

Nancy Parsons

P-10

November 5, 2004

Monterey County Planning Department
Attention Thom McCue, Senior Planner
2620 1st Ave.
Marina, CA 93933

RE: Pebble Beach Company's Del Monte Forest Preservation and Development Plan

Dear Mr. McCue,

I am a resident of Del Monte Park and have lived on the corner of Miles and Buena Vista for the past 25 years. My husband and I own our house and we have raised two daughters who have grown up with a deep appreciation for the natural beauty surrounding them. For decades we walked through the forest on our way to Forest Grove Elementary School and few weekends went by without a walk to the beach through the forest.

When the development of Spanish Bay Resort was approved we were deeply saddened. During construction, we lived with the drone of a conveyor belt at the end of our street, as well as the thundering sound of large earth moving machines. We watched the disappearance of the sand dunes at Spanish Bay and Asilomar. The jack rabbits that once frequented the area are long gone. After that major development, everyone in our area felt helpless when the Fifth Gate was built and Congress Road was extended. Again, another unwanted impact to our neighborhood. Following that, we fought and defeated Pebble Beach's plan to put a sewage pond at the south end of our neighborhood. And now, yet another major impact to our area is Pebble Beach's proposed development and (preservation?) of the Del Monte Forest. We pay taxes to the county also and I think our Del Monte Park area is underrepresented.

1

I have read parts of the final draft Environmental Impact Report and find it unacceptable. The new equestrian center at Sawmill Gulch will still heavily impact the SFB Morse reserve as well as the Huckleberry Hill pygmy pine forest. The whole area from there down to the ocean will be impacted with an estimated 9,000 annual horse trips, half of which will be made by out of town guests. These trips along with more pedestrian traffic will occur in a forest minus 17,000 trees! And yet, the proposed mitigations will allegedly protect the wetlands, trails and current reserve areas? All users of the New Equestrian Centers will be encouraged to feed their horses noxious weed-free feed for two days prior to bringing their horses to the Del Monte Forest for boarding or equestrian events! There go the native plants! And what about all the run off from these new developments that will flow into our Nation Marine Sanctuary.

2

I have observed Spanish Bay's attempts at management of its environmentally sensitive areas. There are small little token dunes with plants on them in the middle of the golf

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course. Is that supposed to be satisfying environmental protection of endangered plants and dunes? I have seen wetland areas at the golf course with little ropes or barriers around them saying "environmentally sensitive area". But taken out of the larger area, can they survive. Can forests survive when they are fragmented and separated from a larger forest. Forests are then impacted by erosion and human traffic. Also, there was a wetland area west of Sunset drive between the Beachcomber Inn and Asilomar Beach that Pebble Beach was supposed to maintain. It is now filled with sludge and run off from the golf course. It has not been able to survive. I remember seeing ducks and Canadian geese there before Spanish Bay golf course and resort were built. Golf retrieval by golfers in environmentally sensitive areas would be mitigated by "maintenance personnel who have gone through an environmental education program that identifies the sensitive resources in the dune area and how to avoid impacts. All ball retrieval will be by hand only without the use of tools, mechanical or otherwise." I see golfers at Spanish Bay retrieving balls in the dunes all the time. Who would oversee such a mitigation?

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Finally, Area C, where the driving range will be built is the last stand of pristine old growth forest that is located a few hundred yards from the ocean. The trees there are probably a few hundred years old and are part of the heritage of the Monterey Peninsula that should belong to all of us, not just a few people who want to cut it down for profit. Area C also has a wetland area that runs along the southwest corner that would be heavily impacted by more traffic and activity in the area. The loss of trees and mature forest growth in that area would decrease the breeding and over wintering of birds and other wildlife in the area. Why not have the Pebble Beach Company designate that plot of land as another preserve in exchange for some of the other areas of development?

