

Appendix A
NOP and Scoping Comments

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY



Planning Department

Mike Novo, AICP, Director of Planning

168 West Alisal Street, 2nd Floor
Salinas, CA 93901
(831) 755-5025
Fax: (831) 757-9516
www.co.monterey.ca.us/rma

FILED

AUG 15 2014

August 15, 2014

To: Responsible Agencies/Interested Parties

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

Subject: Notice of Preparation (NOP) of an Environmental Impact Report for the Pebble Beach Company Inclusionary Housing Project (Development Application Planning File Number: PLN130447)

The County of Monterey will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Pebble Beach Company Inclusionary Housing Project (Development Application Planning File Number: PLN130447) proposed by the Pebble Beach Company. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval(s) for the project. Due to time limits mandated by state law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. Please submit your response to the address shown above. We will also need the name for a contact person in your agency.

The project description, location with vicinity map, and the potential environmental effects are contained in the attached materials. Per CEQA Guidelines Section 15060(d), an Initial Study was not prepared prior to the decision to prepare an EIR.

The County will also hold a public scoping meeting to receive input for the EIR. Your agency is welcome to send a representative to the scoping meeting. The date, time, and location are to be determined.

Sincerely,

Joseph Sidor
Associate Planner
(831) 755-5262

Attachment: Notice of Preparation and Scoping Meeting

Cc: State Clearinghouse, Office of Planning and Research
1400 Tenth Street, Room 212
P.O. Box 3044
Sacramento, CA 95812-3044

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

Benny J. Young, Director
Carl P. Holm, AICP, Deputy Director

Michael A. Rodriguez, C.B.O., Chief Building Official
Michael Novo, AICP, Director of Planning
Robert K. Murdoch, P.E., Director of Public Works



168 W. Alisal Street, 2nd Floor
Salinas, CA 93901
<http://www.co.monterey.ca.us/rma>

August 15, 2014

NOTICE OF PREPARATION

SUBJECT: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Pebble Beach Company Inclusionary Housing Project. The County of Monterey will be the Lead Agency and will prepare an EIR for the project, which is described below. The County requests input on the scope and content of the environmental analysis.

PROJECT NAME: Pebble Beach Company Inclusionary Housing Project

PROJECT LOCATION: The proposed project would be located within Pebble Beach, an unincorporated community in Monterey County, California. The project site is located north of S.F.B. Morse Drive, along New Congress Road, approximately 500 to 1,200 feet south of the intersection with Ortega Road, on an approximately 2-acre portion of an undeveloped 9.19-acre lot (portion of Assessor's Parcel Number 008-041-009-000), also known as "Area D" (**Figure 1**).

DUE DATE FOR COMMENTS: Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **September 19, 2014**.

PROJECT DESCRIPTION: The project is an application by the Pebble Beach Company for a Combined Development Permit consisting of: 1) a Use Permit and Design Approval to allow the construction of 24 affordable housing units; 2) a Use Permit to allow the removal of 133 Monterey pine and 583 oak trees; and associated grading.

The 24 affordable housing units would range in size from 1,078 square feet (sf) to 1,343 sf, including a patio, deck, and carport with small storage closet for each unit. The 24 units would be dispersed within 4 separate buildings of 6,998 sf each (6 units per building). There would also be 498 sf manager's office. Proposed vehicle parking would include 24 covered spaces (the unit carports), 26 uncovered spaces, and 3 handicapped-accessible spaces for a total of 53 parking spaces. The project also includes two driveway access points. Total development or lot coverage is 61,476 sf (22,794 sf of structures and 38,682 sf of additional impervious surface).

The gently-sloping (3-6%) undeveloped lot is comprised of Monterey pine forest, with a varying stand of dominant height Monterey pine trees and a coast live oak understory. The project includes removal of approximately 583 oak trees and 133 Monterey pine trees; and approximately 3,050 cubic yards of cut and fill (all on-site).

The project site is located within the Gowen Cypress sub-planning area, Del Monte Forest, Greater Monterey Peninsula Area Plan. The project parcel is split-zoned and split-designated, but the entirety of the proposed project development footprint would be within the Medium-Density Residential (4 units/acre) designated portion of the parcel.

The areas surrounding the parcel to the north, west and south (all unincorporated Pebble Beach) are largely undeveloped and have the same split designations, and the Del Monte Park residential neighborhood (Pacific Grove) to the east is zoned for single family residential. New Congress Road bisects the undeveloped area to the west, and there is single family residential development to the north and west of Congress Road.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental review of the project will address the following issues and potential environmental effects, as identified to date. The environmental analysis will address short-term (construction) and long-term (operation) impacts.

Aesthetics – The EIR will evaluate the visual effects of the project, based on existing visual characteristics, impacts to scenic vistas, and public viewing areas.

Air Quality/Climate Change – The EIR will analyze air quality impacts including consistency with the Monterey Bay Unified Air Pollution Control District's Air Quality Management Plan, long-term operational emissions and short-term construction emissions, exposure to sensitive receptors, and generation of objectionable odors. The EIR will also describe the existing environmental and regulatory climate change conditions and will analyze the project's construction and operational greenhouse gas emissions.

Biological Resources – The EIR will evaluate impacts to biological resources including tree removal, sensitive habitats including Monterey pine forest, special status plant and wildlife species, and wildlife movement.

Geology and Soils – The EIR will identify impacts related to seismic hazards, landslides, slope stability, erosion and soils constraints.

Hydrology, Drainage and Water Quality – The EIR will address drainage, flooding, and water quality conditions of the project site.

Land Use and Planning – The EIR will identify and evaluate the project's consistency with applicable land use and zoning designations, plans, and policies; compatibility with other land uses; and impacts to recreation.

Noise – The EIR will assess the short-term (construction) and long-term (operational) impacts of the project on the surrounding land uses.

Public Services/Utilities Resources – The EIR will evaluate the potential impacts to water supply, wastewater collection and treatment, solid waste, police and fire service, and schools and associated infrastructure.

Traffic and Circulation – The EIR will evaluate transportation and circulation impacts based on the traffic increase and the adequacy of parking, circulation and access to existing transportation facilities, transit and bicycle travel.

Water Supply – The EIR will describe the existing water supply and delivery system to the project site, including potable and irrigation water supplies. This will include an overview on

existing water entitlements to the Del Monte Forest area and a description of known water supply problems in the area.

Growth Inducing Impacts – The EIR will evaluate the potential growth-inducing effects of the proposed development, including any potential fostering of economic, population, or housing growth; describe whether the project will remove obstacles to growth; create the need for expanded community service facilities; and if the project might encourage or require other activities that could cause potentially significant environmental impacts.

Cumulative Impacts – The EIR will evaluate the potential cumulative impacts of the project when combined with past, present, and reasonably anticipated projects in the region.

Alternatives – The EIR will consider a range of reasonable alternatives to the proposed project that could feasibly obtain most of the basic objectives of the proposed project while avoiding or substantially reducing significant impacts of the proposed project, in accordance with CEQA Guidelines Section 15126.6.

Significant and Unavoidable Environmental Effects – The EIR will identify if there are any significant impacts that cannot be mitigated to a less than significant level. It will explain why such impacts cannot be avoided and, if appropriate, reference identified project alternatives that reduce the impact.

Significant Irreversible Environmental Changes – The EIR will identify any significant irreversible environmental changes that would be involved in the proposed project should it be implemented, such as the consumption of non-renewable resources.

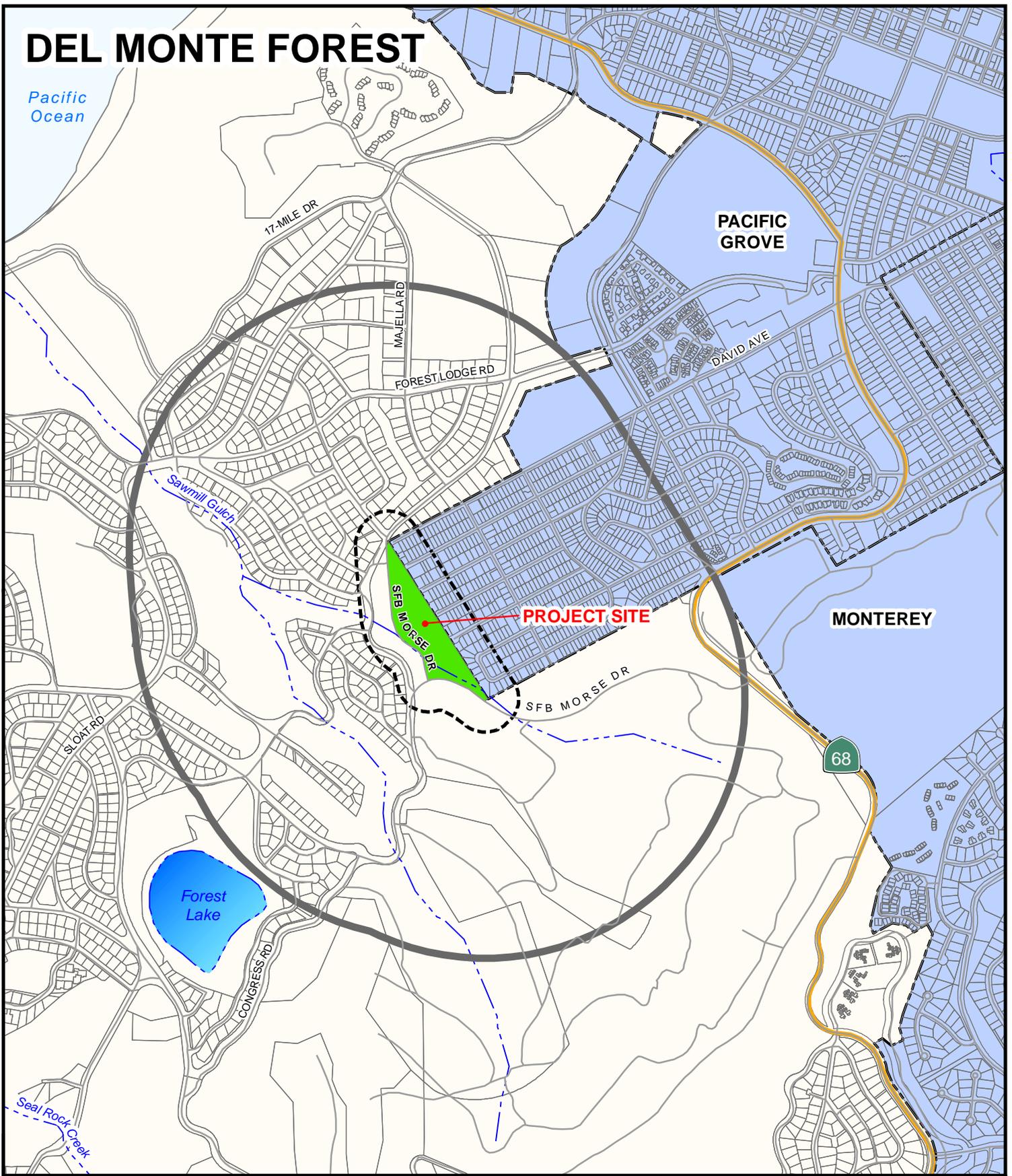
PUBLIC SCOPING MEETING: Pursuant to the public participation goals of CEQA, the County of Monterey will host an EIR Scoping Meeting to gather additional input on the content and focus of the environmental analysis and potential alternatives to be considered in the EIR. The date, time, and location of the scoping meeting are yet to be determined.

COMMENTS ON THE SCOPE OF THE EIR: The County of Monterey welcomes all comments regarding the potential environmental impacts of the proposed project and potential alternatives. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted by **September 19, 2014**. Please direct your comments to:

Joseph Sidor
Monterey County Resource Management Agency – Planning
168 W. Alisal Street, 2nd Floor
Salinas, California 93901
SidorJ@co.monterey.ca.us

DEL MONTE FOREST

Pacific Ocean



APPLICANT: PEBBLE BEACH COMPANY

APN: 008-041-009-000

FILE # PLN130447



2500' Limit



300' Limit



Water



City Limits



0 1,000
Feet



Figure 1. Project Vicinity



EDMUND G. BROWN JR.
GOVERNOR

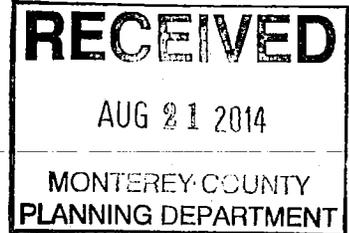
STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

Notice of Preparation

August 18, 2014



To: Reviewing Agencies
Re: Pebble Beach Company Inclusionary Housing Project
SCH# 2014081052

Attached for your review and comment is the Notice of Preparation (NOP) for the Pebble Beach Company Inclusionary Housing Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Joseph Sidor
Monterey County
168 West Alisal Street
Salinas, CA 93901

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2014081052
Project Title Pebble Beach Company Inclusionary Housing Project
Lead Agency Monterey County

Type NOP Notice of Preparation

Description Proposed construction of 24 affordable housing units ranging in size from approximately 1,080 sf to 1,350 sf (dispersed within 4 separate buildings of approximately 7,000 sf each - 6 units per building), an approximately 500 sf management office, carports, and approximately 38,700 sf of impervious surface coverage (driveway access, parking, walkways, and patios). The proposal also includes the removal of approximately 583 oak and 133 Monterey pine trees, and associated grading of approximately 6,100 cubic yards (cut and fill).

Lead Agency Contact

Name Joseph Sidor
Agency Monterey County
Phone 831 755 5262 **Fax**
email
Address 168 West Alisal Street
City Salinas **State** CA **Zip** 93901

Project Location

County Monterey
City Pacific Grove
Region
Cross Streets SFB Morse Drive and Ortega Road
Lat / Long
Parcel No. 008-041-009-000
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 68
Airports
Railways
Waterways Sawmill Creek and Pacific Ocean
Schools Forest Grove
Land Use Medium Density Residential and Open Space

Project Issues Aesthetic/Visual; Air Quality; Biological Resources; Drainage/Absorption; Geologic/Seismic; Noise; Public Services; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Traffic/Circulation; Water Quality; Water Supply; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; California Coastal Commission; Department of Conservation; Cal Fire; Office of Historic Preservation; Department of Parks and Recreation; Department of Fish and Wildlife, Region 4; Air Resources Board; California Highway Patrol; Caltrans, District 5; Regional Water Quality Control Board, Region 3; Native American Heritage Commission

Date Received 08/18/2014 **Start of Review** 08/18/2014 **End of Review** 09/16/2014

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2014081052

Project Title: Pebble Beach Company Inclusionary Housing Project

Lead Agency: Monterey County Resources Management Agency - Planning Contact Person: Joseph Sidor
Mailing Address: 168 West Alisal Street Phone: (831) 755-5262
City: Salinas Zip: 93901 County: Monterey

Project Location: County: Monterey City/Nearest Community: Pebble Beach and Pacific Grove
Cross Streets: SFB Morse Drive and Ortega Road Zip Code: 93953
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 2
Assessor's Parcel No.: 008-041-009-000 (portion of) Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 68 Waterways: Sawmill Creek and Pacific Ocean
Airports: NA Railways: NA Schools: Forest Grove

Document Type:

- CEQA: [X] NOP [] Draft EIR [] NEPA: [] NOI [] Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

RECEIVED

AUG 18 2014

STATE CLEARINGHOUSE

Development Type:

- [X] Residential: Units 24 Acres 2
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational: [] Waste Treatment: Type MGD
[] Recreational: [] Hazardous Waste: Type
[] Water Facilities: Type MGD [] Other:

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [X] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Medium Density Residential and Open Space

Project Description: (please use a separate page if necessary)

Proposed construction of 24 affordable housing units ranging in size from approximately 1,080 square feet to 1,350 square feet (dispersed within 4 separate buildings of approximately 7,000 square feet each - 6 units per building), an approximately 500 square foot management office, carpools, and approximately 38,700 square feet of impervious surface coverage (driveway access, parking, walkways, and patios). The proposal also includes the removal of approximately 583 oak and 133 Monterey pine trees, and associated grading of approximately 6,100 cubic yards (cut and fill).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Resources Agency

- Resources Agency
Nadell Gayou
- Dept. of Boating & Waterways
Nicole Wong
- California Coastal Commission
Elizabeth A. Fuchs
- Colorado River Board
Lisa Johansen
- Dept. of Conservation
Elizabeth Carpenter
- California Energy Commission
Eric Knight
- Cal Fire
Dan Foster
- Central Valley Flood Protection Board
James Herota
- Office of Historic Preservation
Ron Parsons
- Dept of Parks & Recreation
Environmental Stewardship Section
- California Department of Resources, Recycling & Recovery
Sue O'Leary
- S.F. Bay Conservation & Dev't. Comm.
Steve McAdam
- Dept. of Water Resources
Nadell Gayou

Fish and Game

- Dept. of Fish & Wildlife
Scott Flint
Environmental Services Division
- Fish & Wildlife Region 1
Donald Koch

Native American Heritage Comm.

- Debbie Treadway
- Public Utilities Commission
Leo Wong
- Santa Monica Bay Restoration
Guangyu Wang
- State Lands Commission
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Business, Trans. & Housing

- Caltrans - Division of Aeronautics
Philip Crimmins
- Caltrans - Planning
Terri Pencovic
- California Highway Patrol
Suzann Ikeuchi
Office of Special Projects
- Housing & Community Development
CEQA Coordinator
Housing Policy Division

Dept. of Transportation

- Caltrans, District 1
Rex Jackman
- Caltrans, District 2
Marcelino Gonzalez
- Caltrans, District 3
Eric Federicks - South
Susan Zanchi - North
- Caltrans, District 4
Erik Alm
- Caltrans, District 5
David Murray
- Caltrans, District 6
Michael Navarro
- Caltrans, District 7
Dianna Watson

Other Departments

- Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture
- Dept. of General Services
Public School Construction
- Dept. of General Services
Anna Garbeff
Environmental Services Section
- Delta Stewardship Council
Kevan Samsam
- Independent Commissions/Boards
- Delta Protection Commission
Michael Machado
- OES (Office of Emergency Services)
Dennis Castrillo

Caltrans, District 8

- Dan Kopulsky
- Caltrans, District 9
Gayle Rosander
- Caltrans, District 10
Tom Dumas
- Caltrans, District 11
Jacob Armstrong
- Caltrans, District 12
Maureen El Harake

CalEPA

Air Resources Board

- All Projects
CEQA Coordinator
- Transportation Projects
Nesamani Kalandyur
- Industrial Projects
Mike Tollstrup

State Water Resources Control Board

- Regional Programs Unit
Division of Financial Assistance
- State Water Resources Control Board
Jeffery Werth
Division of Drinking Water

State Water Resources Control Board

- Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
- State Water Resources Control Board
Phil Crader
Division of Water Rights
- Dept. of Toxic Substances Control
CEQA Tracking Center

Department of Pesticide Regulation

- CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- RWQCB 1
Cathleen Hudson
North Coast Region (1)
- RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3
Central Coast Region (3)
- RWQCB 4
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S
Central Valley Region (5)
- RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R
Central Valley Region (5)
Redding Branch Office
- RWQCB 6
Lahontan Region (6)
- RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7
Colorado River Basin Region (7)
- RWQCB 8
Santa Ana Region (8)
- RWQCB 9
San Diego Region (9)

Other _____

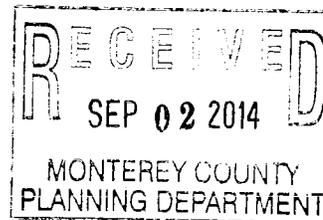
Conservancy _____

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3101
FAX (805) 549-3329
TTY 711
<http://www.dot.ca.gov/dist05/>



*Serious drought
Help save water!*



August 28, 2014

MON-68-0.48
SCH# 2014081052

Joseph Sidor
Monterey County Planning Department
168 West Alisal, 2nd Floor
Salinas, CA 93901

Dear Mr. Sidor:

**COMMENTS TO PEBBLE BEACH COMPANY INCLUSIONARY HOUSING PROJECT
NOTICE OF PREPARATION**

The California Department of Transportation (Caltrans), District 5, Development Review, has reviewed the above referenced project and offers the following comments in response to your summary of impacts.

1. Caltrans supports local planning efforts that are consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. We accomplish this by working with local jurisdictions to achieve a shared vision of how the transportation system should and can accommodate interregional and local travel.
2. To ensure the traffic study in the Draft EIR includes the information needed to analyze the impacts (both cumulative and project-specific) of this effort, it is recommended that the analysis be prepared in accordance with the Department's *"Guide for the Preparation of Traffic Impact Studies."* An alternative methodology that produces technically comparable results can also be used.
3. Because we are responsible for the safety, operations, and maintenance of the State transportation system, our Level of Service (LOS) standards should be used to determine the significance of the project's impact. We endeavor to maintain a target LOS at the transition between LOS C and LOS D on all State transportation facilities.
4. Our future comments to this, and any subsequent EIR for the project, will stress the importance of using the Association of Monterey Bay Area Governments Model for traffic analysis, and to include all impacted transportation agencies early and often in the discussions.

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

Joseph Sidor
August 28, 2014
Page 2

5. The traffic study should include information on existing traffic volumes within the study area, including the State transportation system, and should be based on recent traffic volumes less than two years old. Counts older than two years cannot be used as a baseline. Feel free to contact us for assistance in acquiring the most recent data available.
6. The methodologies used to calculate the LOS should be consistent with the methods in the current version of the Highway Capacity Manual. All LOS calculations should also be included in the Draft EIR as an appendix made available for review.
7. At any time during the environmental review and approval process, Caltrans retains the statutory right to request a formal scoping meeting to resolve any issues of concern. Such formal scoping meeting requests are allowed per the provisions of the California Public Resources Code Section 21083.9 [a] [1].

If you have any questions, or need further clarification on items discussed above, please don't hesitate to call me at (805) 542-4751.

Sincerely,



JOHN J. OLEJNIK
Associate Transportation Planner
District 5 Development Review Coordinator
john.olejnik@dot.ca.gov



**COUNTY OF MONTEREY
HEALTH DEPARTMENT**

MEMORANDUM

ENVIRONMENTAL HEALTH BUREAU

SEPTEMBER 18, 2014

To: Joe Sidor, Project Planner

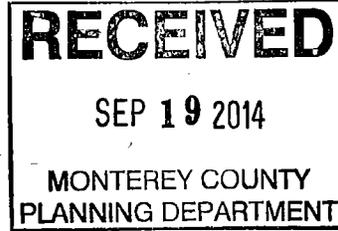
**From: Janna L Faulk
Environmental Health Review**

Subject: Notice of Preparation for an EIR - Pebble Beach Company affordable housing units

Thank you for the opportunity to review the Notice of Preparation for an EIR. The Environmental Health Bureau (EHB) has coordinated with the Health Department's Planning, Evaluation and Policy Unit (PEP), and offers the following comment:

High quality affordable housing has a proven positive health benefit on the resident's health ("Housing and Health: New Opportunities for Dialog and Action", July 2012). It has been shown to decrease negative exposures to toxins, extreme temperatures, noise, lighting, overcrowding, stress, negative mental health outcomes and safety hazards that contribute to falls and other injuries. Affordable housing increase available funds for healthy foods, access to safe parks, walkable communities, public transit and has social benefits such as stability. The Monterey County Health Department's Planning, Evaluation and Policy Unit supports the expansion of high quality affordable housing.

MEMORANDUM



County of Monterey
Office of the Sheriff



Date: 09/18/14
To: Joseph Sidor, Associate Planner
From: Donna Galletti
Subject: PLN 13-0447
Pebble Beach Company Inclusionary Housing Project

With the construction of 24 housing units, this will increase the population of the area. Any population can increase the Calls for Service to the Sheriff's Office.

Using a standard of approximately 2.5 persons per household, this could increase the population by at least 60 persons.

This would have a **less than significant impact** on Public Safety.



September 8, 2014

Mayor:
CHUCK DELLA SALA

Councilmembers:
LIBBY DOWNEY
ALAN HAPPA
NANCY SELFRIDGE
FRANK SOLLECITO

City Manager:
MICHAEL MCCARTHY

Mr. Joe Sidor, Associate Planner
Monterey County RMA- Planning
168 W. Alisal Street
Salinas, CA 93901

RE: Possible Affordable Housing Development – 18 Units

Dear Mr. Sidor,

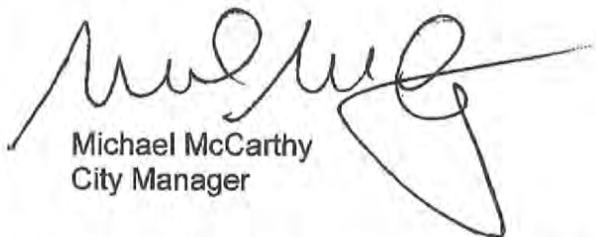
It is the City's understanding that Monterey County is preparing an Environmental Impact Report for 28 affordable housing units as part of the Pebble Beach Lot Program approval. There is a possibility that 18 units could be located in the City of Monterey at 410 Alvarado Street.

