

Thom McCue  
Senior Planner, Monterey County  
2620 First Ave.  
Marina, CA 93933

3/22/2004  
#62

March 22, 2004

Dear Mr. McCue,

Please find enclosed a response to the Pebble Beach Draft Environmental Impact Report and a letter we sent to the Coastal Commission. Seventy-four of our group signed the DEIR letter, and over one hundred signed the Coastal Commission letter. This was a group effort as we all care deeply for the Del Monte forest.

Lynn Rip Van Winkle Dog Walkers

~~#3~~

Thom McCue  
Senior Planner, Monterey County  
2620 First Ave.  
Marina, CA 93933

March 20, 2004

Dear Mr. McCue,

We are residents of the Monterey Peninsula and surrounding area. We are very concerned about the loss of forest habitat on the Peninsula. Although Measure A would preserve many acres, it would also allow many acres of native forest land to be destroyed. Below are some comments we have regarding the Draft EIR on this project.

In general, hundreds of people daily use the Del Monte forest as recreational land. It is the most accessible native area available for walking, biking, running, and enjoying the trees, other plants, and animals within. We live here in large part because of the forest and climate. With the recent threat of pitch canker and now sudden oak death, every acre of native forest has become a genetic bank for the future of this habitat. In the Coastal Commission's recent Periodic Review (December 2003), it is noted that Monterey County needs to do a better job protecting maritime chaparral, Monterey pine forest, and dune habitats. We have included a letter sent to Mr. Charles Lester supporting the Coastal Commission's findings. We urge county planning to follow the suggestions of the Coastal Commission and protect parcels with uncut forest and under-story.

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#### Spanish Bay

Thirty years ago Spanish Bay had many more acres of forest. Many of the people signed below remember that forest and hope to remind the County that, although some acreage will be preserved, preservation of any in-tact native forest in this area is important as so much forest in this area has been lost. The stands of forest in Area B and C are heavily used for recreation from sun up to sun down and beyond. Area B is slated to have employee housing partially cut into native forest and Yadon's piperia habitat. With employee housing in Area B, we are concerned that the area now used for recreation would conflict with "new residents", and that dog walkers might be excluded from the area that is now forest. There is also a danger to our dogs from motor vehicles due to parking for employee housing and increased traffic on Congress.

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We understand the need for employee housing, and suggest that it all be grouped at the corporation yard housing, leaving Area B untouched and preserved. Area C is an important wildlife corridor for deer and raptors. It is a buffer between housing, recreation, and the activities at Spanish Bay. We would like to see this preserved as well.

#### Sawmill Gulch and the equestrian center (EC)

Equestrian center development would reverse restoration efforts and remove land from preservation (3.1-9 Line 28). While we understand that restoration efforts can fail, this statement raises two global questions about the entire project. First, if new lands are put into

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“preservation”, at what point can they then be taken out of preservation for future development? Second, there are other sites where “forest restoration” efforts will be used to mitigate development. We are having a difficult time understanding how logged forest can be mitigated to less than significant impacts. Forest habitat on the Peninsula evolved with all its biotic and abiotic factors for hundreds of years, and takes generations to recover, if ever. There is more to forest than trees and under-story. Soils in pine/mixed pine forests such as Del Monte forest have a distinct ecology that are an integral part of life and nutrient cycling. In our lifetimes, the impact would be considered significant as planted forest retains few of the characteristics it did before being cut. Perhaps our grandchildren might see the impacts as less than significant. Please explain how cut or replanted forest is a less than significant impact due to development.

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Some of the most sensitive habitat in the Del Monte forest lies adjacent to the Sawmill site. Sawmill Gulch has land that can be developed without cutting forest. We are not horse owners, and cannot speak about the facilities offered in the new EC. We are concerned about the cutting of new trails and the interface of horse trails with dog walking and hiking. Currently this area is used for recreational hiking by many people on a daily basis. Horse waste on trails will affect the nutrient balance of the forest floor. High nitrogen benefits invasive weeds, and upsets the biochemistry of the soils of the present forest. How will this be mitigated? How will exotic seeds not be carried into the forest in horses’ coats and manure, even with certified hay and bedding? Invasive weeds, such as ice plant, pampas grass, and French broom, are somewhat common in the forest along trails and road corridors; will weed management be a regular part of trail maintenance?

