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#70

Monterey County Planning and Building Inspection Department
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Dear Sir or Madam:

What follows are my comments to Pebble Beach Company's Del Monte Forest Preservation and Development Plan. Many of them are related to the recreational use of the trail system in the Del Monte Forest, which is enjoyed by a great many people. I don't know if a study has even been done to estimate the usage but on any given day one can find many walkers, runners, equestrian, and walkers of dogs using the trails.

CALCULATION of Trail Mileage

In DEIR, Figure 2.0-32 "Trail Relocations and New Trails", it lists:

Existing Trail Mileage 29.0 miles
Proposed Trail Mileage 32.6

Yet in the "Pebble Beach Nature Trails" booklet (copyrighted 2002), it lists 40.8 miles of existing "colored trail" mileage (see calculation below). Some of this includes duplicated mileage of trails on the same path. These are just major trails, not covering many miles of minor connecting trails.

10.7 miles Green Trail
8.1 miles Red Trail
6.4 miles Blue Trail
5.3 miles Orange Trail
4.1 miles Purple Trail
3.4 miles Yellow Trail
2.8 miles Brown Trail

40.8 miles

A question is what does the DEIR's figure of 29.0 miles represent and how was it calculated?

How many miles of existing official "colored trails", unmarked trails, and maintenance roads will be eliminated by the proposed development?

RELOCATION of trails along busy paved roads

In several of the planned development sites, existing trails that run through the middle of open space parcels are planned to be Relocated

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alongside paved roads. This type of Relocation from trails in the middle of open space to trails along a busy paved road is a degradation of safety and esthetics for the trail users.

2 (cont.)

RELOCATION OF TRAILS at the PROPOSED GOLF COURSE

The planned "Relocation" of existing trails that currently exist in the middle of open space at the Proposed Golf Course are planned to be re-routed alongside the following paved roads: Stevenson Drive, Bristol Curve, Forest Lake, Ondulado Road, Alva Lane, Portola Road, and Sombria Lane. I propose that in addition to the proposed new roadside trails, that additional trails be routed through the middle of the Proposed Golf Course. This has been practiced before at Poppy Hills Golf Course and to a lesser extent at Spyglass and Spanish Bay golf courses. On page 15, Figure 2 "Proposed Golf Course Site Plan" of MoCo PBCo's Del Monte Forest Preservation & Development Plan Project Summary" (hereafter referred as DMFPDP Project Summary) there is a map with several Maintenance Trails marked running through the golf course. I propose that these Maintenance Trails also be open as trails.

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RELOCATION OF TRAILS at the Area F-3

Again, as with the Proposed Golf Course, existing open space trails are planned to be Relocated along side paved roads in Area F-3. Instead, I propose that the relocated trails be routed slightly further east of the proposed plan, through the middle of the remaining open space. In addition, I propose that in order to connect with the trail as it crosses Lopez Road to the south, that the trail to the south of Lopez Road also be routed easterly. This routing will be much safer than the existing proposed plan as it will minimize trail users from having to walk along busy Lopez Road.

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RELOCATION OF TRAILS at the Area I-2

I applaud the proposed plan's re-routing of the existing trail running through Area I-2 to the north, on the golf course side of the proposed housing lots. This is far superior than the alternative, which would have re-routed the trails to the south, on the roadside of the proposed housing lots, alongside the paved and busy Vizcaino Road.

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RELOCATION OF TRAILS at the Area K

The proposed Area K development overlaps a major trail whose Relocation is not addressed in the DMFPDP Project Summary. This trail runs in the woods between Stevenson Road and the Spyglass Hill Golf Course. I propose that the effected portion of the trail be Relocated on the golf course side of Area K, and NOT on the Stevenson Road side.

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RELOCATION OF TRAILS at the Area B

The proposed Area B development overlaps a dirt road that is used as a trail by many users and whose Relocation is not addressed in the DMFPDP Project Summary.

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DEIR Page 3.7-4 "Transportation and Circulation", Line 30 starting
"Congress Road from Lopez Road to Near SFB Morse Drive"

This section of Congress Road is in a constant state of many large potholes. It appears that poor drainage control may be the culprit as the potholes appear mainly in the winter. The proposed increased vehicle traffic on Congress Road leading to the proposed Sawmill Equestrian Center will only worsen the situation. The proposed improvement of Congress Road should include attention to fixing the cause of this problem permanently.

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Figure E-9 "New Golf Course Biological Resources and Disturbance Areas"

The northwest portion of the proposed golf site will destroy some undisturbed dunes of the Signal Hill Dune area. There are metal poles and red colored tape demarking proposed buildings in this area. I believe that there are two holes of the proposed golf course that cut across this undisturbed dunes area. I propose that the two proposed golf holes be realigned so as to not be built on any of the dunes and the Signal Hill Conservation area should be enlarged to include this rare feature.

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