

To: Mr. McCue, Planning Commission  
County of Monterey

received 3/11/2004

#19

Re: Spanish Bay Parking Lot on Congress Rd.

I am the owner of the property at 1024 Majella Rd. As an property owner and an environmentally concern citizen I protest the construction of the employee parking lot on Congress Rd. because:

- (1) As the existing Environmental Study points out that the construction noise at 1024 Majella will be in excess of 85 db, that will make the house not inhabitable for the duration of construction and will cause me distress and financial hardship | 1
- (2) Will subject the front of my house to the 7x24 noise from the car doors being shut – this is not covered in the Environmental Report, but needs to be considered. |
- (3) Will cause cutting down more heritage trees | 2
- (4) Will negatively affect quality of life and air at 1024 Majella Rd. | 3

*Let me also point out that, in spite of my earlier letter, the name of the project (Spanish Bay Driving Range) was not changed – it still hides the “stealth” project – to create a large-capacity (204 spaces!) parking lot there. The parking lot should be discussed and environmentally assessed as a separate project – and a separate hearing is called for due to the fact that this project was CONCEALED from the sufficient public scrutiny.* | 4

The following are the mitigating factors I urge the Planning Department to consider:

- (1) The parking lot needs to be constructed underground on the Spanish Bay side of 17 Mile Drive – where the existing parking is. |
- (2) Reduce the capacity of the parking lot to support ONLY the driving range area – not more that 30 cars | 5
- (3) increase separation from 1024 Majella gets increased to at least 200’ and provide a 6 ft wall in the back of the parking lot area. |
- (4) Provide access to 1024 Majella from Sloat Dr., so the front of the house will NOT face the parking lot. |

Vladimir Taft  
Owner of 1024 Majella Rd., Pebble Beach  
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