The project is partially constructed and units are required to be deed restricted. This is the City's recommended mix of affordable units:

Income Level	Studio # Units	1- Bedroom Units	2 Bedroom Units	Total Units
Median Income	2 \$1,002	2 \$1,289	2 \$1,145	6
Low Income	3 \$839	3 \$1,078	3 \$958	9
Very Low Income	1 \$525	1 \$675	1 \$600	3
Total Units/Income Category	6	6	6	18

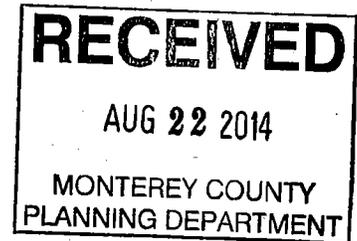
This is a possible alternative that you can include in the Environmental Impact Report.

Sincerely,


Michael McCarthy
City Manager



CITY OF PACIFIC GROVE
300 Forest Avenue □ Pacific Grove, California



August 22, 2014

Joseph Sidor, Associate Planner
County of Monterey RMA
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

RE: Notice of Preparation (NOP) of an Environmental Impact Report for the Pebble Beach Company Income Restricted Housing Project (Development Application Planning File Number PLN 130447)

Dear Mr. Sidor,

Thank you for this opportunity to comment on the Notice of Preparation. The subject proposal is immediately adjacent to the City of Pacific Grove and proposes to construct 24 income-restricted attached townhouse units with carport parking in four separate buildings and a 498 square foot manager's office. A total of 53 parking spaces, both covered and uncovered, are proposed. Approximately 583 oak trees and 133 Monterey pine trees are proposed for removal along with approximately 3,050 cubic yards of onsite cut and fill. Total lot coverage would result in approximately 22,794 square feet of structures and 38,682 additional square feet of impervious surface. The parcel is currently undeveloped.

Within the City of Pacific Grove there is widespread support for building inclusionary housing in general, and housing for employees of the Pebble Beach Company in particular. This will reduce or remove employees' travel time, save gasoline, and provide benefits of a good and generous employer.

There is concern however about the location of the project in Area D. Several hundred trees would have to be cut. This forested area is part of the Pacific Grove heritage and beloved by generations. The proposed housing site would not be close to needed services. Nearby PG residents feel the character of the Del Monte Park neighborhood would be radically changed. There are concerns of noise, light pollution, and other impacts, such as increased parking and traffic. As proposed for Area D, the project would therefore have negative impacts.

The City requests the EIR thoroughly analyze alternatives to the project, including alternative locations and configurations. Alternative locations include those sites that minimize environmental impacts to biological resources, including trees and wildlife, and provide access to infrastructure and services, including alternative transportation and walkable environments with pedestrian infrastructure. Some of those sites may be within Pacific Grove. Alternative configurations include housing dispersed in multiple areas.

Joseph Sidor
Re: Pebble Beach Income Restricted Housing NOP
August 22, 2014
Page 2

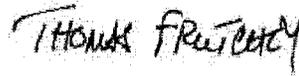
We urge you to listen closely to the concerns and recommendations of nearby residents, who live both in Pebble Beach and in Pacific Grove, in the development and consideration of alternatives analyzed in the project EIR.

We appreciate this opportunity to comment on the Notice of Preparation and look forward to reviewing the Draft EIR. If you have questions, please contact Thomas Frutchey in the City Manager's office at tfrutchey@ci.pg.ca.us or 831-648-3106.

Best regards,



Bill Kampe, Mayor



Thomas Frutchey, City Manager

Cc: Honorable Dave Potter, District 5 Supervisor
Mark Stilwell, Vice President, Pebble Beach Company

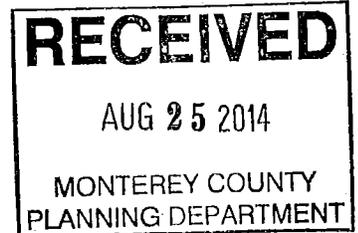
NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95691
(916) 373-3710
Fax (916) 373-5471



August 21, 2014

Joseph Sidor
Monterey County
168 West Alisal Street
Salinas, CA 93901



RE: SCH# 2014081052 Pebble Beach Company Inclusionary Housing Project, Monterey County.

Dear Mr. Sidor:

The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. **USGS 7.5-minute quadrangle name, township, range, and section required**
 - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached**
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) Guidelines §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered cultural items that are not burial associated, which are addressed in Public Resources Code (PRC) §5097.98, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, PRC §5097.98, and CEQA Guidelines §15064.5(e), address the process to be followed in the event of an accidental discovery of any human remains and associated grave goods in a location other than a dedicated cemetery.

Sincerely,

A handwritten signature in black ink, appearing to read "Gayle Totton".

Gayle Totton
Associate Government Program Analyst

CC: State Clearinghouse

**Native American Contacts
Monterey County, California
August 21, 2014**

Jakki Kehl
720 North 2nd Street
Patterson , CA 95363
(209) 892-1060

Ohlone/Costanoan

Amah Mutsun Tribal Band
Valentin Lopez, Chairperson
P.O. Box 5272
Galt , CA 95632
vlopez@amahmutsun.org
(916) 743-5833

Ohlone/Costanoan
Northern Valley Yokuts

Coastanoan Rumsen Carmel Tribe
Tony Cerda, Chairperson
240 E. 1st Street
Pomona , CA 91766
rumsen@aol.com
(909) 524-8041 Cell
(909) 629-6081

Ohlone/Costanoan

Amah Mutsun Tribal Band of Mission San Juan
Irene Zwielerlein, Chairperson
789 Canada Road
Woodside , CA 94062
amahmutsuntribal@gmail.
(650) 400-4806 Cell
(650) 332-1526 Fax

Ohlone/Costanoan

Ohlone/Coastanoan-Esselen Nation
Louise Miranda-Ramirez, Chairperson
P.O. Box 1301
Monterey , CA 93942
ramirez.louise@yahoo.com
(408) 629-5189
(408) 205-7579 Cell

Esselen
Ohlone/Costanoan

Ohlone/Coastanoan-Esselen Nation
Christianne Arias, Vice Chairperson
P.O. Box 552
Soledad , CA 93960
(831) 235-4590

Esselen
Ohlone/Costanoan

Trina Marine Ruano Family
Ramona Garibay, Representative
30940 Watkins Street
Union City , CA 94587
soaprootmo@comcast.net
(510) 972-0645

Ohlone/Costanoan
Bay Miwok
Plains Miwok
Patwin

Amah Mutsun Tribal Band
Edward Ketchum
35867 Yosemite Ave
Davis , CA 95616
aerieways@aol.com

Ohlone/Costanoan
Northern Valley Yokuts

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting locative Americans with regard to cultural resources for the proposed Pebble Beach Company Inclusionary Housing Project; located in the city of Pacific Grove, Monterey County, California.

**Native American Contacts
Monterey County, California
August 21, 2014**

Ohlone/Coastanoan-Esselen Nation
Pauline Martinez-Arias, Tribal Council woman
1116 Merlot Way Esselen
Gonzales, CA 93926 Ohlone/Costanoan
maklici0-us@gmail
(831) 596-9897

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28 Ohlone/Costanoan
Hollister, CA 95024
ams@indiancanyon.org
(831) 637-4238

Amah Mutsun Tribal Band of Mission San Juan Bautista
Michelle Zimmer
789 Canada Road Ohlone/Costanoan
Woodside, CA 94062
amahmutsuntribal@gmail.com
(650) 851-7747 Home
(650) 332-1526 Fax

This list is current only as of the date of this document.

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This list is only applicable for contacting locative Americans with regard to cultural resources for the proposed Pebble Beach Company Inclusionary Housing Project; located in the city of Pacific Grove, Monterey County, California.



Comment Sheet
EIR Scoping Meeting - August 28, 2014
6:00 - 8:30 p.m.

Pebble Beach Company
Area D Affordable/Inclusionary Housing Project

If for no other reason HWY 68 can not handle any more traffic, it backs up to the State^{and} Gate near @ 3pm.

What about where the old driving range is located. Would not need as many trees removed they would have room to put in just 1 story buildings in this area.

Key Topics to be Evaluated

Transportation/Traffic - Hwy 68 will not handle more traffic.

Contact Information (optional)

Name: _____

Phone: _____

Email: _____



Comment Sheet
EIR Scoping Meeting - August 28, 2014
6:00 - 8:30 p.m.

Pebble Beach Company
Area D Affordable/Inclusionary Housing Project

We do need affordable housing. PBC is doing a good thing in building this project. It is good for the environment. The project can be made better by moving it to another area. Area D involves cutting too many trees as well as causing some issues with residents on both sides of the fence. The project as stated with Area D is better off moving to a less controversial site.

Contact Information (optional)

Name: _____

Phone: _____

Email: _____



Comment Sheet
EIR Scoping Meeting - August 28, 2014
6:00 - 8:30 p.m.

Pebble Beach Company
Area D Affordable/Inclusionary Housing Project

THE TRAFFIC ON CONGRESS ROAD
IS ALREADY TOO FAST & TOO HEAVY.
MANY SCHOOL CHILDREN USE CONGRESS
ROAD TO WALK TO SCHOOL OR TO
WALK TO THE BUS STOP. THERE ARE
NO SIDEWALKS ON CONGRESS ROAD.
FOR MANY AREAS THE PEDESTRIANS HAVE
NO CHOICE ~~BE~~ BUT TO WALK
ON THE ROAD. IT IS VERY
DANGEROUS. SIXTY OR SEVENTY
ADDITIONAL CARS, AT THE BUSY
HOURS WILL ONLY ADD TO THE PROBLEM.

Contact Information (optional)

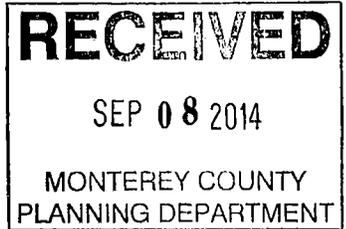
Name: ROBERT J. BRISLIN

Phone: 657-9050

Email: RJBRISLIN@MSN.COM

Gonzales, Eva x5186

From: Robert Brislin [rjbrislin@msn.com]
Sent: Sunday, September 07, 2014 3:16 PM
To: cegacomments
Subject: Fwd: PLN 130447 AREA D Housing



Sent from my iPad

Begin forwarded message:

From: Robert Brislin <rjbrislin@msn.com>
Date: September 7, 2014 at 11:55:45 AM PDT
To: "cegacomments@co.monterey.ca.us" <cegacomments@co.monterey.ca.us>
Subject: PLN 130447 AREA D Housing

To Whom It May Concern:

My name is Robert J. Brislin. I live at 2829 Congress Road, Pebble Beach, Ca. In doing the EIR for this project I urge you to consider the matter of the existing traffic on Congress Road. Congress Road is already one of the most heavily travelled roads in Pebble Beach. The traffic consistently exceeds the posted speed limits. Vehicles travelling 40 to 50 miles per hour are not uncommon. Police patrols are rare.

There are no sidewalks on Congress Road. Many areas the pedestrians have no choice but to walk on the street. This is particularly hazzardous to the children who use Congress Road to walk to school or to walk to the bus stop that is located on Congress Road at the base of David Avenue. Adding at least 60 additional vehicles of the people who would reside at this housing project would add immeasurably to the problem. Especially during the hours when the children would be going and coming from school.

I am not opposed to affordable housing. I support it. I addressed the traffic issue. I am sure you will hear from others many of the other reasons why AREA D is not appropriate for the project. I believe a far better location would be the southwest corner of 17 Mile Drive and Sunset, for the following reasons:

There would be no need to cut down over 700 trees;

This location would provide excellent access to shopping, churches, schools, and bus stops;

This location is within a quarter mile of the Spanish Bay employee parking lot;

And perhaps most importantly, it is located only four tenths of a mile from the beach and the ocean. When I went to the LUAC meeting in Salinas earlier this year the members of the committee were concerned about the access to recreation for the renters of this housing. They asked that a rec room be included in the project. What better source of recreation is there for less affluent families than easy access to the beach. That is a priceless perk for people with limited resources.

Sincerely,

Robert J. Brislin

Gonzales, Eva x5186

From: Sidor, Joe (Joseph) x5262
Sent: Friday, September 19, 2014 4:21 PM
To: Gonzales, Eva x5186; Giberson, Kate
Subject: FW: EIR Scoping: Development Application Planning File Number PLN 130447

NOP comment...

Joe



From: Cosmo Bua [mailto:philemata@gmail.com]
Sent: Friday, September 19, 2014 4:03 PM
To: Sidor, Joe (Joseph) x5262
Subject: EIR Scoping: Development Application Planning File Number PLN 130447

County of Monterey %

Joseph Sidor, Associate Planner
County of Monterey RMA
168 West Alisal Street, 2nd
Salinas, CA 93901

RE: Notice of Preparation (NOP) of an Environmental Impact Report for the Pebble Beach Company (PBC) Income Restricted Housing Project (Development Application Planning File Number PLN 130447)

Dear Planner Sidor:

As I write this over 80,000 acres of forest are involved in over 200 fires around our state of California.

Your staff must be aware that we have been experiencing mega fires in our State for some years and that this is expected to continue and to worsen due to drought and to other global warming related phenomena.

Our natural habitats in Monterey County, as nationwide, are also under attack from imported insects, diseases, and the pressures of shortsighted, profit-driven, careless and mindless destructive "development".

How can there possibly be a larger environmental impact than to build anything - let alone an intensive residential development complete with parking, etc - in any one of half a dozen, well known, already deforested locations in and immediately adjacent to Pebble Beach, than it will be to destroy this old growth forest of endangered Monterey Pines and Coastal Oaks (between 700 and 800 guesstimating only those over 4" in diameter - we know many hundreds more smaller trees of these two species as well as other plants and trees of different types will be destroyed, of course), all of this wildlife habitat, migration stops, and watershed, continuing high-heritage-value community recreation and nature education, ...? **The question is absurd, laughable - not subject to rational or moral answer.**

This beloved forest can not possibly be restored, or this violent destruction "mitigated".

Regarding so called "Area D":

In 2004, Monterey County did a project consistency study (Appendix D) of the DEIR they were doing for Measure A plan, Link :

http://www.co.monterey.ca.us/planning/docs/eirs/pbc/deir/Pebble%20Beach%20DEIR/Volume%202/app_d.pdf

Some relevant citations in Appendix D are as follows:

pgs D-1, D-13 - Dedicates Area D as open space.

pg D-13 - Proposes conservation & scenic easements for Area D.

pg D-24 - Includes Area D in Huckleberry Hill dedication.

pg D-104, D105 - Includes Area D as non-coastal areas to be preserved as open space.

Please provide a complete chronology and a detailed explanation of the processes by which this old growth forest - universally, including by the developer - classified, specified and delineated for preservation, came to be transformed into an acceptable development site. I would expect you would need to go back at least a decade or so.

Given the enormity of this stupidity and how obviously this change or arrangement is not in the public interest, it does not seem to be only a simple zoning question. Monterey County would certainly not be the first place where corruption in the accommodation of the wealthy and influential determined the course of events to the detriment of the citizens and the environment.

So after you get all the specifics of the zoning history, including the names of all the individuals involved, down in black and white for this scoping process, if it is beyond your scope or desire to go any further, please refer this matter to whoever is responsible to seriously look into this ridiculous accommodation to development, **from a legal accountability perspective.** The County of Monterey Planning Department must not, just by doing it's work legitimately, be duped into complicity with unethical practices. **Please let me know whether or not you have passed along my concern of possible corrupt practices in the history of this development** of so-called "Area D" to any government official or other responsible person.

Thank you, Cosmo Bua

Public Comment: 8/28 E.I.R Public Scoping Meeting for the Building of Housing in Pebble Beach Forest

There could hardly be a clearer example of a company - not even a municipality, but a company - shoving people it doesn't want into an area it doesn't care about on the edge of town... segregating inclusionary housing away to where it will be less safe and less livable for the residents.

This E.I.R process is already very troubling, because it is starting from a manufactured falsehood - which is the pitting of the need for affordable housing against the survival of a beloved local forest. This is a nonsensical formulation. In reality, there is absolutely no conflict or reasonable connection what-so-ever between this housing and this forest.

There is a moral imperative here and *that* is the basic issue the County is facing here. It is known that is wrong to destroy a forest. In this case, where there are numerous clear, viable, and even obviously preferable alternative sites for accomplishing this housing goal - it is ludicrous - or even insane.

Slowly but surely, world-wide, ecosystems are being granted legal standing in government constitutions. All the sane people in the world are desperately trying to slow global warming. Is Monterey County going to completely unnecessarily destroy a cherished old growth forest?

This forest has been beloved for generations. Nearby residents were raised going into it to learn about and to enjoy nature. They grew up, had kids and took them there. And these kids had kids... Grandparents are taking grand and great grand kids into this same forest which has always been an important part of their community life. Losing this forest will be losing very valuable ingrained private meaning and public heritage - and depriving future generations. People will be different raised without it.

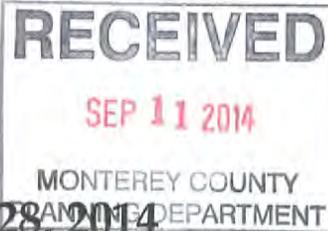
The report of seven hundred-plus trees to be destroyed is inaccurate. Only trees of two especially endangered native species are guesstimated, and only trees over 4 inches in diameter of those. Many hundreds more will actually be destroyed. All of these trees and other plants, this migratory bird stop, and all of this watershed and habitat, and displacing all of this wildlife - just

to cram in housing which can easily be better and safer situated very nearby on sites already deforested by the Pebble Beach Company is not just a ridiculous choice, its a very violent crime.

We must have a serious examination and the proposal of reasonable, viable alternate sites from scratch, because this forest is not one of them.

Cosmo Bua

PLN 130447



Comment Sheet
EIR Scoping Meeting - August 28, 2014
6:00 - 8:30 p.m.

Pebble Beach Company
Area D Affordable/Inclusionary Housing Project

Please take into account:

- ① If you visit Area D, today, it looks very dry. Enclosed are pictures of Area D in the Spring of 2013. It is beautiful and green!
- ② Our Del Monte Park streets are narrow, without sidewalks and crowded with residents' vehicles. (The enclosed pictures were taken in the morning, showing fewer parked vehicles than after work.) These cul de sacs cannot support overflow parking by residents of the housing project and/or by their friends, who prefer to avoid the hassle of going through the gate.

Contact Information (optional)

Name: Vicki Canning

Phone: 831.372.5291

Email: V.Canning@sbeglobal.net

1301 Shafter Ave.
Pacific Grove 93950

Thank you!



Date _____
Description _____





September 15, 2014
1115 Presidio Blvd.
Pacific Grove, CA 93956



Joseph Sidor
Monterey County Resource Management Agency – Planning
68 West Alisal Street
Salinas, CA 93901

Re: CEQA scoping comments, *PLN130447* - Old Capitol site as alternative location

Dear Mr. Sidor:

At the September 2013 meeting of the Del Monte Forest LUAC, Mark Stillwell of Pebble Beach Company stated that the company had once considered the Old Capitol site as an alternate location for the inclusionary housing currently proposed for Area D in the DMF. I share the views of many in the community that the proposed project is ill-suited for Area D for numerous reasons. I believe the Old Capitol site would be a viable alternate that would pose fewer disadvantages, so I respectfully request that the study include a thorough analysis of the feasibility of moving the project to this site.

I would like to call your attention particularly to one of the three parcels that comprise the Old Capitol site: (APN # 001-761-051-000). As you can see from the attached areal photograph, unlike Area D, this 10 acre parcel is only sparsely forested, thus hundreds of native trees could be saved.

The parcel offers many other advantages. It is owned by PBC, zoned residential, already subdivided into a parcel of similar size to Area D, located along MST transit lines, near a gas station, bank, pharmacy, grocery store and other services as well as a freeway on-ramp. It is also only a few miles away from work for Pebble Beach employees. Further, since there is currently no other residential development in the immediate vicinity, it would alleviate the numerous problems associated with Area D, including disruption of existing neighborhood land use patterns, traffic, parking, noise, and light pollution.

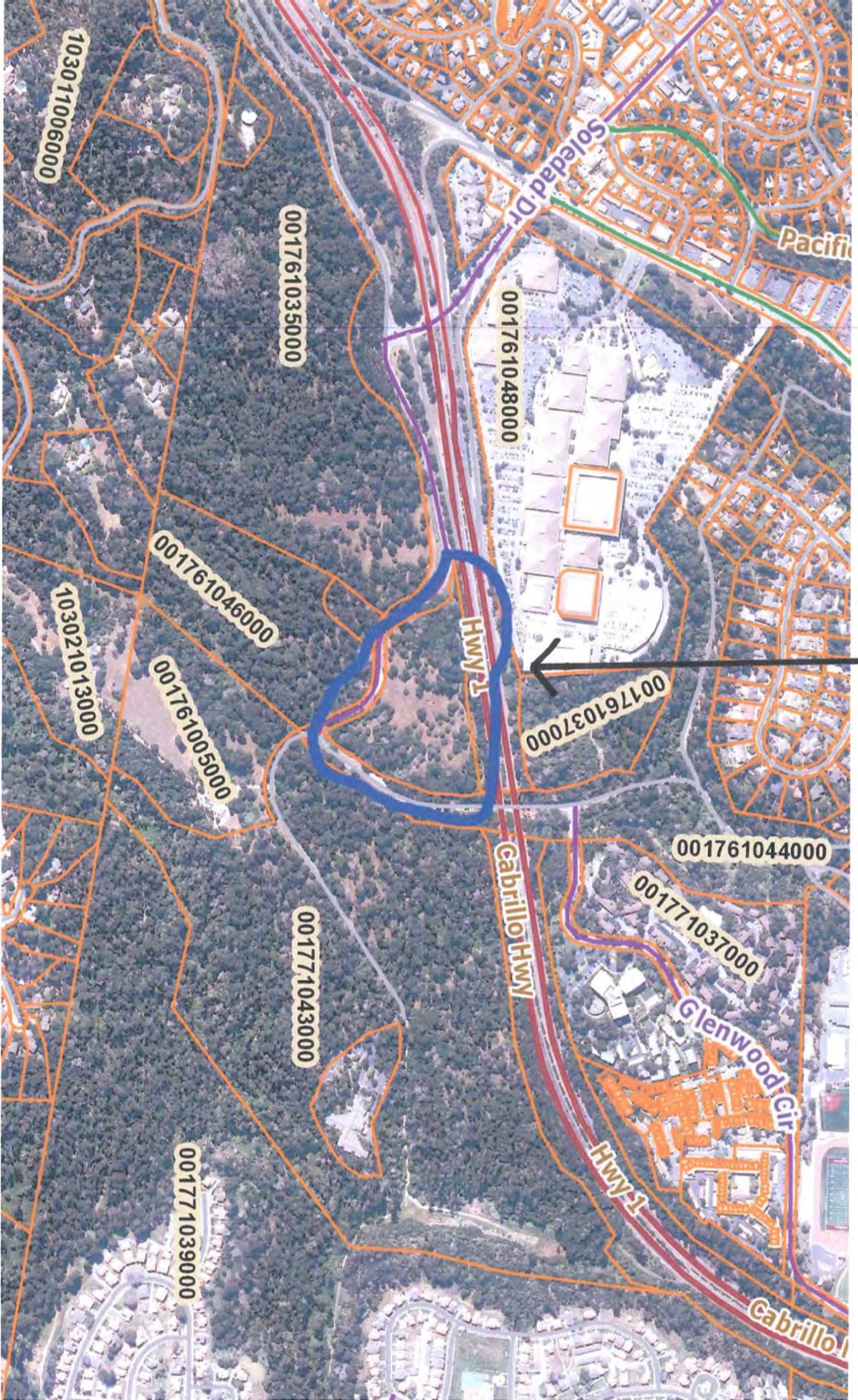
I appreciate your efforts in the preparation of the EIR, and I respectfully request that the study include serious and meaningful consideration of the above mentioned alternative.

