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Regional Transportation Planning Agency • Congestion Management Planning
Local Transportation Commission • Monterey County Service Authority for Freeways & Expressways

November 10, 2004

Thomas A. McCue
Senior Planner
Monterey County Planning and Building Inspection Department
2620 First Avenue
Marina, CA 93933-6205

Via post and fax

SUBJECT: TAMC Comments on the Partial Revision of the Pebble Beach Company's Del Monte Forest Preservation and Development Plan Draft EIR

Dear Mr. McCue,

Our agency has reviewed the Partial Revision (referred to as the revised EIR in these comments) of the Pebble Beach Company's Del Monte Forest Preservation and Development Plan Draft Environmental Impact Report (DEIR) completed by the Monterey County Planning and Building Inspection Department. The Partial Revision includes an expanded analysis of the project's impacts on regional highways.

As the Regional Transportation Planning Agency (RTPA) and the Congestion Management Agency (CMA) for Monterey County, TAMC staff has reviewed the report and offers the following comments:

1. Table P4-2 of the document presents an assessment of the project's fair share of regional highway improvement costs. The fair share fees listed in this table are described as "in-lieu" fees prior to adoption of a regional development impact fee program by TAMC. TAMC staff supports the assessment of draft regional fees on an ad hoc basis as mitigation for the project's cumulative impacts, an approach which is being applied to other significant projects in the county, and which has been accepted by County Public Works staff and Caltrans District 5. 1
2. TAMC supports the assessment of fees to address project specific impacts that aren't accounted for through collection of cumulative regional impact fees. TAMC acknowledges that the Route 1 Holman Highway project identified in the draft *Nexus Study for a Regional Development Impact Fee* prepared by our agency and referenced in the revised EIR includes project specific mitigations to the Del Monte Forest Highway 1 gate and Highway 1/68 interchange as identified in Figure 3.7-2 of the original Draft EIR. TAMC supports the separation of the project-specific component of the Route 1 Holman Highway improvement 2

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TAMC comments on the Revised Pebble Beach DEIR - E0481
March 22, 2004

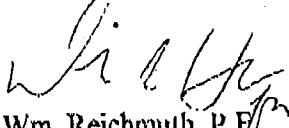
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project out of the draft Regional Development Impact Fee program, with the expectation that the regional fee would be reduced and the project would be responsible for constructing the project-specific portion of the Route 1 Holman Highway improvement project.

2 (cont.)

We appreciate the opportunity to review this document. TAMC would like to request any subsequent documents regarding this proposed project. If you have any questions, please contact myself, or Andrew Cook of my staff at (831) 775-0903.

Sincerely,



Wm. Reichmuth, P.E.
Executive Director, Transportation Agency for Monterey County (TAMC)

cc: Dave Murray, California Department of Transportation (Caltrans) District 5
Lew Bauman, Monterey County Department of Public Works
Frank Lichtanski, Monterey-Salinas Transit (MST)
Nicolas Papadakis, Association of Monterey Bay Area Governments (AMBAG)
Douglas Quetin, Monterey Bay Unified Air Pollution Control District (MBUAPCD)
TAMC Board of Directors, via enclosure to Board packet