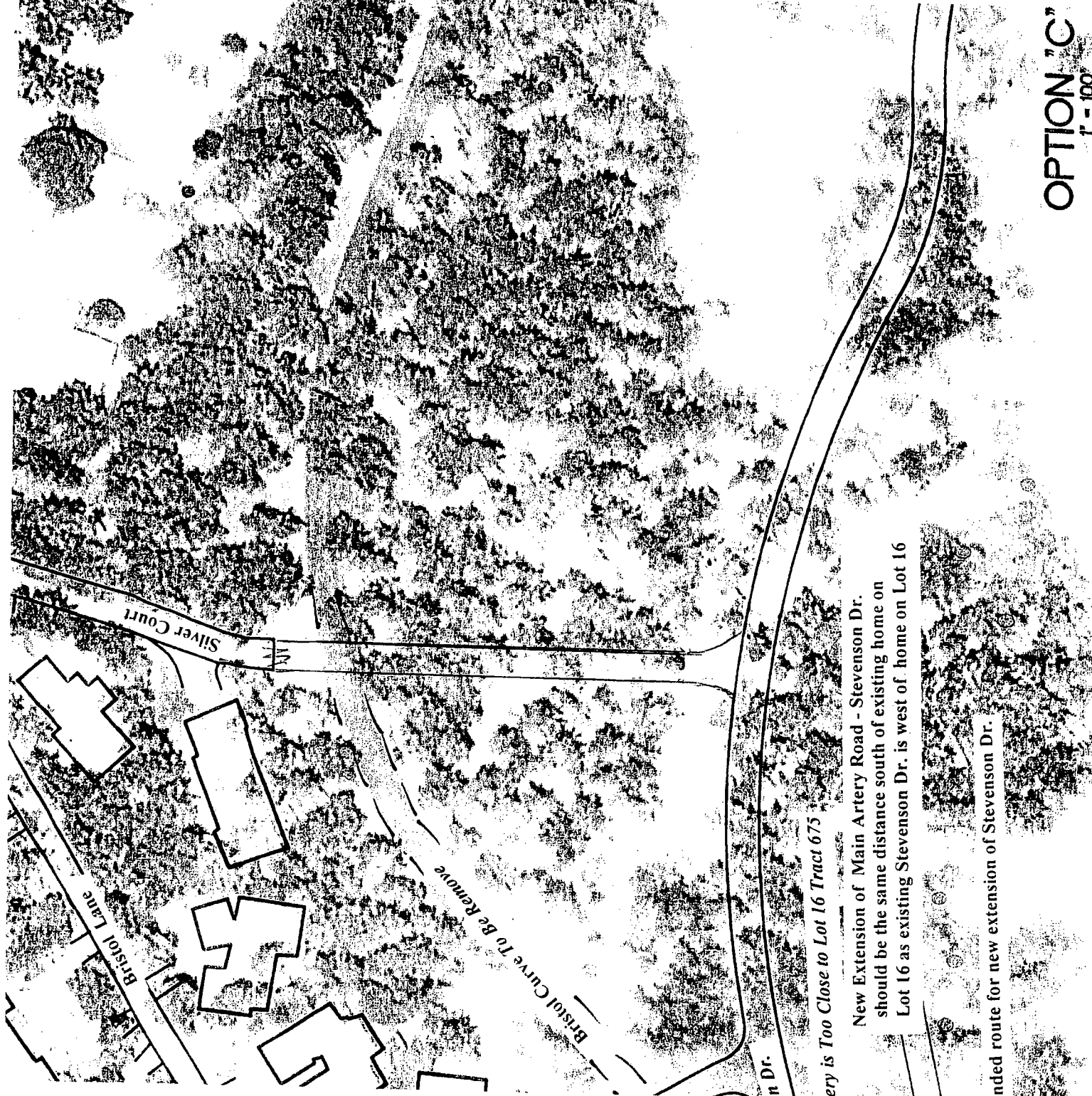
It is respectfully requested that the EIR cover this new adverse impact problem. It can be mitigated only if the proposed new turn and extension of Stevenson Drive is moved south to be at least 140 feet from the southwest corner of our property line and along the south of our property. Thank you in advance for acting on this request.

Sincerely,



Ted R. Hunter  
enclosure

cc: M. Stilwell, Pebble Beach Co. and A. Williams, Carmel Development Co.



OPTION "C"  
1" = 100'