Sincerely,

A handwritten signature in black ink that reads "Lloyd Calhoon" with a long, sweeping flourish at the end.

Lloyd Calhoon

Enclosure– Areal parcel map



103011006000

001761035000

001761048000

001761046000

103021013000

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001771043000

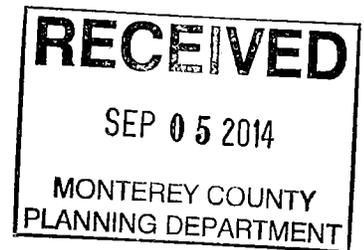
001771037000

001771039000

APN # 001-761-051-000

Carol and David Dixon
1220 Lawton Avenue
Pacific Grove, CA 93950
Ddixon683@comcast.net
Cdixon777@comcast.net

9/3/14



Project Reference # PLN130447
Currently Planned Inclusionary Housing Development Proposal

Pebble Beach Forested Areas next to the Del Monte Park neighborhood has *already been Preserved*: The current proposed inclusionary housing development is in an old growth forested area that has never been logged. The Pebble Beach Company declared long ago that the forested areas around the Del Monte Park neighborhood were designated as "Green Belt" areas. The Pebble Beach Company needs to stand behind their past declarations as a "Green Belt" area surrounding the Del Monte Park neighborhood. Please move the inclusionary housing building plans idea to a better more suitable area in Monterey County.

Red-Legged Frog: Possible habitat for red-legged frog (listed threatened species) is in the proposed area near the wetland portion of the forest.

Cavity Nesters: Cavity nesters (birds) are most affected by removal of large mature trees. On the Monterey Peninsula there are more than 20 species of birds that call the forest their home and in these trees there are cavity nesting birds. The cavities are found only in larger more mature trees and are required for cavity nesting birds.

Monterey Pine Rarity: Nominated for Federal Threatened Plant Status: The Monterey Pine growing within its native range has been nominated for Federal Threatened Status. It is listed by the California Native Plant Society as category 1b.1.

Rare Plants: A botanical survey in search for the Yadon's *Piperia* should be completed. This plant is listed as endangered by the United States Fish and Wildlife Service.

Extend the Morse Botanical Reserve: How about extending the Morse Botanical Reserve to include the forested areas next to the Del Monte Park neighborhood?

Numerous Alternate Viable Locations: There are many alternate locations in Monterey County that are developable and should be selected for inclusionary housing. This would preserve the over 700 existing trees in the forested area next to the Del Monte Park neighborhood. With other Monterey County alternative suitable locations to build inclusionary housing, it is insanity to cut down the existing forest.

Inclusionary, not Exclusionary: It might be better to build the 24 *individual* houses for inclusionary housing separately, rather than having large clusters of housing units all built into one concentrated small unsuitable location (such as the currently proposed site). This idea would be more inclusionary rather than the proposed separate multiple concentrated family units which seem more exclusionary.

How about the areas in Marina near the Ft. Ord area? There are building areas for inclusionary housing over there. There are planned development units that are already there and would tie in with the current proposed idea.

1087 Laurel Lane
Pebble Beach, California 93953

07-17-2014

Supervisor Jane Parler
Monterey County Board of Supervisors
P.O. Box 1728
Salinas, California 93902



Dear Supervisor Parker,

We are writing this letter in opposition to the proposed location of a large, low-cost, multiple occupant dwelling in Pebble Beach in Area D near Congress and SFB Morse Drive. With very few exceptions, all of Pebble Beach consists of single family dwellings on quarter acre lots. No one in Pebble Beach purchased their property with any warning of its value being compromised by a nearby high-density low-cost commercial housing project.

Preliminary Site Plans propose using 20% of the available space in Area D for housing and landscaping, far too congested in a very small space. Proposed housing units are only 61 feet away from Del Monte Park homes. Both the entrance and exits are on the SFB Morse Drive, a dangerous narrow curvaceous road in which there are speeding cars, people walking dogs, and teenagers routinely engaged in BMX bike jumping.

Removing 716 trees is unconscionable. Trees provide a habitat for wildlife giving animals and birds shelter, cover, and food. This proposed eradication will also destroy the sound barrier between Highway #68 and residents in the Country Club Gate and Del Monte Park areas. This could serve to lower housing values for these residents. Trees are known to help the environment by removing gaseous pollutants. They absorb carbon dioxide and produce oxygen. Air Quality is a goal of the General Plan which states in OS-10.3 forested areas should be conserved for their air purifying functions. Area D is a vibrant healthy area full of wildlife and healthy trees. Again the General Plan (GMP3.5)

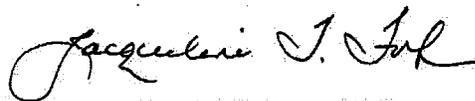
discourages the destruction of forested areas. Undisturbed native stands of Monterey Pine (*Pinus radiata*), found in San Luis, San Mateo, Santa Cruz, and in Monterey County, are rare and these pines die early after one hundred fifty years. To deliberately destroy this natural treasure in our community is morally and ethically wrong.

Finally, relocating people to a small high-density secluded housing project in Pebble Beach is not the answer to integration and upward mobility. Movoto Real Estate demographics from census data indicates that the average Pebble Beach resident makes over \$75K per year, 34% have a Bachelors or Associate degree, and 31% have Graduate degrees. Seventy-eight percent of the population is in the 40 to 65+ age range. Only 3% speak Spanish. A research study by the National Bureau of Economic Research, cited in the 07-02-14 Wall Street Journal, indicated what it would not do:

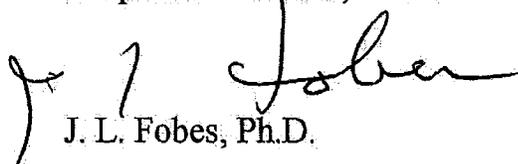
“to relocate tenants from poor neighborhoods...to better-off suburban municipalities...reported no significant overall effects on adult employment, earnings or public assistance receipt”, nor did it find “evidence of improvements in reading scores, math scores, behavior or social problems or school engagement, overall for any age group”.

Locating this high-density project at the proposed site will destroy trees and animal habitat, increase the crime rates and noise levels, decrease nearby property values, probably lower property taxes collected, and decrease salability. Thank you.

Sincerely,

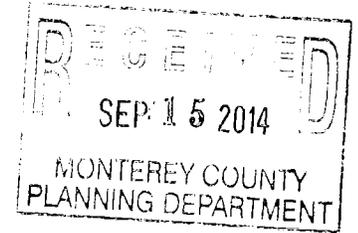


Jacqueline T. Eobes, Ph.D.



J. L. Fobes, Ph.D.

1087 Laurel Lane
Pebble Beach, CA 93953
September 10, 2014



Mr. Joseph Sidor, Associate Planner
Monterey County Resource Management Agency - Planning
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Dear Mr. Sidor:

We are writing this letter because of concerns with the scope of the EIR PLN 130447, the proposed Pebble Beach Company (PBC) Inclusionary Housing Project. Some of the proposed EIR questions have already been stated by local residents; however, it never hurts to reiterate issues to ensure their inclusion in the EIR as we believe this is a major project that will affect all of us on this peninsula.

First, we would like to note that the location and date of the EIR Scoping Meeting 08-28-14 was burdensome for many elderly residents and for Pacific Grove parents. Participants were requested by parking attendants to park on a field and walk through the campus down several sets of stairs. The auditorium itself had multiple steps and the two microphones utilized for speakers were at the bottom of those stairs. Pacific Grove parents had their first "Back to School" night, thus the date was a conflict for them. Finally, the date and place of the Scoping Meeting was not publicized and residents who would have attended did not.

ECONOMIC IMPACT ANALYSIS

1. Will the EIR provide an economic analysis on the impact of the project on home prices and home salability within a three mile zone now and within the next two years, then five years? Currently, some residents with homes for sale nearby are reporting realtors do not want to show their homes, while other residents are considering litigation over non-disclosure prior to recent home purchases in the area.

IDENTIFICATION OF VIABLE ALTERNATIVE SITES CONSIDERED AND AN ANALYSIS OF THESE SITES

1. What other sites will be considered other than Area D, by PBC and by Monterey County? Sites that have identified by citizens are: (A) Sunset Avenue near the Pacific Grove Gate where the convenience store was situated;

(B) The Corporation Yard; (C) The side of the new parking lot at Spanish Bay; and (D) The Old Capitol Site in Monterey.

2. Were any other PBC-owned properties, suitable for inclusionary housing, identified but not included in the site analysis?

EMPLOYEE HOUSING VS LOW INCOME HOUSING

1. Will Pebble Beach employees be residing in the proposed housing complex? If the only housing is NOT for PBC employees to lessen their commute and provide ready access to their worksite, what is the purpose of housing non-employees in an isolated area where they have to commute for work?
2. Is socially isolating a group of people on a small piece of land appropriate if the purpose of inclusionary housing, is in fact, social integration?

EVALUATION OF TRAFFIC ISSUES

1. Will Morse Drive need to be straightened and widened to accommodate the additional traffic entering and exiting the project, and its use as the main conduit for Spanish Bay guests? What are the traffic projections now and in five years time? Currently the road is curvaceous and heavily used by locals walking and driving, by children riding bikes, by gardeners/ construction personnel, and by patrons of Spanish Bay.
2. Ortega, which is accessed from Morse Drive, is heavily used as a shortcut from Morse Drive through to Forest Lodge. It is a narrow road with many drainage ditches alongside the road in front of private property. Speeding drivers are a constant problem as indicated by the flashing traffic mileage indicator sign installed at times near Forest Lodge. What are the plans and traffic projections for Ortega?
3. Are the proposed project entrances and exits appropriate for Morse Drive? How many vehicles do you anticipate using those entrances and exits during the day? How will project residents and school buses safely get in and out?
4. Are the 53 parking spaces sufficient for the project? Will Pacific Grove residents see project guests using their small streets for additional parking and to avoid going through the Morse Gate? How will this be prevented?

CONSEQUENCES OF CLEAR CUTTING THE FOREST

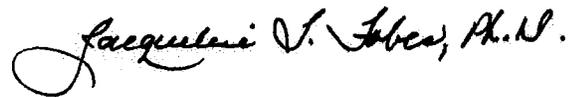
1. What is the environmental cost of clear cutting 700+ trees of four inches or more in diameter? What are the effects of the destruction of scarce species of trees?

7. What is the plan for lighting the housing/garage areas, lighting the parking lot, entrances and exits? How will this increased lighting impact nearby Pacific Grove/Pebble Beach residents?
8. Since landfill will be necessary once the trees have been removed, has the site been determined to be earthquake-safe to build homes on landfill?
9. What affect will the use of landfill have on flooding should we get heavy rains?

In essence, this project, although well intended as a measure of inclusionary housing, is clearly inappropriate for the Area D site. This project makes too dense a footprint on a neighborhood of single family dwellings in Pebble Beach. The destruction of 700+ trees alone is unconscionable. The eradication of animal and bird habitat is wrong. The impact of traffic, safety, and noise negatively affects nearby residents, as well as reduces the value of their homes.

Thank you.

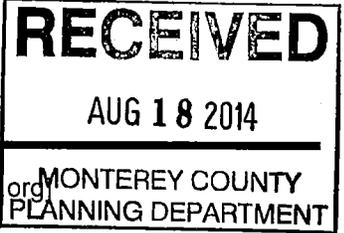
Sincerely,



Jacqueline T. Fobes, Ph.D.



James L. Fobes, Ph.D.



Gonzales, Eva x5186

From: gerigennaro@gmail.com on behalf of Geri Gennaro [geri@gennaro.org]
Sent: Sunday, August 17, 2014 9:48 PM
To: Sidor, Joe (Joseph) x5262
Subject: Pebble Beach Inclusionary Housing Project

Dear Mr. Sidor,

I am a member of the the Pacific Grove community and I am very saddened to hear that once again the Pebble Beach Company is wanting to take away our small yet precious Del Monte Forest. Many of our community members use that lovely forest to hike and enjoy nature. My children, neighbors and I have even been able to discover and observe much flora and fauna in that little Del Monte forest patch. Although it may only seem like small and insignificant piece of land, our Del Monte Forest means so much to us here in Del Monte Park.

Pebble Beach is truly fortunate to have an abundance of forest land to build upon yet the Pebble Beach company decides to take away what little we have in our community to build their project. Although affordable housing is important, placing it in our backyard is detrimental to our community and shows the Pebble Beach Company's disdain for the community of Pacific Grove (in particular the Del Monte Park community).

Please take a look at the map that you have sent and compare what little bit of forest we have to the vast amount of the forest throughout Pebble Beach. Please do not take away our community's tiny yet important forest.

Sincerely,
Geraldine Gennaro

Environmental Impact Report
PLN 130447

Dear Mr. Sidor,

I would request that the EIR for PLN 130447 take into account the following potentially negative effects created by Pebble Beach Company's proposal to build an apartment complex in Area D:

The entrance and exit to the complex create a potential "blind drive" situation that is dangerous for future residents and passing motorists.

Drainage at the site is a serious problem even now, without acres of ground covered by hardscape. Recent rains created flooding and the gutters on the Pebble Beach side were wet two months afterwards as water continued to drain. (Pictures available upon request.)

The parking proposed is inadequate for the site. Given the unusual site chosen for this complex – in a forested area with no on-street parking available on either the Pebble Beach or Pacific Grove sides – the apartment lot will require more than the minimum number of spots required by code.

- Pebble Beach Company's previous proposal for the housing complex at the Corporation Yard acknowledged this: as there was no on-street parking available there either, PBC allotted 54 parking spots for the 18 units.
- The current proposal for Area D allots only 53 spots for 24 units. If the same parking calculus were applied to Area D, they would need to provide 70-72 spots (depending on whether one allots according to number of units or number of bedrooms/people in the units).

I request that the EIR conduct an independent survey of the true parking needs for the proposed complex in an area where no on-street parking is available; that plans are altered accordingly; and that the altered plans are they appropriately accounted for when assessing environmental impact and drainage requirements.

A set of parking spots are located 20 yards from the end of Miles Ave, with direct impact on neighbors via noise and headlights. Request this impact be evaluated and mitigated.

Thank you for your consideration,

Jeanne and Frank Giraldo
1333 Miles Ave
Pacific Grove, CA 93950

Gonzales, Eva x5186

From: Sidor, Joe (Joseph) x5262
Sent: Saturday, September 20, 2014 12:23 PM
To: Gonzales, Eva x5186; Giberson, Kate
Subject: FW: Spanish Bay Parking Lot photo
Attachments: DSC_0003.JPG



NOP comment below and photo attached...

Joe

From: Laura Harris [<mailto:lharris.consulting@gmail.com>]
Sent: Friday, September 19, 2014 7:11 PM
To: Sidor, Joe (Joseph) x5262
Subject: Spanish Bay Parking Lot photo

Hi, Joe!

Attached is the photograph that I referred to during my comments at the Public Scoping Meeting re: Pebble Beach Inclusionary Housing. I took this photo at 11:15am on August 17, 2014, as the Concours d'Elegance was underway. I believe this demonstrates, clearly, that this lot is not needed for large event parking as it was intended. Further, folks who pass by this lot on a daily basis report only seeing a few cars here day-in and day-out.

It seems to be a perfect alternative location for the housing.

Thank you, Joe, and have a wonderful weekend!

Laura Harris
(831) 210-9593



RECEIVED
SEP 04 2014
MONTEREY COUNTY
PLANNING DEPARTMENT

Gonzales, Eva x5186

From: Mary Pat Hawkins [mphawkins@gmail.com]
Sent: Thursday, September 04, 2014 3:40 PM
To: ceqacomments
Subject: PLN130447

My husband Jim and I have a home in Pebble Beach and want to go on record as being extremely opposed to the approval of the inclusionary housing project on Congress ave. For many very valid reasons this is not the best choice for this project and it is so unnecessary to pursue this location when much better alternatives exist. Please consider the precedent you will be setting allowing dense multi-family zoning in the forest without proper roads, parking, water, fire protection, security, etc. Preserving the environment of this Forest is a sacred trust that has been a priority for the agencies involved in its development for generations. Please do not let the economic interests of the powerful Pebble Beach Company dictate what is best for the forest and those of us who make our homes in this very special place. Thank you for your time and willingness to consider all the options as guardians for the environment in this very important decision. Yours respect for our beloved forest.
Jim and Mary Pat Hawkins
Sent from my iPhone mary pat hawkins

RECEIVED

SEP 08 2014

Gonzales, Eva x5186

From: Jim Hemphill [jhemphil@apr.com]
Sent: Monday, September 08, 2014 1:24 PM
To: ceqacomments
Subject: Please investigate these issues

MONTEREY COUNTY
PLANNING DEPARTMENT

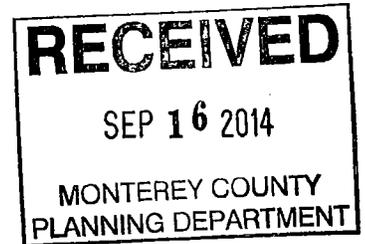
I have over 700 petitions signed by citizens who oppose the building of apartments in Area D. We all feel that there are alternative sites that be better locations for inclusionary housing. Please review other locations.

Jim Hemphill
Pebble Beach resident for 17 years

Sent from my iPad

Giberson, Kate

From: Sidor, Joe (Joseph) x5262 <SidorJ@co.monterey.ca.us>
Sent: Monday, September 15, 2014 7:54 AM
To: Gonzales, Eva x5186; Giberson, Kate
Subject: FW: Unsuitability of Area D - and Feasible Alternatives



NOP Comment

Joseph Sidor / Associate Planner
County of Monterey RMA - Planning / ALUC
168 W. Alisal St / Salinas, CA 93901
(831) 755-5262

-----Original Message-----

From: Jim Hemphill [mailto:jhemphil@apr.com]
Sent: Saturday, September 13, 2014 11:08 AM
To: Sidor, Joe (Joseph) x5262
Subject: Unsuitability of Area D - and Feasible Alternatives

Joe

Please be sure the EIR gets this. PLN130447 JimHemphill
<http://www.delmonteneighborsunited.org/2013/11/26/unsuitability-of-area-d-and-feasible-alternatives/>

Sent from my iPad

DEL MONTE NEIGHBORS UNITED

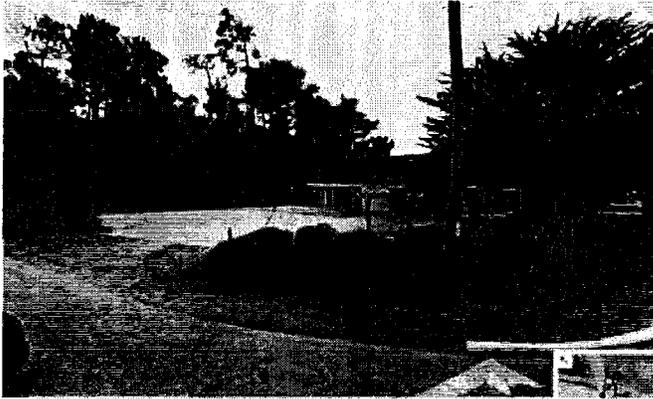
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Unsuitability of Area D - and Feasible Alternatives

November 26, 2013 1 Comment



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The Pebble Beach Land Use Advisory Committee (LUAC) urged PBC to build at an alternative site, if at all possible. We agree with the LUAC that Area D is unsuitable; alternative sites make more sense for the environment, neighbors, and tenants.

Pebble Beach Company (PBC) is proposing a high-density apartment complex in an area zoned Medium Density Residential (4 units per acre). The current plans show that there will be 10.8 units per acre (24 units in a 2.6 acre complex), with 80-136 tenants, shoehorned into the small strip of forested land between Del Monte Park and Congress Road.

In the only hearings held to date on the proposed development in Area D, the Del Monte Forest Land Use Advisory Committee (LUAC) agreed that Area D makes little sense for the proposed apartment complex. They urged that the project be built at an alternative site, if at all possible. As one LUAC member commented in explaining his vote: "The plans for the apartment complex are very well done. But a rational land use planner would never have picked Area D as an appropriate location for this complex...."

Del Monte Neighbors United (DMNU) believes there are a number of significant drawbacks to the proposed development in Area D, which would be nearly impossible to mitigate at the current site:

- The development, a high-density clustered development, is not in keeping with the single-family zoning and rural-lane, forested character of adjacent neighborhoods.
- By eliminating the current "forest enclave" atmosphere of the neighborhood, the apartment complex will have a negative impact on property values of adjacent properties to the detriment of individual property owners and the community (through a diminution of property taxes).
- The proposal does not provide for adequate parking for tenants and their guests.* The very narrow streets in adjacent neighborhoods cannot accommodate any overflow parking to offset this deficiency. However, providing adequate parking would increase the overall footprint of the project and its environmental impact, which is unacceptable.

- The loss of more than 700 trees will diminish a scarce natural resource in a concentrated area of the Del Monte Forest, and will constitute a material diminution of the quality of life for surrounding neighborhood.
- The proposed apartment complex site is located on a blind curve on Congress Road, where speeding is already an issue, and where there are no sidewalks, presenting a hazard for pedestrian traffic.

Alternative sites must be examined. For example, the PBC property at Sunset and 17-Mile Drive has none of the drawbacks of the Area D site:

- The proposed apartment complex would have little impact on the character of the existing neighborhood, which is a mixed-use neighborhood with a church and commercial sites, in addition to homes.
- The site itself is already paved and houses large structures; an apartment complex would not change the current character of the site.
- Given the location and layout of the site – and its current use – an apartment complex would have little impact on neighbors. (For example, neighbors will not find cars parked 20 yards or less from their homes in what was previously a beloved forest.)
- There is safe access to the site from the road; sidewalks; enough room on the site to provide for adequate parking; wide streets with on-street parking spots for the occasions when overflow parking might be necessary; and easily accessible public transportation.
- Few, if any, trees would need to be cut down to build the complex.

In short, this site would be better for neighbors, the environment, and future tenants.

PBC's proposal for inclusionary housing at the Corporation Yard site included 54 spots for 18 units. (See Appendix E.) The Area D proposal includes only 53 spots for 24 units. Presumably, PBC is less concerned about overflow parking when it is not the neighbor of the apartments. The need to minimize the footprint of the Area D proposal in a forested area also likely plays into this decision.

Filed Under: Articles by Group Members, featured

Comments



charles craddock says:
April 5, 2014 at 9:10 pm

I tried to connect with you guys but I need a telephone#. We just purchased a home on miles ave. and want to help to stop this really bad idea of putting housing at the end of miles. There's no room! It should be community parkland and there's a creek. Please let me know how I can help stop this! charles craddock, 1212 miles pacific Grove.

Reply

Leave a Comment

Name *

Email *

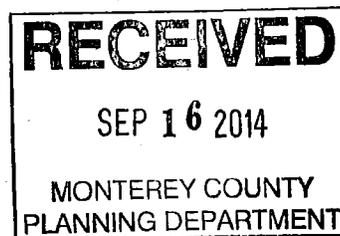
Website

Giberson, Kate

From: Sidor, Joe (Joseph) x5262 <SidorJ@co.monterey.ca.us>
Sent: Monday, September 15, 2014 7:55 AM
To: Giberson, Kate; Gonzales, Eva x5186
Subject: FW: Pedestrian Safety Hazard in PB | Del Monte Neighborhood Bulletin

NOP Comment

Joseph Sidor / Associate Planner
County of Monterey RMA - Planning / ALUC
168 W. Alisal St / Salinas, CA 93901
(831) 755-5262



-----Original Message-----

From: Jim Hemphill [<mailto:jhemphil@apr.com>]
Sent: Saturday, September 13, 2014 11:01 AM
To: Sidor, Joe (Joseph) x5262
Subject: Pedestrian Safety Hazard in PB | Del Monte Neighborhood Bulletin

Joe
This is so appropriate for the EIR report. PLN130447
Jim Hemphill
<http://delmonteneighborhood.org/2014/04/19/pedestrian-safety-hazard/>

Sent from my iPad

Del Monte Neighborhood Bulletin

The Pebble Beach lots to include on-site low income housing. There's more to the story . . .

Pedestrian Safety Hazard in PB

Posted on **April 19, 2014**

The community of Pebble Beach was designed as a semi-rural area to preserve the natural beauty and forest environment. There are no sidewalks or street lights, and the streets are quite narrow and often winding. There are many blind curves.



— Ortega Rd. between Congress & Forest Lodge

In short, it can be a dangerous place to walk, and many walkers are elderly. (In fact according to the the last census 54% of households in the Del Monte Forest have members 65 years or older.) Exacerbating this hazard is the fact that many people going to and from work at the hotels, golf courses, etc. use narrow residential streets as "short-cuts".

