

March 22, 2004

3/22/2004
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Thomas A. McCue, Senior Planner
Monterey County Planning and
Building Inspection Department
2620 First Avenue
Marina, CA 93933

Dear Mr. McCue:

The City of Monterey is committed to enhancing access to the CHOMP Hospital and preserving the residential character of its neighborhoods. The City's General Plan supports these purposes. The City's past development practices have fostered these purposes through conditions of approval for development projects in the City of Monterey to pay their fair share of the Holman Highway 68 Widening project to mitigate their project traffic contribution to the highway. However, the DEIR for the Pebble Beach Forest Preservation and Development Plan project does not offer mitigation measures that enhance access to the CHOMP Hospital or preserve the residential character of its neighborhoods as revealed in the following items:

1. **Planned Roadway Improvements** (pg. 3.7-23) The Highway 1 southbound on-ramp and Pebble Beach entrance gate reconfiguration improvements do not reduce the project traffic impacts on Holman Highway 68 to a less than significant level. The Highway 68 Widening project from 0.1 mile west of CHOMP to south of the Route 1/Route 68 interchange (pg. 3.7-51) is intended to relieve future traffic congestion generated by development on the Monterey Peninsula. The DEIR should quantify the DMF/PDP project and cumulative traffic contribution to the Highway 68 segment between CHOMP Hospital and Highway 1 and mitigate its traffic impact by paying its fair share of the Highway 68 Widening project from 0.1 mile west of CHOMP to south of the Route 1/Route 68 interchange. Additionally, the approved project study report (pg. 10 of PSR 12/2000) for the Holman Highway 68 Widening project states that the Pebble Beach Company has committed to widening Highway 68 to four lanes from Scenic Ridge Drive to the Pebble Beach Entrance [Hwy 68 / Hwy 1 ramps].
2. **Mitigation Measure TC-B1-1** (pg. 3.7-24) – Under Highway 68 / Skyline Forest Drive, Mitigation Measure TC-B1-1 states:

"The applicant shall fund the installation of a traffic signal at the intersection of Highway 68 / Skyline Forest Drive and be reimbursed through an impact fee program for that portion beyond the project's contribution."

Installing a traffic signal at the intersection of Highway 68 / Skyline Forest Drive is not an acceptable mitigation measure to the City of Monterey. A new signal is expected to increase the volume of cut-through traffic traveling through the Skyline Forest and Monterey Vista Neighborhoods in the City of Monterey. An appropriate mitigation measure would be

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to add capacity on Holman Highway 68 to reduce the delay and incentive for cutting through the neighborhoods. The DEIR should quantify the project and cumulative traffic impacts to the segment of Holman Highway 68 between CHOMP and Skyline Forest Drive. If a traffic impact is identified, the DEIR should discuss a mitigation measure to increase the capacity of this segment of Holman Highway 68 to reduce the traffic impact to a less than significant level. The DEIR should also discuss measures to reduce the incentive for project traffic to cut through Monterey neighborhoods.

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3. **Mitigation Measure TC-B1-2** (pg. 3.7-24, 25) – Under Highway 68 / Beverly Manor, Mitigation Measure TC-B1-2 states:

"The applicant shall pay a fair share proportion of the cost to install a traffic signal at the intersection of Highway 68 / Beverly Manor."

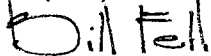
The DEIR should identify a new mitigation measure because installing a traffic signal at the intersection of Highway 68 / Beverly Manor is not an appropriate mitigation measure. A new signal would be located too close to the Highway 1 southbound exit ramp and will increase the potential for eastbound rear end collisions at the intersection. A new signal will also increase the delay to the mainline movements on Highway 68. For these reasons, the approved CHOMP Forest Pavilion project has a condition that limits the egress of Beverly Manor to right turn only, eliminating the justification for a traffic signal. Instead of a signal at Beverly Manor, the DEIR should quantify the DMF/PDP project and cumulative traffic contribution to the Highway 68 segment between CHOMP Hospital and Highway 1 and mitigate its traffic impact to a less than significant level by paying its fair share of the Highway 68 Widening project from 0.1 mile west of CHOMP to south of the Route 1/Route 68 interchange.

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4. The project's tree mitigation area should include an off-site area for the Holman Highway 68 Widening project tree replacement. The cost for the tree replacement need for the Highway 68 Widening project would be paid by the project. The Old Capitol site is suggested to be considered as a possible tree mitigation area.

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If you have any questions or need clarification, please feel free to call Traffic Engineer Rich Deal at (831) 646-3470.



Bill Fell
Chief of Planning

BF:tl

c: City Manager
Community Development Director
Deputy Public Works Director
City Engineer
Assistant City Attorney
City Traffic Engineer
Skyline Forest Neighborhood Traffic and Safety Committee