

2/26/2004
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Phillips Wyly
1147 Wildcat Canyon Road
Pebble Beach, CA 93953

February 24, 2004

Mr. Thom McCue
County Planner
County Planning & Building Department
2620 First Avenue
Marina, CA 93933

Dear Mr. McCue:

I object to the Environmental Impact Report for the planned expansion of facilities by the Pebble Beach Company. In connection therewith, I have the following comments and questions:

1. With respect to the Monterey Pine Forest:

The EIR states plans call for removal of 150 acres of Monterey Pine, which is 25% of the current Pine Forest within Pebble Beach. (Page ES-10 of the Executive Summary.) As "mitigation" the company has proposed restoration of 15 non-forested acres and "resource management measures" to protect and enhance the remaining three quarters of the current forest (458 acres.) The EIR finds this unacceptable and proposes to make this ecological disaster insignificant by requiring applicant to "dedicate" 244 acres of pine forest in Aguajito. Isn't this a bit like declaring that preventing oil well drilling off the coast of Florida is mitigation for allowing drilling in the Alaskan Wild Life Preserve? How can preserving 244 acres outside the Del Monte Forest mitigate the destruction of one quarter of that forest? By what authority has such a proposal been put forth?

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2. Wetlands:

It is stated in the EIR (page ES-12) that parts of the proposed new Golf Course site and new Driving Range site contain wetland areas designated as "ESHA." The applicant proposes to avoid these areas by means of grading and the maintenance of a "100 foot buffer." How will this prevent run-off from seeping into the wetland areas? Who believes a 100

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foot buffer will keep errant golf balls followed by angry golfers out of these wetland areas? I have seen Tiger Woods hit a golf ball a hundred yards off the line he was intending. If I am any example, most weekend golfers are capable of far greater inaccuracies!

Further more, has a study been done to determine what effect the run-off from the additional golf course and driving range will have on the already degraded waters of Monterey Bay and the Marine Sanctuary therein?

3. Water: The "Cumulative Impact Analysis" (page ES-17) states current plans "could result in a cumulative water demand greater than the applicant's total remaining entitlement." "Theoretical" mitigation is (supposedly) proposed elsewhere in the document.

Shouldn't some very stringent regulations be established? I understand that, contrary to original claims, the applicant must still use some "potable water" to irrigate its golf courses because the quality of water from the Treatment Plant is not up to the required standard? Aren't the applicant's Water Entitlements based on the belief that such would not be the case? Was the applicant's water entitlements ever re-examined after it was learned the re-claimed water was is not sufficient to its needs?

4. Traffic: Maps provided by the applicant indicate Destruction (Logging Trucks, Earth moving trucks, etc.) and Construction Trucks will travel two main routes. One route will include travel down Lopez Road to Forest Lake Road then past RLS school. This route will pass both exits/entrances to the Fire Station located at the juncture of these two roads. Has there been a study done to determine how this heavy truck traffic will effect the Emergency Response Time for Fire Trucks and Ambulances housed at this facility? A second designated route for Destruction/Construction traffic is past the exit/entrance to the Fire Station located near the Hill Gate. Has a study been done to determine the effect on Emergency Response Time from this facility?

How much delay in Emergency Response Time becomes Life Threatening? The other day a "semi" carrying a fifty foot long I-Beam to the construction site now at the Lopez Road/Forest Lake Road intersection halted traffic on Forest Lake Road and Wildcat Canyon Road for more than five

minutes while the driver left his truck apparently trying to determine if he could make the turn into the construction area. Has there been a study to determine what effect this Destruction/Construction traffic will have on the students at RLS? The EIR proposes widening Forest Lake Road. Their athletic fields are on the other side of Forest Lake Road from the school. Parking for the school is now provided along Forest Lake Road. Will the proposed widening of the road effect school parking? Will it affect school access?

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Has there been a realistic study done to determine the affects on forest traffic following completion of the proposed project? Joe Lombardo has stated the elimination of his Rancho Canada West golf course will reduce the number of yearly vehicular trips on Carmel Valley Road by more than two hundred thousand. What will be the increase of yearly vehicular trips within the Del Monte Forest resulting from the addition of a golf course, a driving range and some two hundred or more hotel rooms? Has a serious study been done to determine if forest roads are capable of withstanding additional traffic? A proposal in the EIR suggests mitigation of traffic problems by means of the addition of several "STOP" signs as well as the addition of more Shuttle Service and the possibility of Salinas/Monterey Bus Company Lines within the forest. Has a study been done to determine what effects additional traffic as well as increased Smog Levels and traffic noise will have on the quality of life for Forest Residents? On Forest wild life?

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5. Mitigation policing: Much of the proposed "mitigation" for the damage to be caused by the proposed projects within the Del Monte Forest requires continuous control and supervision. The EIR proposes monitoring by the applicant. Isn't this a bit like asking the fox to guard the hen house? Shouldn't this monitoring be a function of County Planning? If so, has a study been done to determine how much man power will be required to police these activities? How often should these activities be monitored in order to have effective control? Once an hour? Once a day? Once a week? I contend monitoring should be on a daily basis. Does the

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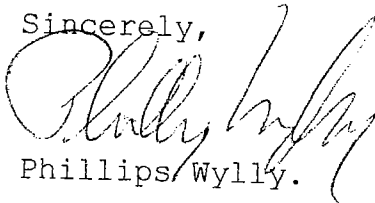
County have sufficient man power for this? Has a budget for this been prepared? I contend PBC should reimburse the county for any expenses it may incur in order to provide sufficient staff to handle project monitoring. Will PBC accept County monitoring and supervision through construction and subsequent usage?

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Mr. McCue, I suspect that as I get further into the massive EIR I will have other questions to pose to you. However, given the size of the EIR and the time limit for submitting comments and questions, I feel it necessary to send the above to you at this time. I will very much appreciate your response to my questions.

Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Phillips Wyllly".

Phillips Wyllly.

Cc: Supervisor Dave Potter
Ted Hunter - Concerned Residents of Pebble Beach
David Dilworth