Ortega Rd., at the top of which the proposed apartments would ~~be built~~ is so narrow, that

Follow

when vehicles are going in opposite c
addition, there are drainage ditches o
Majella Rd., Raccoon Trail, Sawmill C
and Spanish Bay. Speeding on these
Property Owners Association as a ch
contracted with the Highway Patrol at
enforcement.

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other pass. In
ons exist on
st Lodge Rd.
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additional

The addition of a high-density, high-o
Ortega Rd. will most certainly result in
aforementioned narrow residential str

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The so-called "transportation analysis" which was recently released is so limited as to be
utterly meaningless. The figures for additional trips generated were pulled from a **book**; no
actual on-site "study" was done. Further, the "study" did not account for minimum
occupancy requirements of the inclusionary housing ordinance, and did not consider where
these theoretical automobile trips were going. The residential streets (short-cuts) were not
considered **at all**. In fact, only two arterial intersections were considered. In short, the
"transportation analysis" (available at <http://tinyurl.com/k8thm7d>) is wholly inadequate in
terms of the effect on adjacent residential neighborhoods, and pedestrian safety was not
addressed **at all**.

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This entry was posted in **Uncategorized** and tagged **affordable housing, del monte
forest, environment, pebble beach, pebble beach company, pebble beach
inclusionary housing, pebble beach lots** by **Administrator**. Bookmark the **permalink**
[<http://delmonteneighborhood.org/2014/04/19/pedestrian-safety-hazard/>].

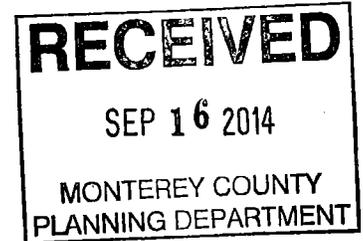


Giberson, Kate

From: Sidor, Joe (Joseph) x5262 <SidorJ@co.monterey.ca.us>
Sent: Monday, September 15, 2014 7:55 AM
To: Gonzales, Eva x5186; Giberson, Kate
Subject: FW: Sensitive VS Degraded Habitat - A legal fiction | Del Monte Neighborhood Bulletin

NOP Comment

Joseph Sidor / Associate Planner
County of Monterey RMA - Planning / ALUC
168 W. Alisal St / Salinas, CA 93901
(831) 755-5262



-----Original Message-----

From: Jim Hemphill [<mailto:jhemphil@apr.com>]
Sent: Saturday, September 13, 2014 10:59 AM
To: Sidor, Joe (Joseph) x5262
Subject: Sensitive VS Degraded Habitat - A legal fiction | Del Monte Neighborhood Bulletin

Please pass on to the EIR. PLN130447

Jim Hemphill

<http://delmonteneighborhood.org/2014/08/27/sensitive-vs-degraded-habitat-a-legal-fiction/>

Sent from my iPad

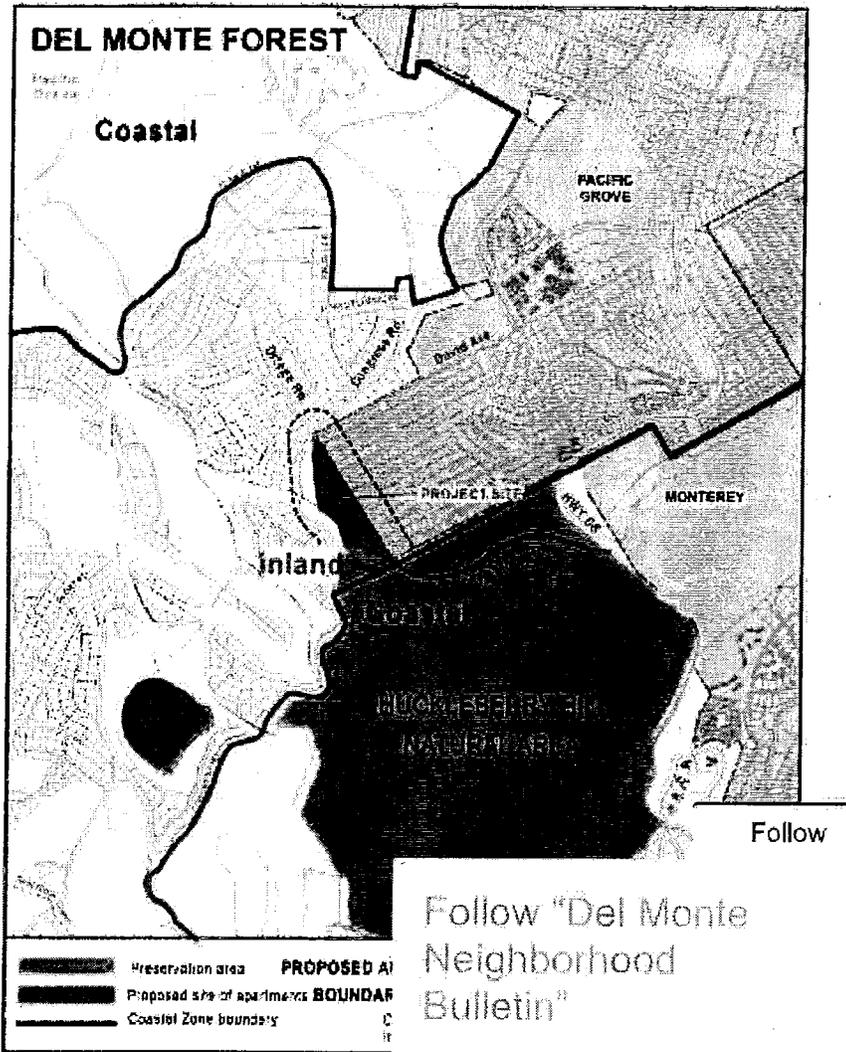
Del Monte Neighborhood Bulletin

The Pebble Beach lots to include on-site low income housing. There's more to the story

Sensitive VS Degraded Habitat – A legal fiction

Posted on **August 27, 2014**

Proponents claim the forested tract on SFB Morse Drive is an environmentally sound choice because it is outside the "sensitive Coastal Zone." However, this is more of a legal fiction than a substantive environmental difference. In fact, the site lies just outside Coastal Zone boundary. It is directly across the street from the sensitive Huckleberry Hill preservation area, with which it shares the same forested nature and for which it provides an important buffer. (See map below:)



— Click on image to enlarge

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Simply because of being on the wrong Monterey Pine and Coast Live Oak for protections of the Del Monte Forest L "the native Monterey pine forest ... is the world. It is also the most extensive of these worldwide." (p. 10)

native mental

occurrences in

"Given the forested nature of most of the undeveloped Del Monte Forest area, as well as the built environment – residential and otherwise – that exists within certain such areas, avoiding development that further fragments and circumscribes such forest habitats is key to their vitality and protection." (p. 10)

"this LUP strikes a balance that recognizes that concentrating development in and near existing developed Forest nodes (e. g., in former quarry areas and in areas framed by golf

course and residential development, etc.) pursuant to the Concept Plan allows for large resource areas, including those that are *contiguous to other large protected resource areas* (e .g., Pescadero Canyon and *Huckleberry Hill Natural Habitat Area*, etc.), to be protected and managed as contiguous habitat areas in perpetuity.” (p. 7) (Italics added.)

Further, though Area D is not subject to the environment constraints of the LUP, it is protected by the Greater Monterey Peninsula Area Plan which states at GMP 3.5 that “Removal of healthy, native oak, Monterey pine, and redwood trees in the Greater Monterey Peninsula Planning Area shall be discouraged.”

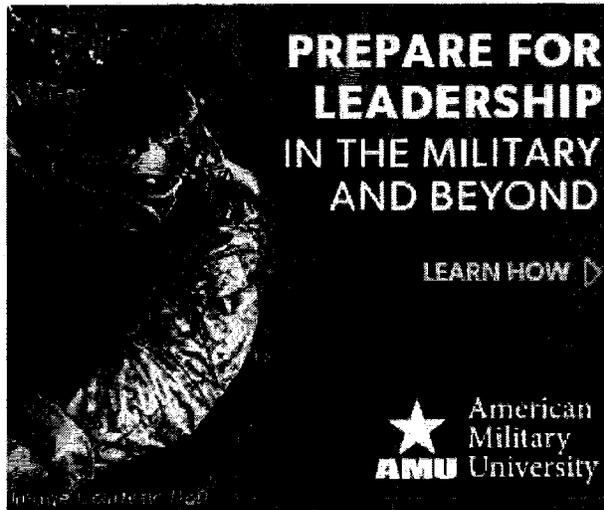


— Proposed project site

As noted by Pacific Grove Mayor Bill Kampe in his letter of November 21, 2013 to the Pebble Beach Company “Many of our citizens believe that Area D would have been eliminated as an option for the project if it had appropriately been included in the previous

EIR.” One can never know whether this is so. However, locating high-density, high occupancy, housing within a forest of specially protected trees, across the street from other sensitive habitat, which through a legal fiction happens to enjoy Coastal Zone protected status, makes little sense from an environmental perspective.

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2

Giberson, Kate

From: Sidor, Joe (Joseph) x5262 <SidorJ@co.monterey.ca.us>
Sent: Monday, September 15, 2014 7:56 AM
To: Gonzales, Eva x5186; Giberson, Kate
Subject: FW: Del Monte Neighborhood Bulletin | The Pebble Beach lots to include on-site low income housing. There's more to the story . . .

NOP Comment

Joseph Sidor / Associate Planner
County of Monterey RMA - Planning / ALUC
168 W. Alisal St / Salinas, CA 93901
(831) 755-5262



-----Original Message-----

From: Jim Hemphill [mailto:jhemphil@apr.com]
Sent: Saturday, September 13, 2014 10:56 AM
To: Sidor, Joe (Joseph) x5262
Subject: Del Monte Neighborhood Bulletin | The Pebble Beach lots to include on-site low income housing. There's more to the story . . .

Joe
Please pass on to EIR.
Jim Hemphill
<http://delmonteneighborhood.org/>

Sent from my iPad

Del Monte Neighborhood Bulletin

The Pebble Beach lots to include on-site low income housing. There's more to the story . . .

FEATURED POST



MYTH: All Pebble Beach Co. properties sparkle. . .

. . . so neighbors shouldn't be concerned about the aesthetics of the rental apartments PBC is being pressured to build here. **REALITY:** Only the high-end income producing assets are impeccably maintained. Less visible properties are strictly utilitarian as can . . .

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RECENT POSTS

FEATURED COMMENTARY: Nonsensical to pit housing project against forest

Posted on **September 9, 2014**

By Cosmo Bua

The following was published in the Monterey County Herald or Follow i, 2014.

There could hardly be a clearer example of a company – shoving people it doesn't want out of town... segregating inclusionary housing for the residents.

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... on the edge of a less livable

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— Proposed project site

The EIR process is already very troubling, because it is starting from a manufactured falsehood – which is the pitting of the need for affordable housing against the survival of a beloved local forest. This is a nonsensical formulation. In reality, there is absolutely no conflict or reasonable connection what-so-ever between this housing and this forest.

There is a moral imperative here and that is the basic issue the County is facing. It is known that it is wrong to destroy a forest. In this case, where there are numerous clear, viable, and even obviously preferable alternative sites for accomplishing this housing goal, it is ludicrous – or even insane. Continue reading →

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Posted in **Environment**

Sensitive VS Degraded Habitat – A legal fiction

COMMENTS OFF

Gonzales, Eva x5186



From: Sidor, Joe (Joseph) x5262
Sent: Friday, September 19, 2014 3:45 PM
To: Gonzales, Eva x5186; Giberson, Kate
Subject: FW: EIR scoping requests for Pebble Beach Inclusionary project

NOP comment (email version of the comment letter I just forwarded).

Joe

-----Original Message-----

From: jjjhoneywell01@yahoo.com [mailto:jjjhoneywell01@yahoo.com]
Sent: Friday, September 19, 2014 2:17 PM
To: Sidor, Joe (Joseph) x5262
Subject: EIR scoping requests for Pebble Beach Inclusionary project

To: Mr. Joseph Sidor
Monterey County Resource Management Agency -Planning
Topic: Comments regarding the EIR for the Pebble Beach Inclusionary Housing adjacent to Del Monte Park

From: John Honeywell 1337 Miles Ava. Pacific Grove, CA 93950 jjjhoneywell01@yahoo.com
Date: September 19, 2014

Topics I would like addressed on the above referenced EIR include:

The effect on local families of deer, red-shouldered and red-tail hawks, blue birds, cardinals, humming birds, bats, squirrels, and the assortment of migratory birds that use this forest as a part of their route, of the cutting and removal of more than 1000 trees (more than 700 mature costal oaks and Monterey pines, and at least 300 trees of less than a 4 inch diameter). What is the effect of the removal of the smaller trees on the availability of a cover and nesting area for the deer family bedding areas?

The effect on drainage and the local watershed resulting from the removal of the natural sponge action of the forest compost (pine needles, leaves).

The effect of paving over the vernal springs that exist where the development is to be located and of the reduction of drinking water to the local wildlife after the vernal springs are built on.

The effect on local humans of the reduction in oxygen and the increase in carbon dioxide as a natural result from eradicating the nearby forest.

The effect on other adjacent areas of forest when the people currently using Area D forest to recreate are forced to use other nearby areas of forest. Thus far, the use of those other areas is light. Once the forest in Area D is removed, hikers, children and others will begin to use the adjacent forest. There will also be approximately 60 new apartment residents to use those adjacent areas. The forest in Area D currently serves as a buffer for those adjacent forest areas.

The effect of overflow apartment parking on local streets that dead end into the proposed development (David, Lincoln, Miles, Lawton and Shafter) needs to be considered. The individuals preparing the EIR need to examine these streets, at 10 p.m. to midnight on weekends, as well as evenings during the week, and state in the EIR at what time they surveyed the streets. These streets are already packed to capacity at those times. Any overflow parking would not be workable for the residents of those streets. Residents of the proposed development will use those streets for overflow parking, as they are only 60 feet from their apartment. In many cases, this overflow parking will be permanent, i.e. husband and wife both have cars, and so do their two teenage children. Where do the children park?

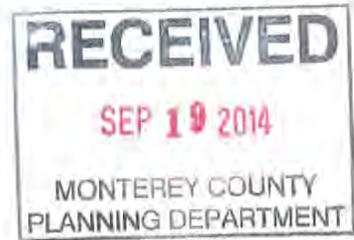
If developers elect to increase available parking for proposed tenants because of the parking overflow situation, then have the increased footprint and loss of trees considered within the EIR.

What will be the effect on the residents of Del Monte Park of the increased lighting and noise from the development? Currently, there is complete darkness and silence at night. With 24 new households, their stereos, television sets, porch lights, parking lot lights, autos starting up, warming up, coming in at night the silence and darkness of the forest will be shattered. What effect will that have on the residents of Del Monte Park subdivision? What effect will all of the aforementioned items have on the values of homes in the Del Monte Park subdivision? What estimate can the preparers of the EIR provide of the percentage of devaluation of properties adjacent to the development? What effect will the new auto traffic from the proposed development traversing Congress, Presidio, Sawmill Gulch and other nearby Pebble Beach streets have on those Pebble Beach residents, their pets and their children? What effect will the increased traffic have on the accident rate? What will be the effect of placing the proposed development immediately adjacent to a blind curve? Will it lead to pedestrian injuries or fatalities? Will it increase the possibility of an auto accident as cars attempt to turn onto Congress from Ortega just as a morning commuter from either Pebble Beach or the new apartments is rushing to get to work? What will be the percentage of property value decrease on nearby Pebble Beach properties as the result of the essentially doubling of the population base and auto traffic on Congress Street?

Has serious consideration been given to locating this project on the corner of Sunset and 17 mile Drive (few neighbors, no trees to cut therefore little effect of local wildlife)? Has the benefit of locating the proposed development there to the future residents of the proposed developments been considered (close to the beach, close to shopping, very easy access to work at the Pebble Beach resorts) Has serious consideration been given to locating the proposed development at the corporate yard? The benefit to the environment include: no trees to be cut, no immediate neighbors to disturb with increased noise and lighting. The benefit to future apartment dwellers include they will actually be integrated into the Pebble Beach community, instead of being stuck on the perimeter of Pebble Beach in a place designated as "inclusionary housing".

This project is not suited for Area D for the reasons I have stated. All of the drawbacks I mentioned would be eliminated by locating the project in either of the two alternate sites I have referenced.

John Honeywell
1337 Miles Ave.
Pacific Grove, CA 93950
jjjhoneywell01@yahoo.com



To: Mr. Joseph Sidor

Monterey County Resource Management Agency –Planning

Topic: Comments regarding the EIR for the Pebble Beach Inclusionary Housing adjacent to Del Monte Park

From: John Honeywell 1337 Miles Ava. Pacific Grove, CA 93950 jjjhoneywell01@yahoo.com

Date: September 19, 2014

Topics I would like addressed on the above referenced EIR include:

The effect on local families of deer, red-shouldered and red-tail hawks, blue birds, cardinals, humming birds, bats, squirrels, and the assortment of migratory birds that use this forest as a part of their route, of the cutting and removal of more than 1000 trees (more than 700 mature coastal oaks and Monterey pines, and at least 300 trees of less than a 4 inch diameter). What is the effect of the removal of the smaller trees on the availability of a cover and nesting area for the deer family bedding areas?

The effect on drainage and the local watershed resulting from the removal of the natural sponge action of the forest compost (pine needles, leaves).

The effect of paving over the vernal springs that exist where the development is to be located and of the reduction of drinking water to the local wildlife after the vernal springs are built on.

The effect on local humans of the reduction in oxygen and the increase in carbon dioxide as a natural result from eradicating the nearby forest.

The effect on other adjacent areas of forest when the people currently using Area D forest to recreate are forced to use other nearby areas of forest. Thus far, the use of those other areas is light. Once the forest in Area D is removed, hikers, children and others will begin to use the adjacent forest. There will also be approximately 60 new apartment residents to use those adjacent areas. The forest in Area D currently serves as a buffer for those adjacent forest areas.

The effect of overflow apartment parking on local streets that dead end into the proposed development (David, Lincoln, Miles, Lawton and Shafter) needs to be considered. The individuals preparing the EIR need to examine these streets, at 10 p.m. to midnight on weekends, as well as evenings during the week, and state in the EIR at what time they surveyed the streets. These streets are already packed to capacity at those times. Any overflow parking would not be workable for the residents of those streets. Residents of the proposed development will use those streets for overflow parking, as they are only 60 feet from their apartment. In many cases, this overflow parking will be permanent, i.e. husband and wife both have cars, and so do their two teenage children. Where do the children park?

If developers elect to increase available parking for proposed tenants because of the parking overflow situation, then have the increased footprint and loss of trees considered within the EIR.

What will be the effect on the residents of Del Monte Park of the increased lighting and noise from the development? Currently, there is complete darkness and silence at night. With 24 new households, their stereos, television sets, porch lights, parking lot lights, autos starting up, warming up, coming in at night the silence and darkness of the forest will be shattered. What effect will that have on the residents of Del Monte Park subdivision?

What effect will all of the aforementioned items have on the values of homes in the Del Monte Park subdivision? What estimate can the preparers of the EIR provide of the percentage of devaluation of properties adjacent to the development?

What effect will the new auto traffic from the proposed development traversing Congress, Presidio, Sawmill Gulch and other nearby Pebble Beach streets have on those Pebble Beach residents, their pets and their children? What effect will the increased traffic have on the accident rate?

What will be the effect of placing the proposed development immediately adjacent to a blind curve? Will it lead to pedestrian injuries or fatalities? Will it increase the possibility of an auto accident as cars attempt to turn onto Congress from Ortega just as a morning commuter from either Pebble Beach or the new apartments is rushing to get to work?

What will be the percentage of property value decrease on nearby Pebble Beach properties as the result of the essentially doubling of the population base and auto traffic on Congress Street?

Has serious consideration been given to locating this project on the corner of Sunset and 17 mile Drive (few neighbors, no trees to cut therefore little effect of local wildlife)? Has the benefit of locating the proposed development there to the future residents of the proposed developments been considered (close to the beach, close to shopping, very easy access to work at the Pebble Beach resorts)

Has serious consideration been given to locating the proposed development at the corporate yard? The benefit to the environment include: no trees to be cut, no immediate neighbors to disturb with increased noise and lighting. The benefit to future apartment dwellers include they will actually be integrated into the Pebble Beach community, instead of being stuck on the perimeter of Pebble Beach in a place designated as "inclusionary housing".

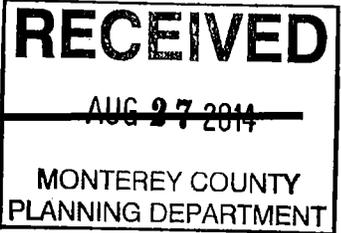
This project is not suited for Area D for the reasons I have stated. All of the drawbacks I mentioned would be eliminated by locating the project in either of the two alternate sites I have referenced.

John Honeywell

1337 Miles Ave.

Pacific Grove, CA 93950

Jjihoneywell01@yahoo.com



Sidor, Joe (Joseph) x5262

From: djhuntsinger@comcast.net
Sent: Wednesday, August 27, 2014 3:22 PM
To: Sidor, Joe (Joseph) x5262; Mason, Steve x5228
Subject: Planning Commission - PB Inclusionary Housing

August 27, 2014

To: Monterey Planning Commission

Dear Gentleman,

We are writing this email regarding the inclusionary housing proposal for Area D in Pebble Beach. We are property owners on Presidio Road in Pebble Beach and will be directly impacted by this development.

We are not opposed to inclusionary housing and think that it is very important for Monterey County to provide an affordable housing option to residents who qualify. We are, however very concerned about the current proposed location and would strongly urge you and all those on the Monterey Planning Commission to consider alternate locations. The following are some of the reasons we believe the Area D site should be rejected:

The Forest: Building the apartments will cause destruction of the forest in Area D. More than 1,000 trees will be cut down and animal habitats will be destroyed. In addition, we have been told the soil is unstable in this area due to water run off and the many gulches that run through it. We believe there are more suitable locations where a part of the forest, a once revered hallmark of Pebble Beach, will not be destroyed.

Traffic: Congress Road (now Morse Road) where the plans now call for not one, but two entrance/exits from the property, is currently a major Pebble Beach artery for large delivery trucks, residents, visitors and tourists to Spanish Bay and other Pebble Beach areas. Cars and trucks already exceed the speed limit here, and the new entrance/ exits are on a blind curve which will be extremely dangerous not only to road traffic, but especially to pedestrians, including the many children who live nearby.

Neighborhood: This proposal puts high density housing in a single family residential neighborhood which will significantly alter the character of the neighborhood in both Pebble Beach and Pacific Grove. Apartments are not appropriate in Area D.

Property Values: The plan will have a negative impact on property values of adjacent properties (in both PB and PG), to the detriment of individual property owners and the community (through a diminution of property taxes).

Lighting and Noise: Pebble Beach is known for it's quiet neighborhoods and lack of street lighting. In the evenings, it is quiet and dark. Apartments require lighting at all times once the sun goes down. Lighting a development of this size will significantly alter this part of the forest. In addition, with high density housing, the noise will increase in the area, both during the day, evenings and especially on weekends.

Eligibility of residents: We have been told that the Pebble Beach Co. will be using the inclusionary housing for their employees, however there is some question as to how many employees will actually qualify for this housing.

Long term effects: We are also concerned with the permanent loss of privacy for those neighbors close to this project.

If these apartments are allowed to be built in Area D of Pebble Beach, the Planning Commission cannot take back this precedent setting development. The forest will be gone, the traffic will be there, the bright night lights, noise and pollution will be there, and the character of Pebble Beach will be forever changed. We hope that you will not let that happen.

We urge you to choose an alternate location.

Sincerely,
Debra and Jim Huntsinger
1115 Presidio Road
Pebble Beach, CA

Dear MR Young, / MR Sidon

Aug 16, 2014

I AM writing to express my grave concerns about
The Pebble Beach Plan for Housing near Congress,
SFB Mall and Ortega in Pebble Beach.

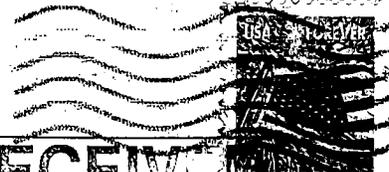
We own a home at 1099 Ortega, just two houses
down from Congress and we think we will be
severely impacted.

