

Robert W. Shepner

3/22/2004
#40

March 21, 2004

Thom McCue, Senior Planner
Monterey County Planning and Building Inspection Department
Coastal Office
2620 First Avenue
Marina, CA 93933

Subject: Pebble Beach Company's "Del Monte Forest Preservation and Development Plan

Dear Mr. McCue:

This is in response to your February 2nd request for written comments on the DEIR.

Pebble Beach Company's "Land Use Plan, Implementation Program" dated May 1992 proposed a new golf course near the Hwy.1 gate. This site would have minimized the specter of unbearable increased traffic congestion around the Lodge should the new golf course be developed near there.

The then proposed reclaimed water reservoir at the Sawmill Gulch site was approved. The Coastal Commission approval at the time mandated that in addition to the golf courses in Pebble Beach, reclaimed water from the project should fulfill the needs of the golf course and cemetery in Pacific Grove and encourage other suitable users. This approval, however, was intentionally abrogated by the imposition of a scenic easement on the Sawmill Gulch site. It would appear that this easement would eliminate this site for an equestrian center but allow a scenic water reservoir.

Should the Sawmill Gulch site reservoir be made available and the reservoir being renovated at Forest Lake be completed, more potable water would be made available for our pressing needs. More water is needed for the Development Plan. There appears to be no mitigation of this need. There is no existing additional supply of water, either reclaimed or potable for the project. Cal-Am is under mandate to eliminate the use of the Carmel River. Why should the plan, which will require additional water, be approved without an existing provision for additional water?

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Regarding the Monterey Pine Forest, the counties surrounding Monterey have all been designated as Environmentally Sensitive Habitats. Monterey should also be declared an ESH County. The loss of thousands of trees in Pebble Beach is envisioned. Mitigation replacing the trees lost in Pebble Beach in areas outside of Pebble Beach is not relevant. Is mitigation of this loss to Pebble Beach possible?

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The subject plan and the still incomplete CAWD/PBCSD Wastewater Reclamation Project are inextricably entwined. One is not viable without the other. Yet the Reclamation Project is not included in the DEIR. According to the Addendum to Expanded Initial Study Phase II -CAWD/PBCSD Wastewater Reclamation Project of May 2001 the Project "adopted a Negative Declaration for Phase II of the CAWD/PBCSD Wastewater Reclamation on February 23, 1996. The Addendum subsequently states that "Since the adoption of the Negative Declaration, the Division of Safety of Dams has required more extensive modifications of the Forest Lake Reservoir north embankment than was described in the original study". These and other changes such as the relocation of the proposed golf course demand that the reclamation project be included in the DEIR. Why shouldn't the current Reclamation Project be included in the DEIR?

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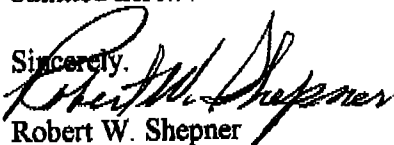
Golf courses in the area more than satisfy the demand. Why is another golf course necessary?

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Tourist housing is more than adequate. Tourist employee's affordable housing is inadequate. The Plan does not sufficiently alleviate this problem. Why add to this problem until adequate affordable housing is provided?

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I will look forward to your comments regarding the very significant negative impacts outlined herein.

Sincerely,

Robert W. Shepner

cc. Dave Potter, Fifth District Supervisor