

3/22/2004  
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February 21, 2004

To: Thom McCue  
Senior Planner  
Monterey County Bldg. Inspection Dept.  
Coastal Office  
2620 First Ave.  
Marina, Ca. 93933

Re: PLN010254/PLN010341

From: Mr. and Mrs. David Gauvreau  
P.O. Box 554, 1263 Sombria Ave.  
Pebble Beach, Ca. 93953

We have lived in Pebble Beach for 24 years. The LUP/LCP was approved shortly after we bought and built our home here. It was a struggle to develop and get the Coastal Plans approved. Now these many years later PBC is struggling for approval on yet another proposal well within LUP/LCP guide lines.

We have reviewed the DEIR for that latest proposal. The Coastal Plan that was developed and approved in 1980 is still in effect and would have really impacted this community if development would have been approved at LUP limits. Public hearings and ownership changes affected the plans so the Forest has been spared a relatively massive build out. The plan now proposed by the new owners has concentrated the few housing units in isolated areas. The majority of the units to be used to house employees. This answers the County's concern for lower cost housing development. The planned hotel units are to be located on property now in use and zoned for hotel development thus of minimum impact to the undeveloped Forest property.

The new owners have a positive public vote (measure A) to zone the several hundred acres of prior planned residential lots to Recreational Open Space. This should have a direct effect on the planned development that would affect the Monterey pine. The additional hotel rooms requested would cause minimum pine impact. The few residential lots planned also, relatively speaking, would have minimal impact when considering the LUP limit of 900+ limits.

The proposed new golf course footprint is 50% clear of pines. The deplorable condition of the Forest and the dead material on the Forest floor in the proposed golf course footprint invite a fire that would severely affect this central area. The golf course would mitigate this present danger. The proposed new equestrian center is also an area with sparse pine coverage.

In summary we must submit that after 24 years of proposals/EIRS/hearings and costs involved we think that the severely scaled down development plan should be approved. The DEIR and mitigation is a fair document and should, with minor changes as a result of public input, be approved.