NOISE: ORTEGA is a BUSY STREET already. People use it
to cut through to SPANISH BAY etc. During construction
and afterward it will become unbearable.

MICHAEL JAMIESON
1099 ORTEGA RD
PEBBLE BEACH, CA 93953

SAN FRANCISCO CA 94111

21 AUG 2014 PM 4 L



RECEIVED

AUG 25 2014

MONTEREY COUNTY
PLANNING DEPARTMENT

MR. Joseph Sidon /
MR. Benny J Young
Monterey County Resource Mgmt Agency

TRAFFIC: It will become dangerous to walk around
our own neighborhood during construction and afterwards
with the additional traffic flow traveling down Ortega.

LAND USE: All of the homes in this area are single family
homes. If PBC insists on units of this nature in the forest, let
PBC put them next to the Lodge at Pebble Beach. I have no
objection to that.

Air Pollution: significantly increased on my street. Ortega.

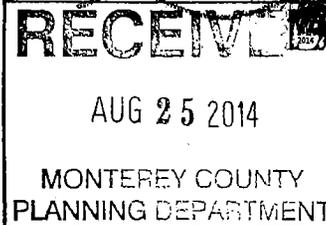
Growth Impact: By driving down property values in
this area - less property tax revenues to the County
now and in the future. This area could become
stagnant - not growth oriented.

Best Regards,
Michael Jamieson

MICHAEL JAMIESON
1099 ORTEGA RD
PEBBLE BEACH, CA 93953

SAN FRANCISCO CA 94111

21 AUG 2014 PM 4 L



MR. Joseph Sidon /
MR. Benny J Young
Monterey County Resource Mgmt Agency



Comment Sheet
EIR Scoping Meeting - August 28, 2014
6:00 - 8:30 p.m.

Pebble Beach Company
Area D Affordable/Inclusionary Housing Project

- ① Inclusionary Housing is a very, very good thing
- ② All occupants, family and friends ^{of them} are welcome ^{here} ~~there~~
with OPEN ARMS!
- ③ This is an inappropriate site COMPLETELY!
- ③① Environment - (A) over 1000 Trees Removed (Tees over 4")
(B) Water rerouting (C) wild life upset
- ③② Moring: All STR surround this property in Pacific Grove and Pebble Beach. Inappropriate for Multi family whether Million Dollar Market Rate or otherwise
- ③③ SAFETY. THIS IS HUGE. Congress Rd is a death trap ^(so is Ortega Rd) for Pedestrians. My children are prohibited from it (8yo + 12y. old) we live on Presidio in P. Beach. 3 Curves + Much traffic!!
- ③④ Too dense w no private yards for these Good People (low incomers)
It should be Single Family @ private yards NOT TOWN HOME APARTMENTS

Contact Information (optional)

Name: Julie Kavanaugh

Phone: 831 601.9768

Email: JulieKav4@yahoo.com

with NO outdoor yard
just patios - yuck!
not fair to them

September 19, 2014



Joe Sidor/Associate Planner
Monterey County Planning Department
County of Monterey RMA
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

RE: PLN 130447

Dear Mr. Sidor,

YES! High-quality affordable housing is a positive. Abutting a high-density project next to the Del Monte Park (DMP) residential neighborhood, which is already zoned high-density, is simply not a positive. It is certainly not a positive, for an extraordinary amount of environmental reasons. And why build in a forested area when there are alternative sites? One alternative site that should be considered is Sunset and 17-Mile Drive. It is already deforested, and 716-plus trees would not need to be removed.

CHANGING THE CHARACTER OF THE NEIGHBORHOOD - HISTORICAL SIGNIFICANCE:

The residents of DMP have historically used this AREA D forest, for many years. As have others in the surrounding environs. Many residents have spoken, at the various meeting, about how they took their children into the forest to play, so their children could learn to appreciate the extraordinary flora and fauna. And now, these same children are taking their children into that very forest, so they too can learn to appreciate the wildlife, plants, etc. That is the educational and emotional impact a forest can have, on families and friends, through the years. Not to mention how the forest, any forest, significantly improves our environment.

Biological Resources:

And every day that above mentioned wildlife is losing much of its natural habitat, due to the ongoing destruction of forest, within the Del Monte Forest, (DMF). Such as the latest DMF project, 6700-plus trees are being cut.

But here in this forest, these children see a variety of raptors, a plethora of birds, deer, sometimes coyote, and hear about the occasional spotting of a mountain lion, etc. Not to mention the variety of plant life. It is all a learning experience for every person, who enters the forest. A forest is dynamic, because of all it offers. It is precious and therefore valuable, among a neighborhood (DMP) that is already saturated with apartments, such as on David, Moreland, etc. Not to mention all the overflow parking, that occurs because of these apartments, on David Ave., etc. So, a quiet forest is even more valuable, to these residents.

For years these DMP residents can look out their windows and see trees. Their dead-end streets are quiet. That is one of the many benefits of buying your home next to a forest. They likely never thought that one day they would be looking out their windows, at a two-story, four-unit apartment complex with an office, 53-plus parking spaces, etc. Plus, an additional road for ingress and egress, for the individuals

living and working, at this complex. That is a dramatic and unacceptable change, in the character of their neighborhood.

While the Pebble Beach residents will have somewhat of a forested buffer, facing Congress, they too will have to contend with increased noise and traffic. Currently, Congress and some residential side-streets are suffering the brunt of increased traffic and noise, because of the "final build-out". Likewise, they too did not buy their homes ever imagining an apartment complex would be built, in their neighborhood. Thus, adding even more increased traffic and noise. To add this apartment complex will certainly change the character of their neighborhood.

Coastal live oaks/Monterey Pine:

Coastal live oaks are very slow growing. You just don't plant another one. As we all know the Monterey Pine is rare, only growing in a very few areas. The Coastal live oaks stabilize the soil, especially on slopes, provide an organic-rich litter, and contribute to a habitat for a diversity of insects, birds, and mammals. Their acorns are an important food source for deer, small mammals, and birds.

Increased noise:

No matter how well built these units might be, one simply cannot escape the fact that adding an additional 48-144 individuals (maybe more/based on: 24-units/ two and three bedrooms/2-6 individuals per-unit), the noise levels will significantly be increased. These new residents will be living in an amphitheater-type setting, with their driveways directly facing the Del Monte Park neighbors.

While the noise impact of these individuals alone will be significant, the noise from their cars or trucks will only compound the additional noise. As will the friends and relatives cars, which come to visit the apartment residents. The DMP residents will be severely impacted.

Air quality: Car emissions: The pollution that will emanate from these cars starting-up, coming-and-going will be directly facing the DMP residents. Fences will not abate the additional noise and pollution.

Housing Allocations:

Cities and counties need to meet their current housing allocations. Affordable housing is likewise desperately needed, and is now mandated. That is today's reality. But to accomplish these goals we don't need to rape yet another forested area. And they don't need to disrupt the natural habitat, for all the various wildlife. Let's build, but build on alternative deforested sites. There is a better way!

Thank you for your consideration.

Sincerely,

Deborah Kenwood

PLN 130447

REPORT ON THE SCHOOLS COMMITTEE FOR DMNU 07-20-14:

The DMNU School Committee reviewed the impact of the proposed Low Income Housing in Area D of Pebble Beach. While no information was available on exactly how many children would be attending local schools, we conservatively estimated approximately 48 children with two children per housing unit.

Pacific Grove (PG) Unified School District is composed of Forest Grove Elementary (where Area D elementary students would be enrolled); Robert Down Elementary; Pacific Grove Middle School, and Pacific Grove High School. There is also Pacific Grove Community High School, several private pre-schools, and The Monterey Charter School, an independent school for grades one through eight.

The School Committee focused upon the following issues:

1. Safety Issues

Should Area D be chosen as the project site, it is our opinion that both the entrance and exit driveways to the proposed Low Income Housing area are unsafe due to the curvaceous nature of Morse Drive and due to the high volume and high speed of the drivers using that road. It is a main east-west artery for the forest and the entry point for Spanish Bay patrons.

While there is an informal existing bus stop at Congress and Ortega, it is considered unsafe. The bus stop is on a small piece of land right on a busy curve with the bus driver facing west into the sun when letting students off after school. A guide for written by the National Highway Traffic Safety Administration (NHTSA), "Selecting Bus Stop Locations: A Guide for School Transportation Professionals", July 2010, suggests a "12 Foot Rule". This rule recommends that there be 12 feet available for students and parents to wait in away from the roadway. Less space is unsafe and more space invites behavioral problems. Children not taking a bus would be walking to schools on Miles Avenue in Del Monte Park. This too is unsafe as children would have to walk on a roadway frequented by locals as there is no existing sidewalk available. This would appear to suggest that buses picking up students from Area D would have to pick them up in the housing project, entering and exiting on to Morse Drive, which as stated previously is unsafe.



2. Pacific Grove Unified School Transportation

PGUSD offers school bus transportation and fees are \$100. for one student, and for two or more students \$150. per year. Differences in travel distances between Area D and the schools, and the other housing areas proposed such as on Sunset near the Pacific Grove Gate, are negligible when students travel by school bus. Distance measured are as follows:

From Current Ortega and Congress Bus Stop to PG Schools:

- .2 to Buena Vista
- .4 to Monterey Charter School and the Community High School
- .9 to Forest Grove Elementary
- .9 to Bus Drop off location at Pacific Grove High School

From proposed Sunset housing Location to PG Schools:

- .2 to the Football Field drop off area
- .5 to Forest Grove Elementary
- .4 to Bus Drop off location at Pacific Grove High School

3. Any additional student costs will be absorbed by the Pacific Grove Unified School District and ultimately, local taxpayers, regardless of the location of the low income housing project. PGUSD is already preparing to ask voters for additional funding for school costs November 2014 prior to the addition of these incoming students. Additional costs could include such items as:

- Free Breakfast and School Lunch
- After School Latch-Key program and transportation
- Bus Transportation
- ESL English as a Second Language services as needed
- Special Education services as needed
- Remedial academic services as needed

4. Community Integration for Students

Sports activities (e.g. football, soccer, swimming) are an integral part of school for children. As well, sports teach team building, sportsmanship, emotional control, and healthy nutrition and exercise. The School Committee questioned the financial costs of these activities and whether or not there was funding available for children to participate whose parents could not afford the fees associated with

playing sports such as playing fees, cost of uniforms and shoes, training, games away from home etc.

5. Academics

Since no information is available on the number of children involved, we have no current information on their academic strengths and weaknesses. We do not know how appropriate their skill levels are in comparison with PGUSD students already enrolled.

6. Impact on Current Residents

The proposed housing project would not impact Del Monte Park and Country Club Gate residents if it were relocated elsewhere except for residents paying higher school taxes. Pebble Beach Corporation (PBC) has available property at the Sunset Drive location and at the Spanish Bay employee parking lot location. There are no private homes close to either of these locations, no safety concerns, and no busing issues. Indeed, should the proposed housing actually be for PBC employees both locations would be closer to the employees workplace.

Respectfully Submitted,

Liz Lord

Deborah Kenwood

Jacqueline Fobes

PLN 130 447

January 27, 2014



Supervisor David Potter
District 5, Monterey County
Monterey Court House
1200 Aguajito, Suite 1
Monterey, CA 93940

Dear Supervisor Potter,

I'm writing you this letter to support your open thoughts about an alternative site for inclusionary housing in the Del Monte Forest (at Area D, S.F.B. Morris Drive).

Traffic alone should be enough to consider a better location. First, that area of The Forest is the oldest development. All roads, except Congress, are substandard. At any given time, two cars can barely pass. The roads are very narrow (16-18') with no shoulder and deep drainage ditches on the sides. Refuse trucks are collecting all week, and you cannot pass when they are on the road.

The location of Area D proposed by the Pebble Beach Company is self-serving and causes great problems in the neighborhood. You are correct in your willingness to look at an alternative location. The original location recommended by the Planning Department is the area in the vicinity off the Pebble Beach Company Offices off Lopez Road. That area is the most desirable area for a number of very important reasons and opportunities.

Traffic to and from the inclusionary housing development located there will remain on all standard roads; Lopez, Stevenson to the Lodge and Spyglass, and Lopez to Sloat to 17 Mile Drive to Spanish Bay. If located at Area D, the only standard road is Congress to Spanish Bay. This location will cause increased traffic (some 150 trips per day) on Colton, Sawmill, and Ortega, in an attempt to short-cut between Congress and Sloat.

Alternate locations such as Pacific Grove gate area, Spanish Bay parking area help keep traffic on the main roads. But the office yard area, originally proposed by Planning serves best. It gives the opportunities for a better, safer development, i.e. easy access, more room for future expansion and recreation.

As you know, zoning has a very specific purpose. R-1 single family residences are buffered by R-2, R-3 then light business and industrial. That is inconsistent at Area D, and should not be considered.

The only entity interested in Area D is the Pebble Beach Company, and no one else. Outside supporters have no say in the location and have no business in committing

themselves to it. Promises by the Pebble Beach Company to donate land to The County could be accepted, but with NO strings.

Finally, the office or yard area development could and should help to fix a very dangerous condition that exists at Highway 68 and the undeveloped access road to the office/yard area. Pebble Beach Company allows public access for recreation at that area. At any given time, there is a minimum of four cars to as many as 25 pulled off on the West side of the Highway. Those cars, one after another, cross a double yellow line in both directions to park there.

During our travels on that road, my wife and I, twice have run into a semi-tractor trailer making a 'U' turn across the Highway because of this wide area. That access road can, and should be developed by Pebble Beach Company with 3-way signal to allow safe access and turns. If you look at that, you will see that it is only a matter of time that something very bad is going to happen there.

Mr. Potter, my comments come from having years in the Development Business, but at the end of that career, I wanted to give something back to the community. So, I volunteered to work in the Engineering & Planning Departments of the town of Los Gatos (three years, no salary). I designed, developed, and managed the construction of the Los Gatos Creek Trail; From San Jose, through Campbell, through Los Gatos to the Lexington Reservoir. After that, I stayed on to head up the collection of the town-wide storm drainage and remedies, for Federal Aid. All town roads and grounds were investigated. So, my comments and observations come from extensive experience.

Please make this letter available to the other Supervisors, Planning Consultants, and those preparing the E.I.R. Thank you for position.

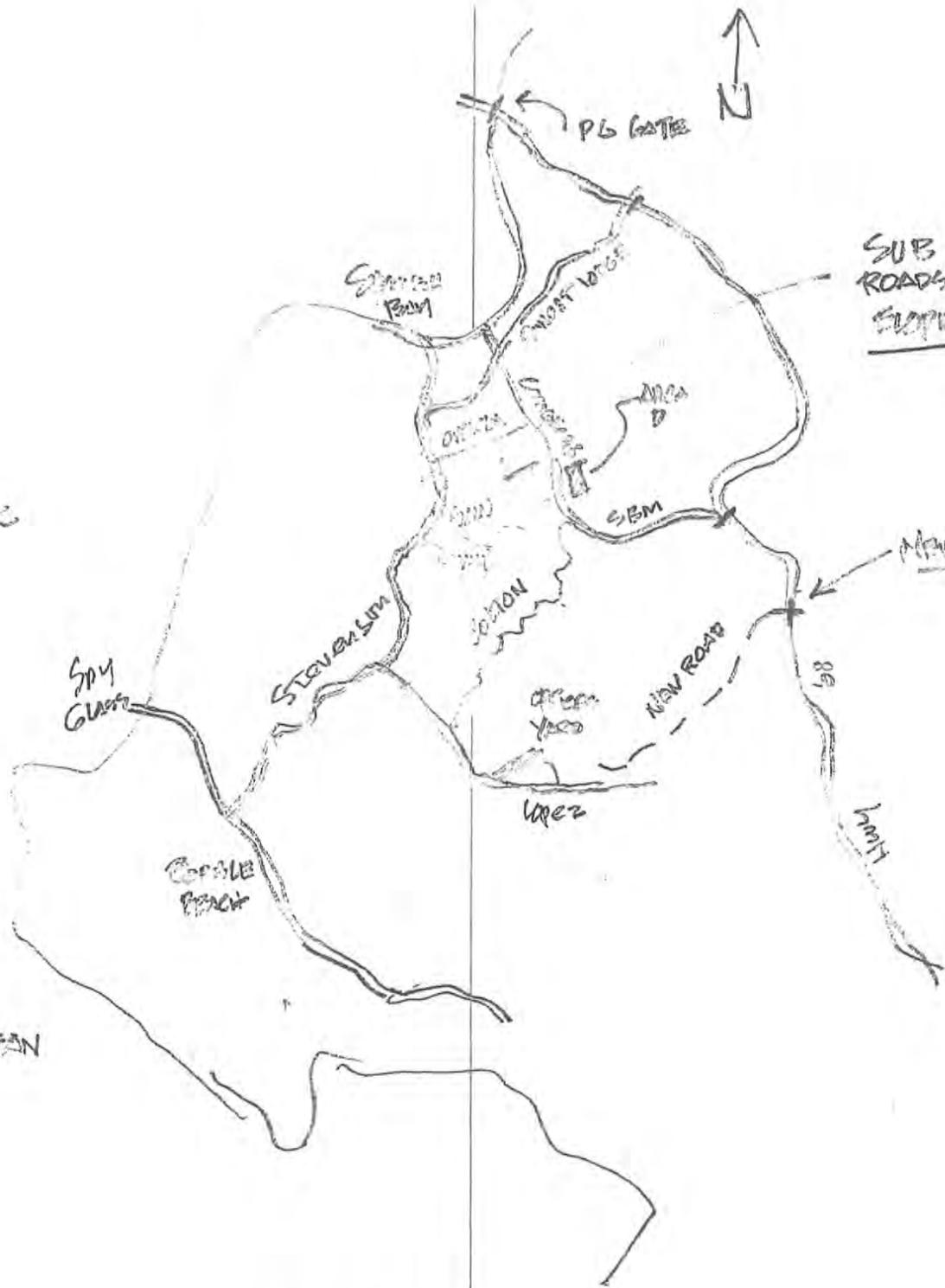
Respectfully,



Russell J. Matesso
1043 Laurel Lane
Pebble Beach, CA 93953

PACIFIC

OCEAN



P.B. MAP.



Comment Sheet
EIR Scoping Meeting - August 28, 2014
6:00 - 8:30 p.m.

Attention: Joseph Sidor
Pebble Beach Company

Area D Affordable/Inclusionary Housing Project

1. Isn't Area D supposed to remain open space?

2. There is no reason to cut down 700 trees when this housing can be built in a place where the trees have already been removed.

3. We need the trees for a green belt - for good air - for animals & people alike to remain healthy.

4. What about global warming? If this were a third world country far away from us geographically, Americans would be furious. This is a huge issue — & yet ^{here} Pebble Beach Co cuts down hundreds of trees with impunity. Thank you.

Contact Information (optional)

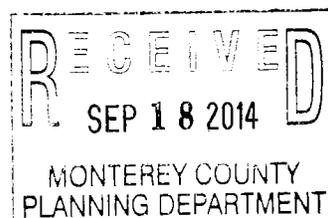
Name:

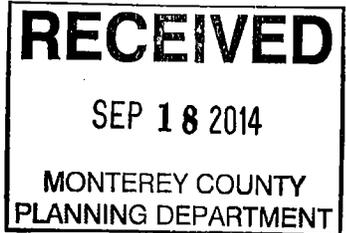
Lynn Mason

Phone:

831-372-8897

Email:





Re: Pebble Beach Inclusionary Housing, PLN130447

Dear Mr. Sidor:

The purpose of the proposed apartments in Area D is to satisfy the inclusionary housing provision of the Board of Supervisors' June 19, 2012 Resolution approving the Pebble Beach build-out.

The Supervisors found that conditions were met for the payment of an in lieu fee. However, they directed PB Co. to first spend up to five years trying to find a location to actually build the housing. If after five years a suitable site is not located, the company may pay an in lieu fee.

Most of the Monterey Peninsula is currently subject to a moratorium on new development because of the impending possibility of water supply disruption. Because the Pebble Beach Company possesses a water entitlement, it may develop in the Del Monte Forest. However, the actual water for the development will come out of the supply for existing users, which is uncertain.

The EIR for the Pebble Beach build-out (PLN100138), which was prepared in November 2011, found that "the additional project water demand could intensify cumulative water supply shortfalls and rationing starting in 2017, if the Regional Project or its equivalent is not built by then." The EIR classified this impact as "significant and unavoidable." [p. 3.12-36 of (1)]

If a new water source is not implemented by that time according the 2011 EIR "water rationing could reach 65%. Water rationing could result in economic disruption of commercial and industrial activities on the Monterey Peninsula as well as disruption of residential use." [p. 3.12-31 of (1)]

Nearly three years since the preparation of that EIR, implementation of a new water source has made little progress, the 2017 deadline is rapidly approaching, and California in the throes of a historic drought.

Now would seem to be a very poor time time for discretionary development. Therefore I request:

- 1) That the impact of the project on water supply and demand be included in the study
- 2) As this project qualifies for the payment of an in lieu fee, that such an option be considered in the study as an alternative.

Thank you for your attention.

Sincerely,

Peter Mathews
2864 Coyote Rd.
Pebble Beach, CA 93953

(1) Pebble Beach Company Project Draft Environmental Impact Report, November 2011

Gonzales, Eva x5186

RECEIVED

From: Sidor, Joe (Joseph) x5262
Sent: Thursday, September 18, 2014 2:45 PM
To: Gonzales, Eva x5186; Giberson, Kate
Subject: FW: Pebble Beach EIR Scoping/traffic
Attachments: EIR Scoping - Traffic.pdf; New Presidio Gate.pdf

SEP 18 2014

MONTEREY COUNTY
PLANNING DEPARTMENT

Second NOP comment from Mr. Mathews. The first comment dealt with water, while this comment deals with traffic and is a copy of the comment submitted by V. Widenmann plus an excerpt from the PBC DEIR.

Joe

From: Peter Mathews [mailto:perro_negro@sbcglobal.net]
Sent: Thursday, September 18, 2014 1:49 PM
To: Sidor, Joe (Joseph) x5262
Subject: Fw: Pebble Beach EIR Scoping/traffic

On Thursday, September 18, 2014 1:47 PM, Peter Mathews <perro_negro@sbcglobal.net> wrote:

Dear Mr. Olejnik:

Thank you for your comments regarding the EIR scoping for the proposed Pebble Beach inclusionary housing project. In that regard, I would like to point out the shortcomings of the previous traffic "study" (see attachments), which did not, in fact, consider the impact of additional traffic to adjacent narrow residential streets commonly used as "short-cuts" by workers of the Pebble Beach Company. Additionally, the so-called study did not factor in the local demographics and composition of residents of Pebble Beach or the residents of the proposed apartment complex. Specifically, a large percentage of PB properties are second homes and many residents are retired; thus, not commuting daily or generating many trips. On the other hand, the residents of the proposed apartment complex will be commuting daily to and from work at the hotels and golf courses of Pebble Beach. The resultant impact to traffic will therefore be proportionally much greater than the existing "study" (and I use that term loosely) has anticipated.

Another omission is the proposed egress for the DLI (Defense Language Institute) at the intersection of S.F.B. Morse Dr. and Holman Highway (Hwy. 68), which is part of the TAMC master plan for Monterey County. This will generate a huge amount of additional traffic and congestion between Morse Dr. and Hwy 1, and is directly adjacent to the proposed apartment complex. The cumulative impact must be considered in conjunction with this plan.

I sincerely appreciate any input you may have in the process to insure that all concerns are addressed properly.

Thank you for your attention to this matter.

Peter Mathews
2864 Coyote Rd.
Pebble Beach, CA 93953

1 SR 68 Corridor Widening

2 The TAMC Board of Directors approved the Fee Program as mitigation for cumulative impacts on the
3 regional transportation system. The program included a project to construct additional lanes on
4 SR 68 from the Community Hospital intersection to SR 1.

5 In 2000, Caltrans completed and approved a Project Study Report (PSR) for the SR 68 Widening
6 Project (California Department of Transportation 2000). The intent of the SR 68 project, as
7 described in the PSR, is to relieve existing and future traffic congestion on SR 68, and improve traffic
8 safety and vehicular access to the Pebble Beach entrance, Community Hospital, and Carmel Hill
9 Professional Center. Features of the SR 68 Widening Project are illustrated on Figure 3.11-4 and
10 include:

- 11 • Widening SR 68 from a two-lane to four-lane cross section from the ramp terminal intersection
12 with SR 1 through the Community Hospital intersection.
- 13 • Replacing the SR 68 overcrossing at SR 1 to include four travel lanes and a facility for non-
14 motorized travel between SR 68 and the planned Coastal Trail along the east side of SR 1.
- 15 • Replacing the Scenic Drive overcrossing to accommodate the four-lane SR 68.
- 16 • Widening the SR 1 southbound off-ramp for more vehicle storage and to provide a left-turn lane.
- 17 • Reconfiguring the SR 1 southbound on-ramp to separate Pebble Beach- and highway-related
18 traffic.
- 19 • Extending the SR 1 southbound on-ramp merge from the Pebble Beach entrance.
- 20 • Signalizing the Carmel Professional Center driveway intersection with SR 68.