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Water quality is extensively discussed for the EC. Since the topography around the site is steep, were the water runoff characteristics calculated for El Nino years when runoff is severe? How will the surrounding lands be protected from nutrient spills, should one occur? Is there an emergency plan to stop nutrients from getting into streams and wetlands during such an event? And with regard to fire emergency, how will horses and people be evacuated should a fire such as the Huckleberry Hill fire in the late 80’s occur?

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#### Aesthetics

The Del Monte forest is a visual resource for all who live, work, and use the forest. Viewing locations for the EC, all Spanish Bay and corporation yard views are consistent with visitors on major roads and some residential areas of Pebble Beach. Few viewing locations were hypothesized from trail or housing views. Highway 68 is also an important overlook. No simulations or photos from Highway 68 were present in the draft EIR. We would like to see simulations from Highway 68, and more trails.

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#### Lights

Lighting at night has been discussed by many of us. While it is understood from the Draft EIR that measures will be taken to reduce glare and light reflection, light pollution from the collective effect of lights in areas like the Spanish Bay driving range, Area B employee housing, equestrian center and other parts of the project, cannot be changed. These are parts of the forest that have never had night lighting, even at low levels. It will disturb animals, and damage the aesthetics of

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the surrounding forest and preservation areas. How will light pollution be addressed and controlled in areas adjacent to preservation sites?

8 (cont.)

### Water Supply

With the addition of extra visitor facilities and homes, we are concerned about the supply of water to the Peninsula. The water supply report mentions that scenarios for water demand include “normal water year” and “drier than normal year”. With the additional facilities, what would be the scenario in drought years, which often come in a series of successive years of low rainfall? What precautions by the County will be undertaken to ensure that all residents of the Peninsula are treated fairly in their access to water? What emergency water plans does Pebble Beach have to ensure their needs in the case of a series of drought years?

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### Traffic

3.7-48 Line 25 mentions that traffic has not been affected by the closing of the Defense Language Institute (DLI). The traffic study was completed in 2002, and we believe that the traffic study is lacking with regard to the DLI closure. In general, traffic getting to and from Pacific Grove and Monterey since the closure of DLI has been frustrating, time-consuming, and at times hazardous for residents. Prior to the closing, residents had four ways to leave the Peninsula, 68, Lighthouse, Taylor to Franklin, and Pine to Pvt. Bolio. There are currently only two exits now, Lighthouse to Del Monte, and Highway 68 to Highway 1.

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While Monterey has tried to improve conditions on Lighthouse and Del Monte, Lighthouse has problems still with morning backup due to DLI personnel entering on Pvt. Bolio, and the occasional delivery truck or left turners. Highway 68 traffic in the morning (7:30am – 9am) and late afternoon (3:30pm to 6pm) can be moderate to heavy with 5 to 15 minute backup or more to Skyline Forest Drive. Most of this backup is people needing access to Highway 1 north and south, not Pebble Beach. Construction traffic is slated to be from 9am to 4pm. We recommend these hours be 9:30am to 3pm.

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Traffic in the afternoon returning to Pacific Grove has remained about the same except during events, with improvements on Lighthouse offering the most relief. Left turns on Lighthouse are still a problem, and turning left to go south on David Avenue can back up Lighthouse for a few blocks. Signal work at David and Lighthouse does not offer much relief.

10 (cont.)

Reference 3.7-27 Line 14 says that the traffic study assumes that gate efficiency coming in to Pebble Beach is increased during special events and that there are 3 people per vehicle. We know from years of watching event traffic that there still are 1-2 people per car during events. Will there be a carpooling plan, and will it be enforced?

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Drivers using 68 east-bound already regularly experience traffic passing on the **right** from the passing lane at SFB Morse, creating dangerous merging conditions. With extra traffic using the SFB Morse gate and Haul road this will worsen with horse trailers even after construction is over. How will this be solved?

