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P-24

Monterey County Planning and Building Inspection Dept.
Coastal Office
Att: Thom McCue, Senior Planner
2620 First Ave.
Marina CA 93933

Re: Del Monte Forest Plan

I wish to address two issues.

1. The effect of additional traffic on the Del Monte Park neighborhood's access to Highway 68 - particularly making a left turn from Sylva Dr. across southbound traffic in order to go towards Prescott Ln. and New Monterey. 1
2. Equestrian traffic on the green trail as it goes through the S.F.B. Morse preserve and uphill above the area studied (which only covers from the new center to the beach). 2

1. I see that extensive mitigations are required for the expected increase in traffic on Hwy. 1 and on Hwy. 68 between Hwy. 1 and Salinas, but nothing is being done to help my neighborhood's access to Hwy 68 right outside the Pebble Beach Gates.

Del Monte Park is partly a peninsula jutting into Pebble Beach, and adjacent to the location for the new Equestrian Center - the closest homes are less than 300 yards from the Temporary Event Site. Our trips to Monterey must pass through either the very busy David Ave./Forest Ave. intersection or the shorter route, getting onto Hwy. 68 via a left turn from Sylva Dr. This is going to become close to impossible with increased traffic as it is already now quite difficult. I already addressed this in my comments on the original EIR! 1 (cont.)

A very possible and inexpensive mitigation: Re-stripe to open the existing (at that location) lane-wide median to be a holding lane for northward left turns. This works well at the nearby Skyline Forest/Hwy. 68 intersection (turning left from Skyline Forest Dr. to go south on Hwy. 68).

2. I am concerned about the very narrow part of the green trail in the S.F.B. Morse preserve adjacent to the equestrian center. We frequently walk across the wetland there and I don't see any concern about horses crossing there and for uphill equestrian traffic at that point. I don't think can be assumed that this won't happen. Equestrian traffic across the wetland is obviously problematic, and the trail is not wide enough for pedestrians and horses in several areas. 2 (cont.)

Possible mitigation: Prohibit horses on that part of the trail?

I am very concerned about the Pebble Beach Co.'s history of carrying out mitigations. The Temporary Event area (Fig. 2.0-11) was supposed to be a scenic easement (in perpetuity) as a mitigation for an earlier project much opposed by our neighborhood. The reforestation required has largely failed. Not one single oak has survived. People commented at the time that watering was inadequate, and it certainly is convenient that there are no oaks to consider now. Also the so called Haul Gate and road were to have been abandoned and the road ripped up. It is still used for heavy hauling and events traffic. 3

Sincerely,
Karin Perling
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