21 Although the SR 68 project, as described above, is included in the Fee Program, it is not certain when
22 sufficient funds would be accumulated and the project constructed. Therefore, it is not assumed in
23 either the 2015 or 2030 traffic scenarios evaluated in this study.

24 As described in Chapter 2, the proposed project does include a subset of the SR 68 project in its
25 development plan:

- 26 • Widening SR 68 eastbound from one to two lanes from east of the Scenic Drive overcrossing to
27 the ramp terminal intersection with SR 1.
- 28 • Widening the SR 1 southbound off-ramp to provide a left-turn lane.
- 29 • Reconfiguring the SR 1 southbound on-ramp to separate Pebble Beach- and highway-related
30 traffic.

31 Presidio of Monterey Master Plan and New SR 68 Access Control Point

32 In February 2011, the Presidio of Monterey (Presidio) released a Draft EIR for its Real Property
33 Master Plan (Presidio of Monterey 2011). A key component to the Presidio's planning effort is to
34 establish a new access point, which would be located on SR 68 at the SFB Morse Drive intersection.

35 Changes to the SR 68/SFB Morse Drive intersection that are necessary to accommodate the access
36 point include:

- 37 • Left- and right-turn lanes on SR 68.

- 1 • Two through lanes on SR 68 in each direction.
- 2 • Two left-turn lanes and one right-turn lane from the new access point onto SR 68.
- 3 These changes are assumed to be implemented under the 2030 cumulative scenarios when the
- 4 Presidio development proposal is assumed to be in place.

5 **SR 1 Corridor Improvements**

6 No road improvements are assumed along SR 1 between Rio Road and Carpenter Street because
 7 Caltrans and TAMC have not included improvement of this segment of roadway in the Fee Program
 8 and/or current plans, and do not appear likely to do so in the near future. In addition, the recent
 9 attempt to raise the sales tax to fund regional traffic improvements was not approved by county
 10 voters in November 2008. Including the most recent effort, there have been three unsuccessful
 11 attempts to pass a sales tax increase for transportation. The potential to raise future sales tax
 12 revenues to fund regional traffic improvements at this location is speculative at this time. Last, the
 13 Carmel Valley Transportation Improvement Program did not incorporate any road improvements to
 14 SR 1, even though cumulative development from Carmel Valley would represent between 4% and
 15 11% of the cumulative traffic growth on SR 1 through the area (County of Monterey 2009).

16 The September Ranch EIR (County of Monterey 2004) includes two mitigation measures along SR 1
 17 that are directly relevant to the proposed project. First, at the SR 1 signalized intersection with
 18 Carpenter Street, overlap phasing would be implemented so that the westbound right turns had a
 19 green arrow at the same time as the southbound left turns. Based on the transportation study (Fehr
 20 & Peers 2011), this measure would not noticeably change operations, so it is not assumed to be in
 21 place in any scenario or as a mitigation for the proposed project.

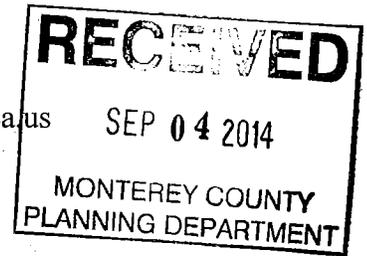
22 **Existing Transit Conditions**

23 **Monterey-Salinas Bus Service**

24 Monterey-Salinas Transit (MST) provides bus service to the Monterey and Salinas areas, and service
 25 extends to Watsonville. MST has one route that travels directly into Del Monte Forest, and two
 26 additional routes travel within the Del Monte Forest Plan vicinity that are accessible by walking.
 27 These routes are described below:

- 28 • **Route 1X—Asilomar/Lovers Point Express** is a local express service with a stop on 17-Mile
 29 Drive at Sunset Drive, several hundred feet from the Pacific Grove Gate. It primarily serves
 30 Pacific Grove and travels to the Monterey Transit Plaza. This service operates daily between
 31 about 6 a.m. and 7 p.m. with 60-minute headways.
- 32 • **Route 2X—Pebble Beach Express** is an express service with a stop at The Inn at Spanish Bay
 33 and The Lodge at Pebble Beach. It provides service to the major transit centers, including the
 34 Monterey Transit Plaza, Edgewater Transit Exchange, and Marina Transit Exchange, and
 35 eventually to the Salinas Transit Center. This service operates daily to Pebble Beach in the AM
 36 commute period and to Salinas in the PM commute period. This service was implemented after
 37 the environmental studies were completed for the previous development proposal by PBC.
- 38 • **Route 78—Presidio/Pacific Grove** is a local service with a stop on 17-Mile Drive at Sunset
 39 Drive, several hundred feet from the Pacific Grove Gate. It primarily serves the AM and PM

To: Joseph Sidor, Monterey County RMA - Planning, SidorJ@co.monterey.ca.us
From: Carol McCarthy, 1114 Miles Ave., Pacific Grove, CA 93950,
carolmc@montereybay.com
Date: September 3, 2014



RE: MY COMMENTS FROM EIR SCOPING MEETING FOR PBC INCLUSIONARY HOUSING PROJECT, AUGUST 28, 2014

I was dismayed to learn that PBC plans to include the beautiful, forested Area D along Congress Road in its latest build-out scheme and is pursuing building a high-resident-density, 24-unit, multiple-story apartment complex as inclusionary housing there. It saddens me that this scenic forested corridor would be lost forever. My hope is that PBC and Monterey County powers-that-be will come to their senses and realize that Area D is the wrong site for its inclusionary housing.

As you know, the subject Del Monte Forest area (Area D) is part of the undeveloped Gowen Cypress forest. Since the 1970s our family has enjoyed hiking through Area D and extended forest. The primitive trail there in the 1970s and early 1980s led to Sawmill Gulch and beyond. The area was sometimes unpassable because of seepage from its wetlands, but it was tranquil and beautiful.

In the mid-1980's, PBC encroached on Del Monte Park boundaries and Area D several times with development projects:

- A sewer plant in the Gowen Cypress area was defeated. Then the building of S.F. Morse Drive, then a sand conveyor belt route next to Area D, and a new Congress Road over the conveyor belt route cut wide swaths through the virgin forest. PBC did as little as it could to reforest the land along the border of Area D, despite its values ("watershed, native pine and oak-forested cover, open space, economic uses (visitors), and significant forest resources") deemed "important," in the Forest Maintenance Standard manuals for both projects and a mandate from the Board of Supervisors, April 16, 1990. (see Refs 1-3)
- There was no mention of Area D during PBC's Measure A "final buildout" plan. But in 2004-2005, after the Coastal Commission denied Measure A, a new Final EIR was done for its "revised buildout" plan. In researching the documentation of that period, I found that several documents refer to the dedication of Area D, along with several other preservation areas as "open space." Area D's status was also defined as an SSRMP (Site Specific Resource Management Plan area). (see Refs 4-7).
- But on May 22, 2012, there was no mention of Area D in the Del Monte Forest Area Land Use Plan Amendment certified by the Coastal Commission and the Board of Supervisors (see Ref 8). Shortly thereafter, the shocking news was that Area D was PBC's preferred site for its inclusionary housing.

Considering just the environmental degradation factor alone, I feel that Area D should not be the choice for any multi-family apartment development project, inclusionary housing or not! More suitable, less environmentally damaging sites are available for PBC's inclusionary housing needs.

My first choice for the inclusionary housing is the proposed site at the intersection of Sunset Ave. Pacific Grove and 17 Mile Drive, Pebble Beach, for the reasons also supported by the City of Pacific Grove City Council and Del Monte Neighbors United. (see Ref 9).

Some Requests:

- As part of the EIR, it would be helpful if the complete zoning/rezoning history and chronology of Area D be available in one list for the public to easily view and understand. And please provide documentation on the impacts of zoning and land use plan changes (such as SSRMP) on Area D today.
- How can 24, high-resident-density apartments be allowed on SSMRP land that is zoned for 4-units/acre of low-resident-density, single-family residences? The land footprint may be satisfied by making the apartments smaller and multi-story clusters, but the much higher resident-density of the apartments project will impact Area D's remaining preserved SSMRP acreage plus its surrounding areas, including Del Monte Park, Congress Road, and nearby Pebble Beach residences. A study should be done on the impacts of multiple-family vs single-family resident densities for this parcel.
- An up-to-date study should be made of all other potential sites for the project on environmental grounds as well as all the other factors (traffic, water, noise, etc.) to find a more suitable site than Area D.

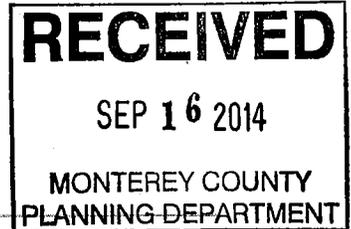
References:

- (1) "Forest Maintenance Standard for Temporary Conveyor Right-of-Way 17 Mile Drive to the Sawmill Borrow Site," James W. Culver, Larry Seeman Associates, Inc., November 4, 1985. (print copy only)
- (2) "Forest Maintenance Standard for the Proposed Access Roads 17 Mile Drive to Forest Lodge Road and Ortega/Congress Road to the Sawmill Borrow Site," James W. Culver, Larry Seeman Associates, Inc., November 4, 1985. (print copy only)
- (3) "Congress Road Realignment - Hearing on Reforestation," Monterey County Board of Supervisors, April 16, 1990. (print copy only)
- (4) http://www.co.monterey.ca.us/planning/docs/eirs/pbc/feir/pdfs-text/feir_ch_3.pdf
- (5) http://www.co.monterey.ca.us/planning/docs/eirs/pbc/feir/pdfs-figures/exec_sum/feir_rev_esfig_es-2_devel-pres_areas.pdf
- (6) http://www.co.monterey.ca.us/planning/docs/eirs/pbc/feir/pdfs-text/feir_appa_master_rmp.pdf
- (7) http://www.co.monterey.ca.us/planning/docs/eirs/pbc/deir/Pebble%20Beach%20DEIR/Volume%202/app_d.pdf
- (8) http://www.co.monterey.ca.us/planning/docs/plans/Del_Monte_Forest_LUP_and_CIP_Amendm ent_Adopted_052212/DMF_LUP_Amended_052212_Complete_Version.pdf
- (9) <http://www.ci.pg.ca.us/Modules/ShowDocument.aspx?documentid=11486>

From: Sidor, Joe (Joseph) x5262
To: Gonzales, Eva x5186; Giberson, Kate
Subject: FW: Comment on Planning File # PLN130447, Pebble Beach Company Area D Affordable/Inclusionary Housing Project
Date: Monday, September 15, 2014 7:52:11 AM

NOP Comment

Joseph Sidor / Associate Planner
County of Monterey RMA - Planning / ALUC
168 W. Alisal St / Salinas, CA 93901
(831) 755-5262



From: mickey.mcguire@comcast.net [mailto:mickey.mcguire@comcast.net]
Sent: Sunday, September 14, 2014 4:45 PM
To: ceqacomment; Sidor, Joe (Joseph) x5262
Subject: Comment on Planning File # PLN130447, Pebble Beach Company Area D Affordable/Inclusionary Housing Project

Please find below my comments on the Pebble Beach Company Area D Affordable/Inclusionary Housing Project, File #PLN130447:

I am in total support of affordable/inclusionary housing but not at this location. The proposed site for the Pebble Beach Affordable/Inclusionary Housing Project, Area D, brings me great concern.

Your home is your castle. It is your sanctuary. The building plans for this site call for the back of the apartment complex to be within 20 yards of a current residence. One would think this would be considered an invasion of privacy since the apartment tenants will be able to see into the backyards and homes of these existing residences. Additionally, it wipes out the beautiful natural forest of trees & vegetation. This changes the character of the neighborhood drastically and is in direct violation of county ordinance Mdr4 which states 4 units per acre. The mission statement of the county ordinance is to not change the character of a neighborhood which is the purpose of zoning ordinances. This proposed project conflicts with the mission statement.

The household income will have to be extremely low in order to qualify for the affordable/inclusionary housing. Typically, low income individuals rely heavily on public transportation since they cannot afford a vehicle and the associated costs (insurance, gas, repairs, etc). At the current proposed site, Area D, there is no public transportation. An alternate site that provides public transportation is at the corner of Sunset Drive and 17 Mile Drive, and the property is owned by Pebble Beach Company. This is just one example of an alternate site that would actually serve the needs of the new residents in a better capacity.

This is a good project and I seek a solution for the common good. I believe strongly this can be accomplished as there are viable alternatives available that would be beneficial to all parties.

Thank you for your service to our community.

Mickey McGuire

831.596.7153

mickey.mcguire@comcast.net



From: michelle neubert <mlneubert@gmail.com>
Subject: Aug. 28, 2014
Date: August 28, 2014 5:43:09 PM PDT
To: E I R Public Scoping Meeting
Bcc: Area D

Part of Huckleberry Hill included in the prepared report to the Calif. Dept. Fish & Game,
By Jones & Stokes Assoc., Sacramento, Calif. -- December 1996
Cited as Monterey Pine Forest Conservation -- JSA 96-041.

Pages 2 to 8: Congress Road Management Unit.

"High Priority.....Important because large, UNfragmented condition."

Unplanned, unapproved new SFB Morse Gate off Hwy 1.
As a 1957 homeowner on Ortega Rd. -- this lot was sold as a residential road.
Illegally changed to Arterial Rd.

This Fragmented part of Huckleberry Hill -- cutting off @30 acres from the
High Priority Forest.

Alternative Site already cleared of all trees and animals is the
Employee Parking Lot across the 17 Mile Dr. from Spanish Bay.
The asphalt lot is ¾ vacant in mid-afternoon weekdays.
The surrounding edges are cleared from 20 to 40 feet for more acreage.
Photographs attached.

Pebble Beach Corporation construction:

May 2012 -- Gone driving range, equestrian center. Nothing about employee parking lot or apartments.
May 2013 -- new driving range, golf academy, new hotel. Nothing about Employ. lot and apartments.
May 2014 -- what other projects added to ones in last 14 years since Measure A???

The Pebble Beach Corporation has proved that it has little intention to preserve any trees or
endangered species. Their interest is full development of 8 square miles of land they own under
a corporate monopoly with profits going outside the Monterey Peninsula. Their attorneys will
continue battering & chipping away endangered species or any environmental restrictions.

Carmel and Pacific Grove cities have tree removal restrictions.
The Pebble Beach Corporation has none -- please see stumps along Congress Road near
Forest Lodge Rd. corner.

4,514 Residents have no voting rights or mayor or city council.
The entire area needs to be broken up much as Fort Ord was.
8 square mile land ownership in the middle of a heavily populated Monterey Peninsula is an
anomaly that cannot continue. This company does nothing to support hospitals, colleges, community
free activities, mass transportation, no police force, etc. etc. etc.
The area needs to be annexed to Carmel and Pacific Grove -- with the
High priority endangered forest trees and animals, purchased by the Parks systems of Monterey County,
Calif. State, and Federal marine shores.

Sincerely,
Michelle Neubert

From: michelle neubert <mneubert@gmail.com>
Subject: Re: Company Town
Date: August 28, 2014 5:46:15 PM PDT
To: mneubert@gmail.com

On Aug 19, 2014, at 5:53 PM, michelle neubert wrote:

COMPANY TOWN

Where would you rather live -- in an incorporated city, county, or company town. I had never thought about this until I disagreed with the Company and learned, I have no legal rights. The only recourse is to one County Board of Supervisor in Salinas, +25 miles away, whose voting record is in favor of the Company town. So now the major difference is having one person to go to (Unincorporated & Company) --- Versus a Mayor and 5 to 7 City Councilmen (City). Each has positives and negatives.

Historically out in our wild west -- from huge land grants from the Spanish pre 1846,--- to big land sales to landowners, and free land to railroads companies building rail after 1846. South America today still has huge "haciendas", which I think has kept back their countries, because it limits areas of land available for small businessmen, farmers, and families.

Our company town was started in 1870 and still exists today. It is bigger than Pacific Grove (2.9 sq.mi.) and Carmel (1.08 sq. mi.) combined having 8.0 sq.mi. of land. The primary family of the founders passed away in 1969 who had kept the land preserved. Since then it has changed hands several times. The latest sale was in 1999 for \$820 Million of which there is still a mortgage of \$600. Mil.

Within 1 year, the new company, in 2000 put a Measure A initiative on the county voting ballots at the cost of \$1. million from one of the company owners. The Coastal Commission several years later voted 8 to 4 against this measure--- calling it the worst environmental disaster proposing 17,000 endangered trees (+ plants, and animals) killed. And that the Measure was illegally out of Jurisdiction for such a plan in the first place. But this didn't stop the Company. In the last 15 years they keep proposal after proposal, plans resubmissions, changes, appeals to the county. If they would stick with one permanent plan from the Beginning, we wouldn't have to keep defending the Old Forest -- but +24 inches of legal papers submitted to the County proves otherwise. The residents here have no voice and no vote as to what happens or share of profits to hire attorneys. The 8 square miles is the Company's monopoly alone with a CEO and it's own Board of Directors.

This company town had a revenue of \$147. Million, 1,800 employees, and receives \$8. mil. from real estate taxes for roads, fire, and utilities. The company owns all the businesses inside this 8 square miles except for 1 gas station and 1 deli. There is a rumor that this company was successful enough to buy two hotels in Hawaii recently. The 4,514 residents who live in the company town have no voting rights as to what happens to the town. None of the profits go into community services like hospitals or water plants. The other towns and the state pays for these--- from where the Company derives a huge flow of customers/tourists from the efforts of outside multiple businesses and community infrastructure.

Our children are bused to adjacent towns. If 911 is called, the sheriff's office in Salinas +25 miles away responds. Our roads are blocked by gates with waits of up to 10 minutes to get in where tourist are paying entrance fees -- so we have no say over the roads either. We are told these are private roads, and they make the rules (even though \$8 mil. is given to them yearly from the state -- who paid for the roads??)

The primary reason I love this area is the trees and ocean. The trees are one of the few: "High Priority, Un-fragmented Forests" of Monterey Pines and others plants/animals left in the entire World. With the exception of the new Morse Gate on Hwy 68 is illegal and cut up part of this particular forest. These Old Forests need to be preserved by the County, State, or Federal government. Not left in a huge, 8 mile, private, land hold that wants to cut them down. The businesses should be individually owned -- not one Monopoly. And every year another section of the endangered Old forest is killed with bulldozers & chipped away, leaving the animals who lived there to starvation and no homes. Check out the employee "parking Lot" of +5 acres totally bulldozed of all life and trees and asphalted over --across from Spanish Bay. on 17 Mile Drive.

I propose that this Company Town is an incorporated monopoly for the benefit of profits reinvested in outside areas -- and as so the Anti-Trust laws should apply. And/or by Eminent Domain the 8 square miles should be put into Public Domain much as Fort Ord was. This is the 21st Century, not the 19th Century of Haciendas. The Old Forest areas should be part of a government park system, like Point Lobos or Toro Park -- one is state and one is county -- or national like the Pinnacles. The businesses should be sold to the highest bidders who meet environmental standards, and are not monopolists.. The shoreline could be combined with the Federal Marine Sanctuary of Monterey Bay. And the already tree stripped/ cut up land areas remaining, can be used for community benefit and affordable housing, including golf courses instead of profits and old forest destruction.

Sincerely,
Michelle Neubert



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State coastal panel OKs scaled-down plan for Pebble Beach project

After years of fighting, the Coastal Commission and developers reach an agreement on what is being called the last project planned for the exclusive Monterey Peninsula complex.

May 10, 2012 | By Tony Barboza, Los Angeles Times

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A truce has been forged in the decades-long fight over the forested land surrounding the world-famous Pebble Beach resort.

The California Coastal Commission on Wednesday approved a plan by actor Clint Eastwood, golfer Arnold Palmer, former baseball Commissioner Peter Ueberroth and other Pebble Beach Co. owners that is billed as the last development ever at the gated complex of golf courses, mansions and hotels on the Monterey Peninsula.

The decision largely puts to rest a contentious environmental battle over the company's plans to expand into its prime real estate holdings in the forest above the craggy bluffs and crashing surf. The deal, approved unanimously by the panel at a hearing in San Rafael, allows limited hotel development and home building while preserving hundreds of acres for public use.

The accord drew a rare level of consensus, earning the support of most conservation groups, which have fought to protect the spectacular stretch of wooded coastline from development since the 1960s, when photographer Ansel Adams took up the cause.

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The #1 Reason the Average Golfer Can't Hit it 200+ Yards...

The development has been significantly scaled back since 2007, when the state panel rejected the company's bid to cut down 18,000 trees to make way for an 18-hole golf course — the area's ninth — luxury homes and other amenities.

The new plans have a much smaller footprint. Gone is the golf course, the driving range and the equestrian center. Spared are thousands of rare Monterey pines.

Instead, the company will build a 100-room hotel on an old quarry site, expand its lodge and inn with up to 140 new rooms and build 90 homes. Clustering construction in areas that are already disturbed would permanently protect 635 acres of the world's largest stand of Monterey pine forest, a rich habitat that is home to rare plants and animals, coastal officials said.

As part of the deal, the company is required to expand public access by building more coastal access ways, scenic overlooks and trails through the Del Monte Forest, which spans 10 square miles and seven miles of Monterey County shoreline.

"Many years from now we'll look back on this and ask: How did we manage to preserve so much of this area when it's such an amazing place to live and recreate?" said Charles Lester, the commission's executive director.

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FROM THE ARCHIVES

Coastal panel rejects Monterey golf project

June 14, 2007

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The compromise was negotiated through more than 50 meetings over several years.

Key was a series of discussions between Pebble Beach Co. Co-Chairman Ueberroth, who organized the 1984 Los Angeles Olympics, and the Coastal Commission's longtime head Peter Douglas, who died of cancer last month. Over private dinners and hikes, Ueberroth assured Douglas that it would be the last development at Pebble Beach and that its owners would never sell the property. Douglas made it clear that another golf course was out of the question.

"Instead of just objecting to the original plan, Peter taught us what was wrong and what was right and we were able to come up with a plan that they're able to support," Ueberroth said. The project will be smaller and less profitable than hoped, he said, "but that's all right with us, because we've come to their point of view."

Rita Dalessio, conservation chair of the Ansel Adams-founded Sierra Club Ventana Chapter, said past construction plans were so extensive they gave the impression Pebble Beach Co. didn't respect the forest's rich natural resources.

"Now it appears that they do, and that's a good thing," she said.

Pebble Beach has a storied history stretching back to the 1880s, when a group of railroad barons known as the Pacific Improvement Co. purchased the land and built 17-Mile Drive, the scenic roadway that winds along the coast.

In 1919, Samuel Finley Brown Morse, a distant cousin of the telegraph inventor, oversaw opening of Pebble Beach Golf Links — now regarded one of the finest courses in the nation — and guided the Del Monte Properties Co. through decades of expansion. It was reincorporated as Pebble Beach Co. in the 1970s, when Twentieth Century Fox bought it using profits from the film "Star Wars."

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In 1999 a partnership including Palmer, Ueberroth, Eastwood and former United Airlines Chief Executive Officer Richard Ferris bought Pebble Beach Co. from Japanese investors for \$820 million. Monterey County voters in 2000 approved a company-sponsored initiative allowing the company's development plans to move forward, but they were blocked by the Coastal Commission in 2007.

Home building plans in the new project still raise concerns among conservationists, who say that dozens of new lots will require cutting down several thousand Monterey pines and destroy the habitat of threatened species like the California red-legged frog.

Critics also questioned whether the agreement would truly put an end to development at Pebble Beach.