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Once the Pebble Beach Company's development begins much of this unique area that we all love will be gone forever. Just as the dunes at Spanish Bay Resort are gone now so the golf course could be built. Development and environmentally sensitive plants, animals, forests, and wetland areas don't work together. There is no "less than significant level" of impact. If the forest, wetland areas, native plants, wildlife and water are left alone, we won't need "restoration, enhancement, and dune creation efforts". I think the Pebble Beach Company should be more considerate of the people that surround Pebble Beach and even its' own residents.

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Thank you for your time and consideration.

Sincerely,


Nancy Parsons

Cc: Monterey County Planning Commission
Dave Potter, 5th District Supervisor
Concerned Residents of Pebble Beach
Jim Costello, Mayor of Pacific Grove
California Coastal Commission

Local/State FOCUS

Quotable

"Realtors ask questions about API that are as technical as any I get from superintendents."

Jack O'Connell, state superintendent of public education, B3.

Pebble Beach: Proposal calls for changes in Del Monte Forest Deadline nears for public comment

By KEVIN HOWE
Herald Staff Writer

Final comments from the public on Pebble Beach Co.'s ambitious redevelopment plan are due next week at the Monterey County Planning and Building Inspection Department.

The county began seeking written comment Sept. 27 on the recirculated partial revision of the draft environmental impact report on the Del Monte Forest Preservation and Development Plan as required by the California Environmental Quality Act.

Pebble Beach Co. is seeking approval of a combined development permit for new

new golf driving range and 160 new visitor-serving suites at the Spanish Bay Resort; relocation of the equestrian center; creation of 33 residential lots within five subdivisions; construction of 60 employee housing units; and the preservation of 492 acres scattered among various locations in the Forest.

The revised draft report addresses potentially significant environmental impacts in several specific areas: water supply and demand, protection of the endangered Yaden's piperia plant, the "Green Trail" from the Holly Hills Nature Area to Spanish Bay, transportation and traffic circulation, noise, growth inducement and cumulative impacts on all of these issues.

Copies of the revised draft environmental impact report are available for review at the county Planning and Building Inspection Department Coastal Office in Marina; the County Administrative Office, 230 Church St., Building 3, Salinas; public libraries in Carmel, Car-

Pebble Beach Project

The deadline for submitting comments on the Pebble Beach Co.'s Del Monte Forest Preservation and Redevelopment Plan is 4:30 p.m. Nov. 10.

Written comments may be mailed or hand-delivered to Thom McCue, senior planner, at the Monterey County Planning and Building Inspection Department, Coastal Office, 2620 First Avenue, Marina 93933. Information: call McCue at 883-7528.

projects at 13 locations in Del Monte Forest.

The proposed project also includes: requested amendments to the existing Spanish Bay Use Permit regarding conditions imposed at the Sawmill Borrow Site, which is now proposed for the relocated equestrian center;

approval of conditional certificates of compliance for three sites planned for subdivision, and county review of the project to determine whether the proposed uses are consistent with provisions of the recorded scenic easement on the lower Sawmill site, make appropriate findings or

determine whether an amendment to the easement would be required.

The Pebble Beach Project includes new visitor-serving, recreational and residential development; dedication of conservation easements for the preservation and conservation of certain areas; road, infrastructure and trail improvements; and resource management of preservation, conservation and managed habitat areas within and next to proposed developments.

The proposed project will result in construction of a new 18-hole golf course, a

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mel Valley, Monterey, Pacific Grove, Salinas and Seaside; and at the Pebble Beach Community Service District Office at Forest Lake and Lopez Roads.

The report may also be downloaded from the Planning Department Web site: www.co.monterey.ca.us/pbi/, click on "Pebble Beach Project."

Printed copies may be purchased at Kinko's, 799 Light-house Ave., Monterey, or 501 S. Main St., Salinas, and a CD-ROM of the report may be purchased at the coastal planning office in Marina for \$8.

The county Subdivision Committee is scheduled to hear the proposal at 9 a.m. Nov. 18 in the Board of Supervisors Chambers of the county courthouse, Church and Alisal streets, Salinas.

The county Planning Commission will hold a hearing on the project at a later date to consider certifying the final environmental impact report.