10 (cont.)

Highway 68 is a scenic drive, and most of us do not want it widened to 4 lanes. It seems to many of us that an overpass to Highway 1 might be a better solution. How will impacts to Pacific Grove and Monterey on Highway 68 and Lighthouse, at the 17 mile gate, SFB Morse, Haul Road, and Highway 1 be adequately addressed for construction traffic and the legacy of event and increased visitor capacity into Pebble Beach? How will the final EIR address these issues without examining in depth the closure of DLI?

11 (cont.)  
10 (cont.)

If there were an emergency on the Peninsula where evacuation were necessary, how would traffic flow? Since September 11 this has been an issue of some concern to Peninsula residents. Is there such an emergency plan, and how will it work?

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### Construction Trucks

We are also concerned about the number of all construction trucks entering the 17 mile, Pacific Grove, SFB Morse, and Haul Road gates. Heavy trucks will impede traffic on 68, and smaller trucks will increase traffic through an area with two schools and residential neighborhoods. How will this extra traffic not be a hardship to those living in Pacific Grove?

Construction trucks also put diesel fuel fumes into the air. The air on the Peninsula is exceptionally clean. Lace lichen hangs from our oaks like Spanish moss only in areas with very pure air. While considerations are given to air quality in the draft EIR, we suggest that air monitoring stations be temporarily installed throughout the forest so conditions can be adequately monitored. Perhaps a website can be created where people can check all phases of construction and monitoring of air, water, and biota. Additionally, we suggest that large trucks, such as those required to move soils from Spanish Bay, not idle while waiting for fill-up. This will decrease their noise and pollution.

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Finally, what will be the mechanism for the public to address traffic, noise, air, water pollution, and other problems, and get problems solved?

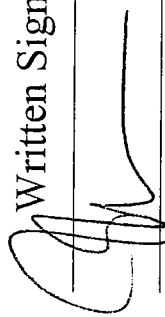






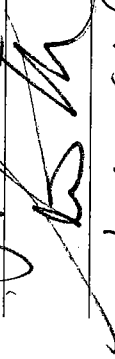
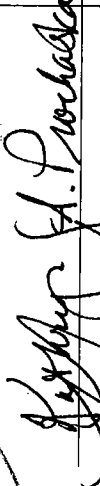


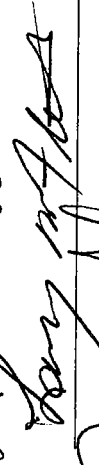

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Del Monte forest, especially Areas B, C, HHNA, SFB Morse Botanic Reserve and the undeveloped areas of the forest are magical places. In Areas B and C especially, we see seasons change, eat wild huckleberries, watch for the first irises, roses, wildflowers, and mushrooms of the year, and teach our children about the land. We marvel at the resiliency of it to stand up to storms. The forest's preservation is all the more pressing now that there is an increased threat of diseases.











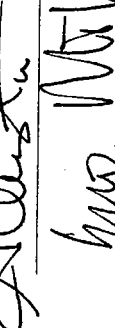
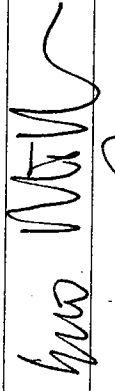
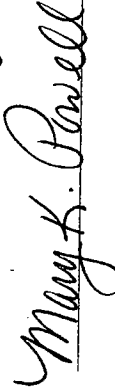
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We are simple people who have great passion for this forest. Some of our residents have been walking this area for twenty years or more. We are good stewards of the forest, picking up trash, weeds, and do light trail maintenance. We appreciate the fact that we are on private land. We want to make clear to the County and Pebble Beach that we are not against development, but want development, first, grouped in areas that have already had habitat cleared, and second, built at a sensible, sustainable scale for the forest and surrounding communities.









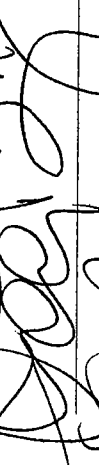




I have read the preceding letter and agree with the statements. I would like answers to the questions posed above.