"Pardon me for my skepticism," Sierra Club member Kevin Collins told the commission. "We can all hope that it's the final build-out plan, but only time will tell."

tony.barboza@latimes.com

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**PEBBLE BEACH RESORTS BREAKS GROUND ON NEW PEBBLE
BEACH DRIVING RANGE AND STATE-OF-THE ART GOLF ACADEMY**



Download
Press Release

New facilities mark official beginning to historic Del Monte Forest Project

PEBBLE BEACH, Calif. (May 30, 2013)— After more than 20 years of planning, Pebble Beach Resorts officially broke ground on the new Pebble Beach Driving Range and state-of-the-art Golf Academy today. The ceremony, led by Pebble Beach Company Chief Executive Officer Bill Perocchi, marked the beginning of the Del Monte Forest Project, a multi-phase development and conservation plan designed to protect native habitat, update and expand resort facilities, improve access, and enhance the overall guest, visitor, and resident experience at Pebble Beach Resorts. Other components of the project include 100 new guest rooms and expanded group meeting space at The Lodge at Pebble Beach and The Inn at Spanish Bay; improved traffic access near the Highway 1 gate into Pebble Beach; supplementary parking areas at The Lodge and The Inn; 90 residential lots; a new 100-room hotel near Spyglass Hill Golf Course; and the preservation of an additional 635 acres of native habitat.

“We are excited about the significant enhancements that we will be making to the resort over the next several years,” said Perocchi, “starting with the new driving range for Pebble Beach Golf Links and the new and improved Golf Academy, as well as more than 600 acres of native habitat being dedicated to the Del Monte Forest Conservancy.”

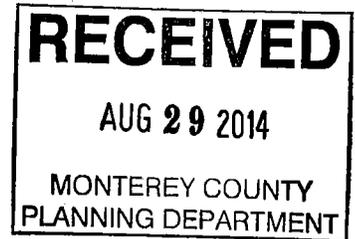
Located across Portola Road from the current range, the new Pebble Beach Driving Range will be double-ended and nearly twice the size of the existing range. Guests will enjoy expanded hitting bays and target greens, as well as a new, larger putting green, practice bunkers, and chipping tees and greens. Directly adjacent to the range, the new 3,000-square-foot Pebble Beach Golf Academy will feature cutting edge instructional technology, an expanded club fitting area, and a covered hitting bay for lessons. World-renowned instructors Laird Small and Dan Pasquariello—both listed as top teachers in the United States by both Golf Digest and Golf Magazine—will continue to provide personalized instruction and custom-tailored lessons. The new range and Pebble Beach Golf Academy will open in January 2014, prior the 2014 AT&T Pebble Beach National Pro-Am. The current range will remain open to guests during construction.

Over the next ten years, the Del Monte Forest Project is expected to create more than 200 permanent hospitality positions and thousands more construction-related jobs. In addition, the conservation of an additional 635 acres of native habitat, together with lands previously preserved by the Company, means that 25 percent of the Del Monte Forest will be protected forever for future generations to enjoy. In May 2012, the California Coastal Commission unanimously approved the plan, calling it a “landmark” project due to its protection for local habitat as well as its visitor-serving and public access components.

“The Del Monte Forest Project speaks to the spirit of perseverance as well as the cooperation between the California Coastal Commission, the County, and the Pebble Beach Company that have allowed us to reach this milestone,” Perocchi added. “We believe guests visit Pebble Beach for the first time because this is a special place, marked by beauty, history, and world-renowned golf. They return year after year because of the world-class service delivered by our employees and of our goal to always ‘Keep Improving.’ This project is yet another step in that direction.”

Gonzales, Eva x5186

From: michelle neubert [mlneubert@gmail.com]
Sent: Friday, August 29, 2014 8:55 AM
To: ceqacomments
Subject: PLN 130447 (Area D)



Dear Committee,

Thank you for being in Monterey County. As a resident of Pebble Beach Corporation -- we have no voting rights or city to go to even though there are 4,514 residents living in the 8 square land miles (double the size of Pacific Grove and Carmel combined with room left over). Supervisor Dan Potter votes for the company. Congressman Sam Farr has no authority. Pacific Grove City has no authority. We have a Calif. State Assemblyman and Calif. State Senator.

D O L L A R V A L U E S

This is the difference between a forested area and a cleared area.
How much would it cost to REPLACE either if both were bulldozed.
The cleared area -- under \$1,000.

A forested area -- Over +++\$1,000,000,000.

+++because how are you going to duplicate EXTINCT orchids, frogs, and trees.

How do you uproot a 100 year old tree and transplant it?

All the grasses, soil bacteria, birds, moles, etc. -- are part of the forested area and have to be replaced too.

Ground humus of old 100 year old topsoil and leaves for 6 acres alone would be expensive --- and who are you going to buy that ground cover from????

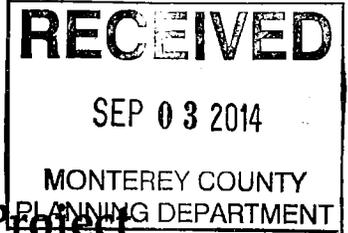
You are our last hope to save our old growth forest.

Trees and animals are part of our shared earth and need to keep their homes.

Thank you,
Michelle Neubert



Comment Sheet
EIR Scoping Meeting - August 28, 2014
6:00 - 8:30 p.m.



Pebble Beach Company
Area D Affordable/Inclusionary Housing Project

1. Environment How is it that a zoned green area which can become swamp area during heavy rains can be rezoned for an apartment complex of 24 units which could house 75 or more people?
2. How is it that this inclusionary housing which could house 75 or more plus a playground area be put on 3 acres in a neighborhood of single family dwellings on close to an acre of land for each dwelling?
3. How can the surrounding neighborhood handle the dramatic influx of people on its narrow roads where 2 cars going in opposite directions can barely pass while on these same roads families, children, groups of individuals and elderly handicapped walk for recreation and there is not only narrow but also no sidewalk?
4. How can it be said this plan for inclusionary housing is ⁱⁿ socially and

Contact Information (optional)

Name: Rochelle O'Connor

Phone: 831 375 0903

Email: doc103@yahoo.com

(5/1/12)

is responsible. If low income families are housed in this large complex on the wasteland of SFB present Congress where they stand out in isolation emphasizing the economic status of the people who live in the complex isolated not integrating and emphasizing the growing chasm between the haves and have not. Can it be a catalyst for increasing the discontent of particularly teenagers of these families?

Environmentally. The Committee needs to physically walk the proposed area to get a true sense of the quietness of the neighborhood, the ability of the roads to handle more traffic, the increase of noise and generally impact on the character of the neighborhood and what an increase of density of population would do in changing the character of the neighborhood with addition of multiple family dwellings.

6. Inclusionary housing is meant to be available to all low income families and cannot be exclusively for Pebble Beach employees many of whom would not even qualify based on income.

7. There are other areas where inclusionary housing ~~can~~^{can} and should be placed. One possibility is the corporate yard off Sunset and 17 mile Drive.

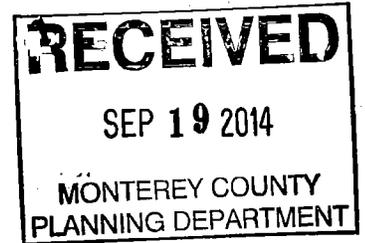
Another area is the land near Hosquee and behind Del Monte shopping mall.

These plus many more would give the people renting more space plus the convenience of being close to shopping areas, churches and schools and easy access to bus transportation.

Also the largest of the current design does not meet the responsibility of integrating these people into the neighborhood instead it sets them up to relate to each other and not be a part of a neighborhood greater than where they live.

Gonzales, Eva x5186

From: Sidor, Joe (Joseph) x5262
Sent: Friday, September 19, 2014 8:20 AM
To: Gonzales, Eva x5186; Giberson, Kate
Subject: FW: Janet Pampuro - Comments Re EIR - PLN130447



NOP comment...

-----Original Message-----

From: Janet Pampuro [mailto:jpampuro52@gmail.com]
Sent: Thursday, September 18, 2014 10:11 PM
To: Sidor, Joe (Joseph) x5262
Subject: Janet Pampuro - Comments Re EIR - PLN130447

My husband and I purchased our single family home at 1322 Miles Avenue, Pacific Grove, in 1998, just a few houses from the border with Pebble Beach and the epicenter of the proposed Pebble Beach Inclusionary/Work Force Housing Project located in Area D of Pebble Beach. We are opposed to the proposed Project for a variety of reasons and also believe that no reasonable alternative location for the Project has been realistically considered based on the following:

1. Both the housing on either side of Area D in PB and PG is zoned single family. The Project proposes a 24-unit two story multi-family development which is not consistent with zoning in either of these areas of these two communities. There has never been apartment housing in PB and no apartment living in the streets closest to the Project in PG. People in PB and PG bought their homes partially based on the single-family zoning designation so that consistent characteristics of single-family housing would be maintained. We have lived in neighborhoods with mixed zoning in the past and found it not to be a good combination of living situations. If zoning were to be changed in Area D for purposes of building this 24-unit apartment building it would be very disruptive to the current neighbors of PG and PB and potentially unlawful. It would mean that we relied detrimentally on the zoning when we purchased our house that such zoning would continue without disruption. To change the zoning would be wrong on a variety of levels. This would certainly be a negative impact on the title of our homes.

2. An offshoot result of the proposed Project in Area D is the fact that for every person now attempting to sell their home adjacent to Area D it is now a requirement to disclose the fact of the proposed Project to any interested Buyer because it has potential impact. I have seen firsthand that this has either caused Buyers not to consider the affected areas or to take their chances and join their new neighbors in opposition to the Project. The proposed Project already is having a negative impact on the affected PB and PG homeowners in the area surrounding Area D. Some Sellers can't even get Buyers to see their homes based on the new disclosure of the proposed Project. These homeowners, Buyers and Sellers, should not have to be affected by this type of situation because these areas are clearly not zoned for multi-family zoning. But this is happening now and is a negative impact.

3. A profound positive characteristic of the housing surrounding Area D is the peace and quiet of both day and night where at night you can hear the ocean and barking seals in the distance. Both neighborhoods of PB and PG have a rural charm without sidewalks where people walk and children play. The Project of 24-unit apartments being placed in the middle of these two neighborhoods would be a devastating negative impact for these two neighborhoods with the noise of building, bulldozers, chainsaws, the noise of hammering and building, trucks, and construction site existence -- just for a start over a lengthy period of time.

The negative impact will begin with the construction alone. This was never intended by previous agreement in Pebble Beach and is a negative impact.

4. For the people chosen by the PB Co. to live in the proposed 24-unit apartment Project, workforce or family and friends, they would find themselves on a busy street flowing with delivery trucks and other commercial delivery vehicles, together with other work force traffic. There is no City in Pebble Beach because it is a Company town, no public schools or city parks or city services. There is no public transportation or city hub. There are no malls, or stores or restaurants not connected to a resort. The Tenants would be the only apartment Tenants in PB because the Project would have been re-zoned contrary to the historical zoning and this would be inappropriate and contrary to language in all deeds to homeowners in PB. To simply figure the tenants could just rely on city services in another nearby city does not satisfy the facts here that this would not be a great, or even legal, fit for the Tenants as the zoning would be forced and inappropriate as originally planned since the beginning of the development of PB.

5. Homeowners of both PB and PG have been told that we should expect insufficient parking for the apartment Tenants and to expect Tenants to park in our neighborhoods. My street is in the center of the Project area. We are told Tenants can park on our street and walk right through. Our street as well as adjacent streets are narrow, with no sidewalks and off-street parking is already very limited and a touchy situation ongoing. Many cars are parked on the street and jutting out into traffic while parked which is not a safe situation. So this situation is one where tensions will rise and authorities will have to be contacted if they are impacted further. Parking Permits for homeowners may have to be initiated to prevent further parking problems. Adding Tenant parking to all of our already parking challenged neighborhood streets is inappropriate and clearly a negative impact of the proposed Project.

6. Project story-poles were installed in Area D and it became horribly clear of the potential invasion of privacy that would occur by the construction of the Project with two-story units pointed right into neighboring homes and parked car exhaust pipes pointed right out into our homes, yards and streets. The original Project plan had parking in front of the building but later the plan was altered to put the parking on the back of the apartments and the border with the homes on the PG side of the Project. Clearly this will negatively impact all the homes in PG bordering this PG neighborhood who for all of history have only enjoyed the fresh air and birds of Area D. This would clearly be a negative impact of this Project and a result of severe re-zoning abuse!

7. Some people in favor of the destruction of Area D have actually spoken up to say so what--describing Area D as a crummy forest with poor growth--hoping that such an observation would get positive attention. But since we live so close to Area D I can say it is a nice little strip of forest with hundreds of pines and oaks with clusters of bushes, new growth, ferns and wildflowers, with a base of sand. When it rains the water runs downhill into this area and cuts through the sand making ruts here and there. There are a variety of birds, deer and other wildlife living in Area D. This area could possibly be more lush except for the fact that the Pebble Beach Company pays to have a herd of goats locked into the area to devour as much vegetation as they can over about a two day period annually. This is a very unnatural imposition on this forest which is environmentally abusive and may lead people to think there is something wrong with the way it looks. To neighbors, Area D is a lovely place. Doing away with this lovely little forest would be a negative impact to many. Leave the goats out!

8. In order to proceed with the proposed project on Area D it would be necessary to strip the land of over 1000 trees and more with just saplings, and most other vegetation with a total disregard to environmental issues against such a thing which is usually very high on the respect scale for most populations these days. On Pebble Beach golf courses they rope off "sensitive areas of vegetation" so it will not get harmed but in Area D the plan is to

scrape the land clean. This is a very bad course of action and a black eye for the environment and conservation. However, just looking at the recently paved forest just outside the Spanish Bay Resort it is obvious that PB Co.'s respect for the environment is very selective. If it works for them the forest is paved. This latest escapade is proof of a very dangerous attitude toward preserving the environment. Obviously, this attitude of scrape and scrap the forest is a negative impact on our environment and a negative impact of the proposed Project in Area D and the PG and PB adjacent neighborhoods.

9. Another aspect of the addition of the proposed Project to the PG streets would be that of night lighting required at the outside of the apartment structure. Normally it is completely dark at night with no street lights which is quite natural. The night lighting will be very un-natural and disruptive to our neighborhoods and our living and sleeping condition. This again will be a negative impact of the Project on our neighborhoods.

10. So why does the Pebble Beach Company want to place this Housing Project in an area as sensitive as Area D? It works for them financially is what we've been told. For this they can receive Re-Zoning? What are realistic alternative locations that have been seriously considered? Can't see that there are any seriously being brought forward for consideration out of the entire Greater Monterey Bay Area. None. Hard to believe. Only Area D meets the criteria for the Pebble Beach Company. For the PG and PB adjacent neighbors based on examples and serious research that I and various others have set forth, Area D cannot possibly be a satisfactory or realistic location for the Pebble Beach Inclusionary/Work Force Housing Project. Another location must be chosen for the Project or some other direction must be taken to avoid the numerous negative impacts that would occur to the PG and PG neighbors of Area D and for the impact of Area D alone with respect to the environment.

11. I believe that any kind of inclusionary housing is an important aspect of development in this day and age. But the choice of the area should not interfere with historic zoning for the chosen area nor ignore the social, educational and economic needs of the people who would become Tenants. Everyone needs to be respected in the process and not just the development company that is required to provide housing based on their development agreement. Nobody involved should have to be damaged in any way in this process by negative impacts.

12. I have been very impressed with the way that the PG and PB neighbors who many did not already know each other have come together on this matter in a sensible way , have attended meetings, council meetings, developed research committees, have created a Facebook page for all to comment, and have looked at every aspect of this situation for the benefit of all parties. I was also very impressed with the PG City Council which supported the PG and PB neighborhoods and praised our civil behavior on a very serious and sensitive matter. This is the way the process is supposed to work fairly. I hope that the EIR process will follow the same path.

Respectfully submitted,

Janet Struve Pampuro

PS...Joe, would you please acknowledge receipt. Thanks, Janet

RECEIVED

AUG 29 2014

MONTEREY COUNTY
PLANNING DEPARTMENT

Gonzales, Eva x5186

From: Jhpariser [jhpariser@aol.com]
Sent: Friday, August 29, 2014 3:33 PM
To: ceqacomment
Subject: Inclusionary housing

I support all the comments made at the meeting in Stevenson HS on August 29, and sincerely hope that another site for the inclusionary housing is found.

I am also appalled that the very people who are proposing this project constitute the EIR committee. How can they write an objective report?

I would like to add one request that fits under your EIR category "Cumulative":

Area D build up would mean that more than 700 trees will be lost. We should however not forget that several thousand (7,000 plus) trees are being cut in the Del Monte forest for the other developments that PB company is carrying on now. So, please, evaluate the change of atmosphere/air quality after so many trees are gone from the peninsula.

I still wonder how so many "protected" (almost on the list of "endangered") trees can be cut down.

Who is not doing his/her job protecting them???

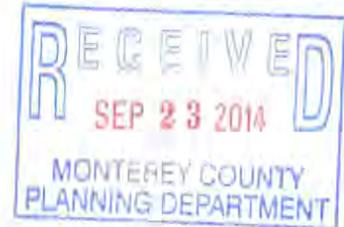
Thank you,

Hana Pariser

PG/Del Monte Forest resident for 33 years

Sent from my iPad

September 15, 2014
1271 Buena Vista Avenue
Pacific Grove, CA 93950



Joseph Sidor
Monterey County Resource Management Agency
68 West Alisal Street
Salinas, CA 93901

Re: EIR scoping for PLN130447, Pebble Beach Inclusionary Housing

Dear Mr. Sidor:

I hope you will agree that an objective of sound planning should be that there continue to be a forest in the Del Monte Forest. Therefore I ask that the study consider the cumulative impact of forest loss in evaluating the merit of the proposal to remove another 712 native trees to make room for inclusionary apartments in Area D.

Specifically, I request that you consider the following sources of forest loss in your study:

1) The current Pebble Beach Company build-out plan PLN100138, 6,700 trees

2) Recent Poppy Hills golf course renovation PLN100655, 525 trees

3) Area D inclusionary housing PLN130447, 712 trees

4) Area Y - Area Y is a sizable tract of undeveloped native Monterey Pine forest divided into two parcels. One fifty-eight acre parcel belongs to the Pebble Beach Company. The second larger parcel belongs to another owner. According to the attached land use map from the 2012 Del Monte Forest Land Use plan, Area Y is designated for residential development. Please note that, like Area D, the PB Co parcel (APN# 008163003000) was neither designated for development nor preservation in the company's current build-out plan (PLN100138).

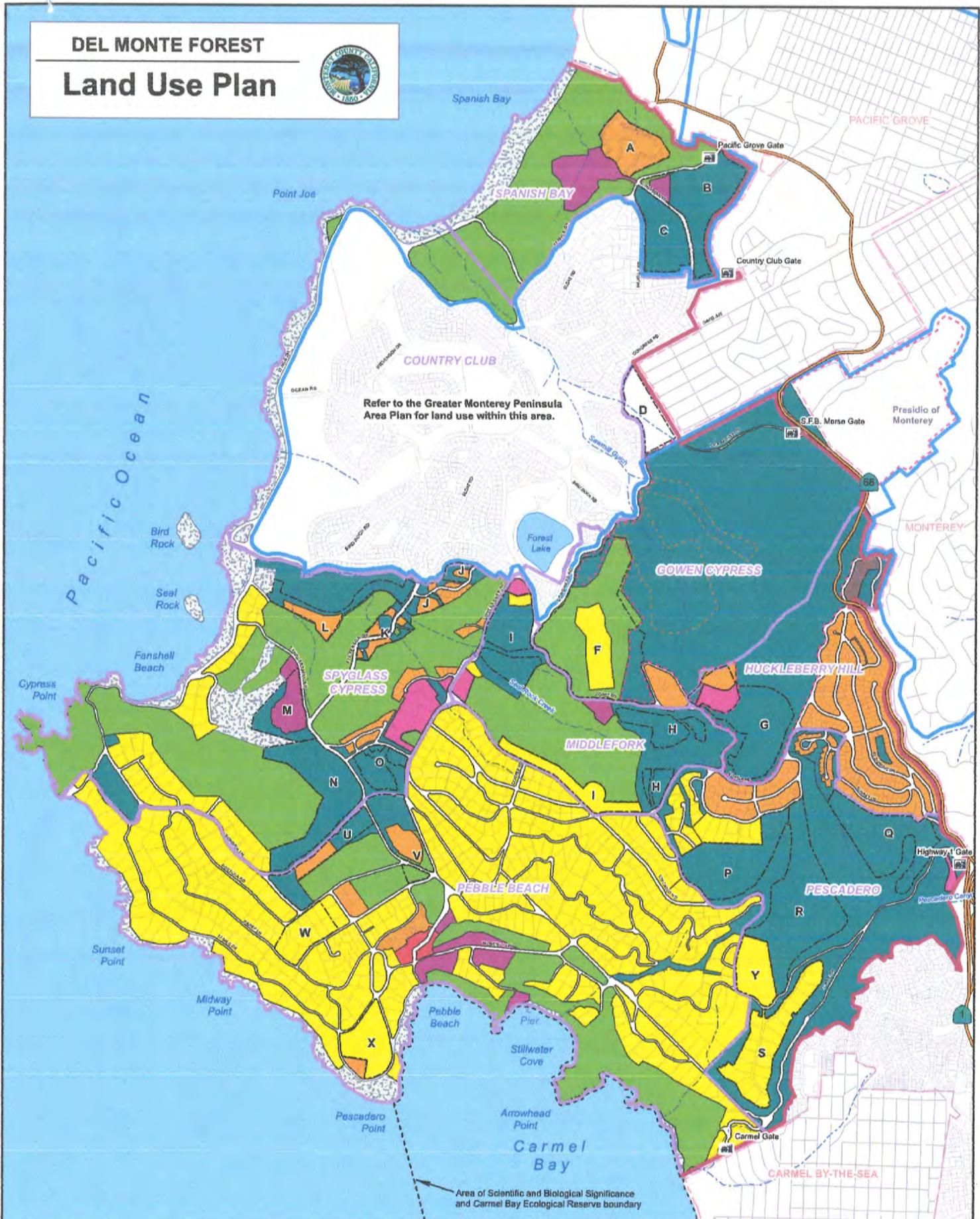
*5) Smaller projects and other future development potential - Many additional undeveloped lots of record exist in the DMF, the development of which will further contribute to forest loss. For example, under current consideration are PLN130702 (removal of **25 oak and pine trees**) and PLN140554 (removal of **36 Monterey Pine trees**). In addition, I hope you will investigate whether other undeveloped lands exist in the DMF that could be subdivided in the future.*

Native Monterey Pine forest exists in only five places worldwide. The Monterey Peninsula is by far the largest occurrence, and the Del Monte Forest comprises a significant portion of that. This forest is the signature landmark of the Monterey Peninsula, and once gone, it cannot be replaced. I urge you to include in the study a careful assessment of how the totality of current and future development in the DMF will affect it.

Sincerely,

Hana Pariser

DEL MONTE FOREST Land Use Plan



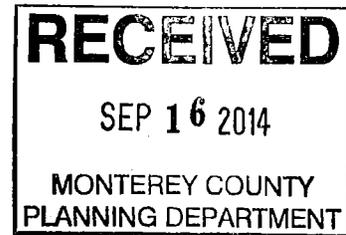
Refer to the Greater Monterey Peninsula Area Plan for land use within this area.

Area of Scientific and Biological Significance and Carmel Bay Ecological Reserve boundary

Entrance Gate	Residential	Commercial	Open Space
Highway	Residential - Low Density	General Commercial	Forest
Del Monte Forest Boundary	Residential - Medium Density	Institutional	Recreational
Coastal Zone Boundary	Residential - High Density	Visitor Serving	Shoreline

September 14, 2014

Planning Commission
c/o Joe Sidor, Associate Planner
168 W. Alisal, 2nd Floor
Salinas, CA 93901



To Whom It May Concern:

I am writing to communicate my opposition to the inclusionary housing project proposed to be developed in Area D of Pebble Beach.

