

# MONTEREY COUNTY



## PLANNING AND BUILDING INSPECTION DEPARTMENT

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### ***NOTICE OF AVAILABILITY SCHEDULE OF PUBLIC MEETINGS & HEARINGS***

September 24, 2004

**Subject: Pebble Beach Company's "Del Monte Forest Preservation and Development Plan"**  
**(Applications PLN010254, PLN010341, and PLN040160)**

Dear Interested Party:

The County of Monterey is seeking written comment on the recirculated PARTIAL REVISION of the DRAFT Environmental Impact Report (PRDEIR) on the Pebble Beach Company's "Del Monte Forest Preservation and Development Plan," applications PLN010254, PLN010341, and PLN040160 in accordance with the California Environmental Quality Act. A comment period is established for the purpose of receiving written comments on the accuracy and adequacy of the PRDEIR together with other information relative to the environmental effect of the project.

Comments on the issues addressed within the PRDEIR will be accepted from September 27, 2004 through **Wednesday November 10, 2004 at 4:30 p.m.** The Final EIR will include all comments received on these specific issues and responses to those comments. The FEIR will also include comments previously received on the February 2004 Draft EIR and responses to these earlier comments.

The project consists of a Combined Development Permit that will result in new development at 13 locations. The proposed project also includes: requested amendments to the existing Spanish Bay Use Permit (PC-5202) 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 and make appropriate findings or determine whether an amendment to the easement would be required.

The project includes four primary elements: 1) new visitor-serving, recreational and residential development; 2) dedication of conservation easements for the preservation and conservation of certain areas; 3) road, infrastructure, and trail improvements; and 4) resource management of preservation, conservation, and managed habitat areas within and adjacent to proposed development. In summary, the Proposed Project will result in construction of a new 18-hole golf course, a new driving range at the Spanish Bay Resort, and 160 new visitor-serving suites; relocation of the existing Equestrian center; creation of 33 residential lots within 5 subdivisions; construction of 60 employee housing units; and the preservation of 492 acres.

This partially revised document has been prepared to add significant new information to the EIR which has become necessitated in response to comments from the public to the February 2004 Draft Environmental Impact Report (DEIR) and due to the availability of new information.

This PRDEIR addresses potentially significant environmental impacts and mitigations in these specific areas:

- Water Supply and Demand;
- Yadon's piperia;
- Green Trail from HHNA to Spanish Bay;
- Transportation and Circulation (re: Monterey County regional highways);
- Long-Term Noise;
- Growth-Inducement; and
- Cumulative Impacts (for Water supply and demand, Yadon's piperia, regional traffic, and long-term noise)

#### **AVAILABILITY OF THE PARTIAL REVISION to the DRAFT EIR:**

- *REVIEW the PRDEIR* at the County Planning and Building Inspection Department, Coastal Office, 2620 First Avenue, Marina; the County Administrative Office at 230 Church Street, Building #3, Salinas; the Public Libraries in Carmel, Carmel Valley, Monterey, Pacific Grove, Salinas (John Steinbeck/Main Branch), and Seaside; and the Pebble Beach Community Service District Office at Forest Lake and Lopez Roads.
- *DOWNLOAD the PRDEIR* from the Department's website: [www.co.monterey.ca.us/pbi/](http://www.co.monterey.ca.us/pbi/), click on "Pebble Beach Project."
- *PURCHASE a PRINTED COPY of the PRDEIR* at Kinko's, 799 Lighthouse Ave., Monterey, or 501 South Main St., Salinas.
- *PURCHASE a CD-ROM of the PRDEIR* at the Department's Coastal Office. The cost is \$8.00. You can buy the CD-ROM in person, or by sending a request with an \$8.00 check.

#### **SUBDIVISION COMMITTEE and PLANNING COMMISSION PUBLIC HEARINGS**

- The County Subdivision Committee is scheduled to hear the proposal on November 18, 2004. This meeting will begin at 9:00 am at the Board of Supervisors Chambers, County Courthouse, Church and Alisal Streets, Salinas, CA.
- A public hearing before the Planning Commission to review the project and consider certification of the Final EIR as complete and adequate will be held, subsequent to the review of the DEIR and PRDEIR, at a time and place to be specified by legal advertisement in a newspaper of general circulation.

Please submit written comments by **November 10, 2004 at 4:30 pm** to Thom McCue, Senior Planner, at the Monterey County Planning and Building Inspection Department, Coastal Office, 2620 First Avenue, Marina, CA 93933. Should you have any questions about the PRDEIR's content or where to get a copy, please call me at 831/883-7528.

Sincerely,

Thomas A. McCue  
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