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This letter concerns the Draft EIR for the Pebble Beach Company's Proposed Development (Applications PLN010254 and PLN010341).

I live at 1232 Sombria Lane, very close to the proposed new Golf Course, and I have horses on my property. Over the last two decades my family has used the existing trails, Collins Field and Pebble Beach Equestrian Center properties about 100 days per year.

The Proposed Development of the New Golf Course will severely impact my property, life style and virtually exclude local residents from the area. I believe that Draft EIR does not address the negative impacts of the Development on local residents.

Three aspects of the proposed development will have adverse impacts on Pebble Beach residents in the area to the south and west of the proposed New Golf Course. The EIS is silent on these adverse affects and there is no mitigation suggested for these adverse affects. The three aspects are the proposed trail network, relocation of the Pebble Beach Equestrian Center and reduction in roads, public access and free public use of open space in the area of the proposed golf course.

I Proposed Trails in the New Golf Course.

According to the Draft EIR (i.e. Page 3.1-8 lines 11-12) "Proposed new trails would use the existing trail system to maintain system continuity. None of the new trails, or relocation of existing trails would significantly affect public access."

Development of the new golf course will greatly reduce the public's access to open space and nearly stop all non-golf use of this area for recreational purposes. In addition, The trail network and the proposed trail alterations were made with inadequate consideration of the residents who presently use this area.

All of the present equestrian properties in Pebble Beach lie near to and to the south and west of the proposed golf course. Equestrian and pedestrian use of roads and trails in the area of the proposed golf course is extensive. The only proposed replacement trail in the area of the proposed golf course is a trail starting at the present intersection of Drake Road and Sombria Lane and extending partially around the perimeter of the proposed golf course to Spy Glass Hill (Figure 2.0-32). This trail is entirely alongside roads including some that will be among those that will have the highest traffic volumes. For example, the relocated trail is adjacent to the intersection at Forest Lake and Stevenson Roads; This intersection has a forecast peak volume of 766 cars per hour.. (Appendix E. Cumulative forecast peak hour volume, intersection number 24. page 40 of Traffic Section) In comparison, present access to the trail network for some of the residents is along Drake Road that presently has a peak volume of 16 cars (Appendix B. Table A. Summary of Existing Peak two-way Traffic).

Riding a horse close to a road, and particularly an intersection, used by large trucks is particularly dangerous and much of the perimeter of the golf course will have heavy truck traffic both during and after construction of the proposed golf course.

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Access to trails during construction of the Golf Course is not addressed by the EIR. As mentioned above there is only a single proposed trail around part of the perimeter of the golf course. During construction of the golf course, which may take several years, there will be extensive activity of heavy vehicles and earth moving equipment. This activity will greatly reduce access to the trail network as it is very dangerous to ride a horse next to heavy equipment. Note that projected short-term noise levels during construction are 90 db along the roads surrounding the proposed new equestrian center (page 3.9-14). This is the highest noise level in the entire development and a real safety concern for local equestrian residents.

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Assuming that the construction of the golf course will proceed piecemeal, with use of heavy equipment being concentrated in only a portion of the area at any one time, this safety issue could be avoided if there were several trails in the proposed golf course as it would be possible for residents to avoid areas of heavy construction by taking alternative routes. With the proposed trail configuration, safety concerns will make it impossible for equestrian residents to have access to the trail network for the majority, and perhaps all, of the several years of construction. Active horses must be exercised several times a week and the majority of the equestrian residents exclusively ride their horses on the trails network, Collin's Field and at the Equestrian Center.

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2. Relocation of the Pebble Beach Equestrian Center:

Relocating the Equestrian Center will severely impact residents with equestrian properties who have utilized the Equestrian Center's facilities for decades. Residents currently access the extensive Pebble Beach trail network from the Equestrian Center. Collin's Field and the Equestrian Center's rings are used to condition and train resident's horses. Residents ride with people that board their horses at the Equestrian Center and they employ the Equestrian Center's professional staff for training both horses and riders. Some of the residents use the Equestrian Center's facilities more than 100 days per year. All of the above will be significantly altered by the proposed development. The relocated Equestrian Center will be about 1 1/2 hours, by horse, from the present location.

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3. Loss of access to existing roads and Collins field:

Residents of properties to the south of the proposed golf course presently use Drake, Portola and Forest Lake Roads to get to and from their property and as there are no sidewalks in the area they use these roads, the present trail network, the equestrian center and the polo field as areas for walking and other forms of recreation and exercise. Collins field is the only public area, in grass, that can be used for a wide range of recreation activities. The area's water problem prevents residents from having lawns and the large grassy area on Collin's Field has therefore largely replaced back yards for a wide variety of recreation purposes. Loss of this

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local, multi-use open space will seriously degrade the quality of life for those living near the proposed new golf course.

Removal of Drake, and sections of Stevenson and Portola Roads will cause significant increase in the distance that local residents have to travel in their daily commute and in trips to stores, appointments ect. Each round trip from properties on Sombria Lane to Pacific Grove will be 1 1/2 to 2 miles longer if these roads are removed. The proposed new golf course will require my family (4 drivers) to drive an additional 1000 miles per year. The properties south and west of the proposed Golf Course are annually subject to extensive winter storm damage with down trees on the roads and power outages frequently extending 24 to 48 hours. Removal of the above roads will significantly reduce access to the Sombria Lane area and it will increase the probability of residents being cutoff from their property during heavy winter storms.

Mitigation:

If the new golf course is approved residents on Sombria Lane will be separated from the rest of the United States by golf. The entire area from Seal Rock to Stillwater Cove will be golf courses (i.e. the Cypress Point Golf Course, the Spyglass Hill Golf Course, the proposed golf course, the Peter Hay Golf Course and the Pebble Beach Golf Links). There will be only three access roads into the area between the golf courses and the ocean (17 mile Drive at Cypress Point, Ondulado Road and 17 mile drive at the Lodge).

There are few possible ways to mitigate the adverse affects that will occur to residents that live near to the Proposed Golf Course. The intense concentration of open space in golf courses with the resultant loss of multi-use recreational open space is the bane of Pebble Beach residents that do not play golf. Loss of roads that you use daily cannot be mitigated.

1. Partial mitigation for the loss of access to the trails network, the loss of the Equestrian Center and Collins Field could be obtained by increasing the public access to the proposed golf course area. Specifically by adding a trail extending from the proposed trail end at Drake Road and Sombria Lane to link up with the existing trail somewhere near the intersection of Spyglass Hill and Stevenson Roads.

2. Retention of either Drake or Portola Roads

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