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4/5/2004
#86

April 5, 2004

Monterey County Planning Department
2620 1st Ave.
Marina, CA 93933

Attn.: Thom McCue, Associate Planner (883-7558)

Re: Del Monte Forest Preservation and Development Plan DEIR

Dear Thom:

Thank you for accepting my late comments on the subject DEIR. In addition to my March 31, 2004 letter, my other major concern is fire protection within Pebble Beach and the Del Monte Forest.

Chapter 3.5, Public Services and Utilities, page 3.5-1, in the DEIR states that project impacts affecting "Impact Topic 'B. Emergency Access' and 'C. Wildland Fire Hazard'" only apply to the Equestrian Center, Residential Subdivisions and Corporation Yard Employee Housing. I would think that emergency access and wildland fire hazard, "Applies to project as a whole", just like project impacts to "Impact Topic 'A. Police and Fire Services', 'J. Open Space Quality and Quantity'", etc. In addition, the "Mitigation Measures PSU-B1, PSU-C1-1 and PSU-C1-2" on pages 3.5-8 & -9 should apply throughout the Del Monte Forest – not just to the projects proposed in the Plan. The Plan's decision to not site the new golf course adjacent Pescadero Canyon (proposed "Forest Course") leaves existing, uphill residences (i.e. – on Sunset Lane) exposed to wildland and open space area fires. The existing "PBCSD ordinances" cited in the first paragraph on page 3.5-9 are not being adhered to with respect to firebreaks and fuel loads. CDF-specified firebreaks are either nonexistent, unmaintained, or have been "on the books" for years and are not being constructed (e.g. – the fire access road into the open space northwest of Pescadero Canyon directly across 17 Mile Drive from the Carmel Hill Fire Station).

I request that the DEIR include a broader discussion of fire prevention, protection and vegetation management and mandate plans and implement measures that will protect all development and residents, new and existing, throughout Pebble Beach and the Del Monte Forest. We should not wait for another devastating forest fire to comprehensively address these critical emergency access and wildland fire hazard impact topics.

Sincerely,



David Caneer