Written Signature	Printed Signature	Address
	Fredric Kropp	676 Lily St, Monterey CA 93940
	Jill Brechtman	1172 Faint St, Monterey, CA 93940
	Toni M. Thomas	1022 Funston Ave #4, Pacific Grove, CA 93950
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	Tasha Tolbert	565 English Ave #7, Monterey, CA 93940
	Thomas Kuhn	1302 Wilkes Ave. Monterey CA 93940
	Duane Matterson	812 1st St Pacific Grove, CA 93950
	STEVE ROSEN	829 OCEAN VIEW PG. 93950
	KATHRYN PROCHASKA	55 COMPANION WAY PG
	Lizlene Didone	703 Redwood Lane, pg. 93950
	Linda McArthur	2876 Bonford Ave PG 93950
	Larry McArthur	2876 Kautford, PG 93950
	Jane Staples	1241 Buena Vista Ave, PG 93950

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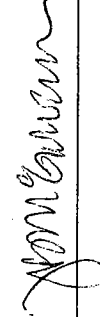


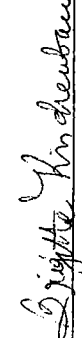



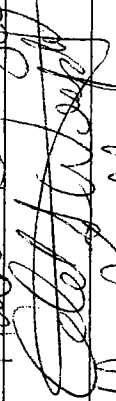


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	Linda Beron	607 Forest ave. PM, Ca.
	Robert Beron	607 Forest Ave. PG. CA
	Margaret McHugh	340 Junipere PG. CA
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	CHRISTINA McNEILL	999 DAVID AVE. PG. CA
	Mark Stelzried	207 wood st, PG. CA.
	Michelle Templeton	630 Eardley, P.G. CA. 93950
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	Lynda Milligan	706 Grove Lane AU PG.
	GENIE SANTINI	449 Laurel Qu. PG.
	GRETA AUSTIN	PO BOX 825 PACIFIC GROVE
	ERIC MILLER	630 EARDLEY AVE PACIFIC GROVE
	Mary K. Powell	920 Walnut St, Pacific Grove

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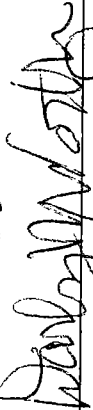
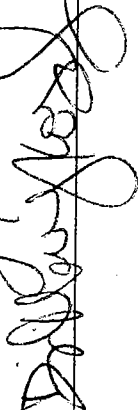
Written Signature	Printed Signature	Address
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	Susan Rush	412 Park St. Pacific Grove CA 93950
	Deborah Miller	1102 Heather Lane, PG, CA 93950
	Timothy Miller	1102 Heather Lane, PG, CA 93950
	Pat Boker	802 F SOMERSET DR. PG 93950
	WENDY NEUMANN	809 GATE PG 93950
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	RYAN RATFORD	201 Glenwood Cir. 4313 Monterey 93940
	Ryan Neuman	809 Gate St Pacific Grove 93950



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Written Signature	Printed Signature	Address
	JOAN C. MOSBEY	1881 OCEAN VIEW AVE. SAND CITY
	Susan Hudson	1143 8 <sup>th</sup> ST # 4 Monterey CA
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	Helene Kirschbaum	1061 Amador Ave. Seaside, CA 93955
	Barbara Gee	924 14 <sup>th</sup> ST PG 93750

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Written Signature	Printed Signature	Address
	Peggy K. Chandler	244 Mar Vista Dr. Monterey, CA 93948
	Jane R. Bell	3079 Hermitage Rd. Pebble Beach 93958
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	Samuel I. Oelrich	540 Cedar St PG. Ca. 93750
	Carol E. Collin	1050 Crest Ave. Pacific Grove CA 93752
	Lois P. Leonard	260 San Benancio Rd Salinas CA 93908
	Darryl M. Worth	8250 Camino S. Road A GARMEL 93423
	Margaret Kosal	2815 David Ave PG CA 93950







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[illegible]

Address  
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Monterey CA  
3043 Marinella 93953  
1008 Pacific Grove W 93952  
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