I'll first share a little of my personal situation as an example of adverse implications of the project on the human level. I imagine that others could share similar stories. I live on a rather narrow strip of land at the very end of David Ave. in Pacific Grove in the first house I have ever owned, which I purchased along with my wife about four years ago. I have been working on the peninsula for over 20 years. I rented in Salinas and commuted for the first eight years. I then moved to Pacific Grove, raised kids here in the public schools, and rented for 11 years (starting in an apartment at Arkwright Ct. for four years, and eventually rental houses) before buying on David Ave. When we bought our house, we put everything we had into it to afford it; it was then near the bottom of the market slump. Since that time, we have been struggling financially, hit hard by the local employment environment. My wife has had to find two new jobs since the house purchase. Then we heard about the planned development nearly adjacent to us, which has us quite concerned. We are told that house price values here may well decrease by ~\$100K as a result. The fixed rate period on our ARM will end in a little over a year, and we will probably need to refinance or sell. It's disconcerting to consider that prospect in light of the projected decline in value. The expected impact on house prices, it seems, has largely to do with concerns of both increased congestion as well as the aesthetic and practical impact of the loss of the piece of forest in question. In addition, real estate values of course tend to be adversely impacted by proximity to apartments. The overall expectation is for a change in the character of the local neighborhoods. From my own limited perspective, there is some comfort in knowing that our house borders a small parcel that is projected for preservation, forming a triangle that extends to the end of David Ave. We do, nonetheless, face expectations of increased activity there. Also, though protected, the woods by our house would no longer extend essentially uninterrupted into the deeper forest. It's nice to consider how the trail there does lead one into the more wild areas, and we do get wildlife from the deeper woods coming through; we observe it often from our second floor windows. I'm not aware of any endangered creatures. Deer are the most visible, using the strip as a lane of travel as they move further into Pebble Beach. They make themselves at home in our yard at times. A hawk once scooped up a squirrel in the yard as my wife watched. There is the occasional owl.

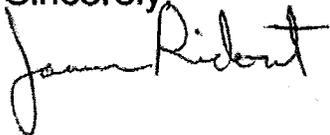
I'd like to add a couple of observations of more general relevance:

- 1) It has been noted that the proposed site is convenient to amenities. I assume that argument refers to walking distance. If my teenage stepson is any indication of human nature, I have to think the walk up David Ave. from here is not so convenient! Also, there is no sidewalk along much of the way, making it not the best pedestrian thoroughfare. After dark, much of the route is in darkness, with very little street lighting. I checked and found that the "walk score" for my address is 18 out of a possible 100, indicating that "almost all errands require a car".
- 2) The strip of woods under question has been much deprecated. The goats that are brought in each year to reduce the fire hazard to neighboring houses undoubtedly account to some degree for issues raised about the health of the forest (also we are currently in a drought). The closeness to Del Monte Park also results in substantial human use of the area, which also has an impact. I think it's worth considering whether more development, particularly high density, as in the proposed plan, would serve to extend such human pressures further into the Del Monte Forest.

Notwithstanding criticisms directed at the health of the forest, it seems that the so-called Area D is valuable as a buffer between the deeper woods and our coastal community. Wildlife does use the area; certainly the families of deer we so often observe. The area also serves as a convenient recreational area and is a treasured element of life in Del Monte Park. Open space of this nature for a community is a wonderful thing, a valued resource that would surely be missed. Opposition to the proposed development I think, therefore, no matter one's personal views, should be understandable as a natural reaction to a threatened loss to the community. For some of us, the proximity of high-density housing to our homes will permanently change the character of our neighborhoods. In my own case, and in that of many of my neighbors, associated personal financial concerns further weigh in forming our views on the matter.

Although this project, as proposed, may appear to address the need for affordable housing in the Monterey Peninsula area, it is in the wrong location. To pursue the Project, as proposed, will materially and irreparably injure the Del Monte Forest area.

Sincerely,



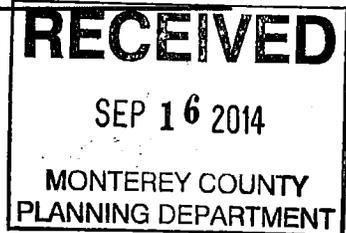
James Ridout
1339 David Avenue
Pacific Grove, CA 93950

Email: jridout@sbcglobal.net

From: [Sidor, Joe \(Joseph\) x5262](#)
To: [Gonzales, Eva x5186](#); [Giberson, Kate](#)
Subject: FW: Notice of Preparation PLN130447
Date: Monday, September 15, 2014 7:52:59 AM

NOP Comment

Joseph Sidor / Associate Planner
County of Monterey RMA - Planning / ALUC
168 W. Alisal St / Salinas, CA 93901
(831) 755-5262



From: Elliot Rubin [mailto:e.rubin4@gmail.com]
Sent: Sunday, September 14, 2014 1:27 PM
To: Sidor, Joe (Joseph) x5262; ceqacomment
Subject: Notice of Preparation PLN130447

Dear Mr. Sidor this letter is in reference to *PLN130447*, commonly referred to as the Pebble Beach Inclusionary Housing Project.

After reviewing the notice of preparation, there are a few items of concern that have not been addressed in the proposed EIR. The items are as follows:

- Lighting Impacts: Currently, there are no street lamps in residential areas in Pebble Beach. However, it is unclear what type of lighting will be used for the proposed development. For example, street lamps, lighting for parking, pathways, etc. I am concerned this project will have negative impacts on our neighborhood aesthetic with regards to lighting.
- Increased parking and foot traffic on adjoining neighborhood: Without a physical barrier to discourage the foot traffic that will result in the creation of this development, we will see a marked increase in the number of individuals who will use a "shortcut" from the proposed development to the closest available parking spot: our streets. I also believe that visitors to the new residents' of this development will also find parking on our streets to access the development as it may be easier than driving through the Country Club Gate. There will also be increased foot traffic to reach the nearest public transit, via our streets.

In addition to the aforementioned items in the Notice of Preparation for the EIR, I would like to see these two very important items addressed as well.

Thank you very much for your time, service and consideration.

Respectfully submitted,
Elliot Rubin

RECEIVED

SEP 12 2014

MONTEREY COUNTY
PLANNING DEPARTMENT

Gonzales, Eva x5186

From: Mark Ryan [Mark.Ryan@cbnorcal.com]
Sent: Friday, September 12, 2014 10:33 AM
To: ceqacomments
Cc: dmn2013@sbcglobal.net; 1kimpossible@comcast.net
Subject: Comment - NOP of an EIR for the Pebble Beach Company Inclusionary Housing

Dear Monterey County Resource Management Agency Planning Department,

Thank you for your efforts in protecting the existing environment with which we live in...

One issue not on the list that I would like to have added to the EIR is, **The effect of parking lot lighting and other lights in the Housing complex towards the loss of the natural darkness in the adjacent MPCC East area of Pebble Beach (MCAR MLS area 176)**

I purchased my home on Laurel Lane in Pebble Beach recently. I chose this area because I did not want to live near any street lights. I like the dark night sky and the ability to see the stars. After living in Pacific Grove for over 10 years, I am now able to see the Milky Way and more stars and constellations on clear nights than I was able to when living in Pacific Grove with street lights and other lighting.

One can not see the stars when in close proximity to the new parking lot on 17 Mile Drive by Spanish Bay. Those parking lot lights have ruined the natural dark night sky of that area of Del Monte Forest.

As a property owner on Laurel Lane, the parking lot lights of and other night lighting of the proposed housing project will probably ruin the natural dark of Del Monte Forest.

Please add Evaluating the effects of the lighting of the complex on the current darkness of the surrounding neighborhoods.

I am a real estate Agent who sells many homes in the MPCC East area to clients who appreciate the Darkness of Del Monte Forest and do not want it changed.

Please let me know you received this request.

Thank you.

Mark Ryan, REALTOR

Previews Property Specialist
International President's Elite
Licensed Residential Appraiser

Phone 831.238.1498

Email mark.ryan@cbnorcal.com

www.markryanproperties.com

www.carmelabodes.com

BRE # 01458945

OREA # 0033066



Schubert, Bob J. x5183

RECEIVED

SEP 15 2014

MONTEREY COUNTY
PLANNING DEPARTMENT

From: mary [marysavale@msn.com]
Sent: Saturday, September 13, 2014 1:07 PM
To: Schubert, Bob J. x5183
Subject: Pebble Beach Company Inclusionary Housing Project

Dear Mr. Schubert:

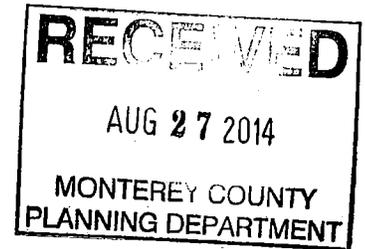
I have worked and been a renter in Pacific Grove and Pebble Beach for 28 years. I appreciate inclusionary housing and believe it is important for our community. However, I do not agree with the Pebble Beach Company's plan to build inclusionary housing on the Congress Road location. I feel this project could be carried out elsewhere in Monterey County with better longterm results. The present site on Congress Road would be an environmental disaster for the Del Monte Forest since many trees and valuable green space would be sacrificed. There is no place for children to play or even walk safely on Congress Road. Cars currently race up and down this street all day long; making walking hazardous...I know because I live here and find walking and pulling in and out of my driveway challenging. To add more cars to the existing traffic on this road and adjoining thoroughfares would have major negative impact to all inhabitants, including wildlife. I am curious why Pebble Beach Company wants to go ahead with the Congress Road location at the expense of the beautiful Del Monte Forest...If this is a forest, why are they trying to cut it down? Please consider moving this inclusionary housing project to another site which would be more conducive to families and the environment.

Thank you,

Mary S. Savale
2830 Congress Road
Pebble Beach, CA 93953

Gonzales, Eva x5186

From: Ann Schrader [schraderann@sbcglobal.net]
Sent: Tuesday, August 26, 2014 6:56 PM
To: ceqacomments
Subject: EIR Scoping for PLN130447



August 26, 2014

Ann Schrader

1222 Lawton Ave.

Pacific Grove, CA 93950

Monterey County Resource Management Agency

Planning Department

168 W. Alisal St. 2nd Floor
Salinas, CA 93901

RE: planning file number PLN130447

Dear Mr. Sidor,

I would like to request that the EIR for the Pebble Beach Co. inclusionary housing project study alternative viable locations in addition to Area D.

The site at Area D is an endangered native Monterey Pine forest. This forest is supporting, in addition to the endangered native Monterey Pine, a wide variety of wildlife and indigenous plants, including migratory birds, hawks, woodpeckers, owl, deer, Douglas iris, huckleberry, coffeeberry, manzanita, coast live oak and more. This native Monterey pine forest is ecologically more than the sum of its parts. This Monterey pine forest is a dynamic system

where all of its indigenous constituents, from soil to canopy, animals and plants, living and otherwise are in a sustainable balance. This forest supports interconnected and interdependent life forms which include a broad diversity of tree, plant, soil and animal species; communities, ages, and genetics.

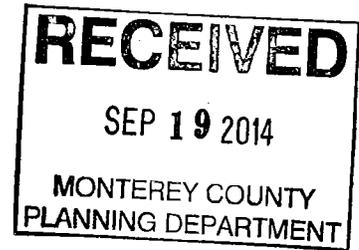
Alternative locations for the inclusionary housing should include sites that do not damage a native Monterey Pine forest. Sites should be considered within the Del Monte Forest and the city of Pacific Grove. Alternative configurations should include housing dispersed in multiple areas.

Thank you,

Ann Schrader

9/18/2014

Joseph Sidor, Associate Planner
County of Monterey RMA
168 West Alisal Street, 2nd Floor
Salinas, CA 93901



RE: Notice of Preparation (NOP) of an Environmental Impact Report for the Pebble Beach Company Income Restricted Housing Project (Development Application Planning File Number PLN 130447)

Dear Mr. Sidor,

We are very concerned about the potential destruction of the native Monterey Pine forest north of S.F.B Morse Dr along New Congress Rd on 2 1/2 acres of undeveloped forest. This unique old growth Monterey Pine forest can never be restored or recreated once it is destroyed. This forest is supporting, in addition to the endangered native Monterey Pine, a wide variety of wildlife and indigenous plants, including migratory birds, hawks, woodpeckers, owl, deer, honey bees, Douglas Iris, ferns, monkey flower, huckleberry, coffeeberry, manzanita, coast live oak and more. We have pictures of a Cooper's Hawk hunting in this forest.

Alternative locations for this inclusionary housing should include sites that do not destroy a native Monterey Pine forest. Sites should be considered within the Del Monte Forest and also in the city of Pacific Grove. Regarding development of this housing outside the boundaries of the Del Monte Forest, according to PBC arrangements can be made for expanding PBC water rights to areas outside PB for this project. This issue is addressed in paragraph 6 of the April 18, 2011 "Pebble Beach Co., Del Monte Forest Plan, Inclusionary Housing Ordinance Qualification and Proposal for In Lieu Fee/Off-Site Units". See www.co.monterey.ca.us/planning/major/Pebble%20Beach%20Company/Pebble_Beach_FEIR_April_2012/FEIR_Administrative_Record-Documents_Referenced/PBC_2011_Inclusionary_Housing_041811.pdf

Below are some suggested alternative sites:

- The PB Co. property at the corner of 17 Mile Dr and Sunset Dr. in Pacific Grove,
- The PB employee parking lot across 17 Mile Dr from Spanish Bay,
- The area around the equestrian center at Stevenson Dr, Portola Rd, Alva Ln and Forest Lake Dr,

- The previously approved site at the Corporation Yard.

Thank you,

Ann Schrader
The Old Forest Group



Comment Sheet
EIR Scoping Meeting - August 28, 2014
6:00 - 8:30 p.m.

Pebble Beach Company
Area D Affordable/Inclusionary Housing Project

The City of Pacific Grove has offered an alternative off of ~~sunset~~ Sunset + 17 mile Drive and will rezone accordingly. It's located near schools, business, and Pebble Beach for Pebble Beach employees. Area D is a less practical location that impacts the zoning and environment. 700 plus trees are to be removed. The impact of the Pacific Grove alternative is much less.

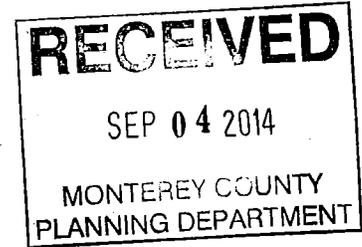
Contact Information (optional)

Name: Kevin Sezen

Phone: 831-277-0740

Email: sezenk@comcast.net

Gloria J. Shaffer
1163 Arrowhead Road
Pebble Beach, CA 93953
gloria.shaffer@sbcglobal.net



September 4, 2014

To Whom it May Concern:

I am writing in regards to the scoping of the Environmental Impact Report (EIR) that will be prepared in connection with the Pebble Beach Company Inclusionary Housing Project (File Number: PLN130447). There are several environmental impacts that I ask be included in the analysis of this proposed project:

- The EIR should consider the impact of destroying over 700 trees, including Coast Live Oaks and Monterey Pines, a species native to the area. The denuding of such a large forested area will remove a habitat for wildlife and eliminate a recreational green space used by many who live in and come to this area, including hikers, dog walkers and children at play.
- The area proposed for development may be located in a natural wetland. The EIR should evaluate whether wetland conditions exist and if so, what the impact would be of placing a high-density residential development within it.
- The EIR should consider how the aesthetics of the proposed development would impact the existing visual characteristics of the area; how removing this forested land and replacing it with high-density housing, parking facilities and associated pavement would negatively impact public views and destroy the scenic vista of the existing green space.
- The long-term impacts of the development on noise should be evaluated.
 - The increased noise of an additional 50-100 new residents, along with their vehicle use, will have a negative impact on what is currently a quiet, sparsely populated neighborhood.
 - The noise impact of removing over 700 trees plus shrubs and undergrowth should also be evaluated by the EIR. The residents of the neighborhood where the development is proposed currently enjoy the benefit of having noises buffered by the trees and growth in the area. In particular, the ever increasing noise emanating from traffic on Highway 68 is likely to be increased if the proposed number of trees and other greenery are removed. As traffic increases on that road, and on the surrounding roads in part due to the increased density resulting from the project, the loss of this noise buffer will be detrimental.
- The EIR should study the impact of increased traffic and vehicle emissions generated by residents and guests of the proposed development on the remaining green space and existing residential neighborhood (the surrounding land uses).
- The increased lighting generated by the development should be evaluated by the EIR, including the diminished ability to view the night sky.

- The roads surrounding the proposed project are narrow and most don't have sidewalks, causing pedestrians to walk in the street. This includes children walking to and from school. The EIR should evaluate the impact of the increased number of vehicles traveling on these roads that would result from the proposed development, including an analysis of traffic congestion, and traffic and pedestrian safety. The impact to deer and other animal subject to collisions with vehicles should also be considered. In addition, the EIR should study the negative impact on traffic congestion and vehicle and pedestrian safety associated with overflow parking on the roadways of vehicles owned by residents and visitors of the proposed development.
- The lack of available public transportation easily accessible from the proposed location should be considered in the EIR.
- The EIR should consider the project's incompatibility with the character of the neighborhood in which it would be located. This area is comprised of single family homes situated on tree-filled lots. Four, two-story apartment buildings containing 24-units is not consistent with the existing land use in this area.
- Most importantly, the EIR must study feasible alternative locations for this development. Other viable locations have been identified that would substantially lessen the significant negative environmental effects the development would have as currently proposed. These alternative sites are within Pebble Beach, outside of Pebble Beach on property owned by the Pebble Beach Company, and elsewhere in Monterey County. Among other benefits, locating the development on one of these alternate sites would:
 - Prevent the destruction of over 700 trees and natural habitat
 - Be compatible with existing land uses
 - More readily provide access to public transportation for the new residents

I understand the importance of creating affordable housing and believe it is an important goal to achieve. I hope the EIR will look at ways to improve how this goal is met by locating this new housing where it will maximize the benefits for the new residents of the development and their neighbors, and mitigate the negative impacts on the environment and existing neighborhoods.

Sincerely,

Gloria J. Shaffer

RECEIVED

AUG 25 2014

MONTEREY COUNTY
PLANNING DEPARTMENT

Gonzales, Eva x5186

From: Rick Verbanec [rdverb@sbcglobal.net]
Sent: Monday, August 25, 2014 4:03 PM
To: Sidor, Joe (Joseph) x5262; ceqacomments
Cc: 100-District 5 (831) 647-7755; Lee, Kathleen M. 647-7755; Diehl, Martha; Stilwell, Mark; Niccum, Mike; Eastman, Don; Srigley, Rick; Dewar, Rod
Subject: PBC's Inclusionary Housing Project (PLN130447)
Attachments: Thoughts on PBC's Inclusionary Housing Proposal 3.pdf

Joe,

This is in response to your Notice of Preparation of an EIR for the subject project and public scoping meeting to be held on 28 August at Stevenson School.

After having several months to contemplate the material first aired by PBC at the September and October 2012 meetings of the Del Monte Forest LUAC, I hope the public will be able to discuss the relevant issues for serious consideration without irrational overstatements.

Workable options for some alternative to the Area D site that can present more advantages and fewer disadvantages would clearly be preferable in the eyes of the neighborhood communities for reasons beyond the emotional hyperbole of those initial reactions. And they deserve responses beyond the trite accusations of NIMBY-ism seen in the press.

The enclosure contains my thoughts on those reasons as well as on the proposal as submitted, outlining what I believe are necessary enhancements if Area D is to be approved for employee housing. These and other ideas should be considered either as part of the EIR analysis of alternatives or part of the subsequent public review at the Planning Commission and the Board of Supervisors hearings later this year and into next.

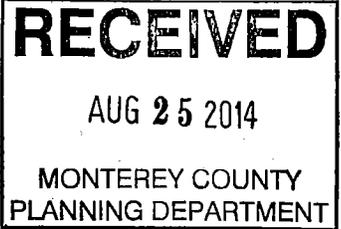
Regards,

Rick Verbanec
PO Box 474
Pebble Beach, CA 93953
831-277-5264
rick.verbanec@yahoo.com

Retired aerospace analyst
Full time resident approximately 2 blocks from Area D since 2000

Current community organization membership:
Del Monte Forest Land Use Advisory Committee
Del Monte Forest Conservancy Board of Directors
Pebble Beach Community Services District Board of Directors

Prior community organization membership:
Del Monte Forest Property Owners Board of Directors
Del Monte Forest Architectural Review Board (Resident Advisor)



Thoughts on PBC's Inclusionary Housing Proposal

Rick Verbanec – 25 Aug 2014

There has been much angst expressed publicly about forest/habitat impacts, traffic impacts, and wildlife impacts from this project, but I believe those are not the most significant factors regarding Area D warranting attention. The more serious planning considerations are the lasting effects on the people and property values of the surrounding neighborhoods.

The Country Club Area of Del Monte Forest and the Del Monte Park neighborhood of Pacific Grove are communities of modest homes compared to the larger estates close to Pebble Beach Golf links and Cypress Point Golf Club, and are subjected to neighborhood influences much more directly than is commonly understood. As is typical in suburban neighborhoods, the homes are largely exposed to one another visually and otherwise. Activity at one home readily influences the atmosphere at others.

When approving the DMF Plan in 2012 with the inclusionary housing mandate, the Board of Supervisors made clear their intent for the required workforce housing to be placed close to the Del Monte Forest workers' place of employment. While a commendable objective, it was gleefully incorporated before hearing of any negative consequences from those affected by particular sites or balancing with other priorities. The public is not well served by embracing the group-think of political correctness *uber alles*, which was apparent in the statements and actions from that Board of Supervisors meeting. Populism and politics should not be allowed to preemptively trump sound planning principles.

Pebble Beach Company, understandably, has pursued a path of least governmental resistance with their proposal, providing an executable option within the cost bounds of the statutory *in lieu* fee alternative. It would be remarkable for them to do otherwise.

Depending on whether one supports or opposes the Area D proposal, one might feel that the government is about to do something either *for* their constituency or *to* their constituency when the proposal is considered. I understand the exercise of land use authority is one of the County's necessary functions: we elect Supervisors to do that. However, we also expect them to deal even-handedly with all those affected by their decisions and to do everything in their power to avoid the creation of simultaneous winners and losers by their actions.

Acceptance of the PBC proposal, as is, would not avoid creating losers in the adjacent neighborhoods. For that reason, I outline some enhancements in what follows which I believe are the least necessary to reduce that effect.

My understanding of the rental housing project PBC has proposed to construct to satisfy the inclusionary housing mandate associated with their Del Monte Forest Plan (DMF Plan) can be summarized by the following essential features:

- 24 units in four identical two-story 6-plexes, with two and three bedroom models, approximately 1100 to 1300 SF each
- Located on 2+ acres of a 6+ acre portion of the 13 acres of Area D situated between Congress Road and the PG border at the foot of Del Monte Park
- Remaining 6+ acres of Area D to be dedicated as open space and to also contain some of the replacement trees for those removed for construction
- No environmental limitations in the 6+ acre portion under consideration are apparent from the preliminary biological study done in advance of the EIR
- Area D is a non-Coastal Zone site, is owned by PBC, has water rights available, and is zoned as medium density residential – 4 units per acre
- Access from Del Monte Park into Del Monte Forest via the ends of the dead end streets from David to Shafter, inclusive, would remain open to pedestrians
- PBC offered to dedicate the 100+ acre Old Capitol Site as open space, if the project is approved

The Planning Commission and Board of Supervisors will weigh, perhaps only implicitly, the competing priorities and effects of at least two desirable land use planning objectives when considering approval of this proposal: 1) protection of neighborhood integrity, and 2) creation of proximate affordable housing for local workers. There are several elements affecting those objectives that should be considered in the decision making process.

Advantages:

- The proposal presents a better chance of workforce housing actually being built in the foreseeable future than would the *in lieu* fee alternative
- Other conceivable sites have roadblocks and/or likely delays for which feasible workarounds, while not impossible, are not at hand
- The site is near schools, shopping, and bus lines
- Private ownership instead of publicly owned housing allows greater flexibility in setting occupant eligibility, management, and control mechanisms
- Virtually all Monterey Peninsula labor and environment political organizations and the Housing Advisory Committee support the proposal

Disadvantages:

- Placement of multifamily attached rental units in the midst of single family detached home units is a significant, retroactive alteration of decades old neighborhood character, contrary to sound planning practices and objectives
- Renters do not have the same motivation for maintaining future neighborhood character as do owners, i.e., they have no long term economic incentive
- "Affordable" multifamily attached units create a neighborhood ambiance different from that of single family detached units, hence adding downward pressure on surrounding property values, again contrary to sound planning
- Directly affected neighborhood communities in PB and PG largely oppose the proposal and the DMF LUAC did not recommend approval

As I intimated earlier, I believe the EIR being prepared is not likely to find anything seriously objectionable to the use of several acres of Area D for residential housing. If there ever was anything of special environmental value in Area D, it has long since been lost to human abuse. Moreover, further human abuse cannot reasonably be prevented if it is left unused. That, plus the political realities of Monterey County and the Supervisors' zeal, lead me to feel the proposal's acceptance, in some form, is a foregone conclusion.

But there are some enhancement features which, if added, would reduce the proposal's adverse impact on the neighborhoods. If the Supervisors do intend to accept the proposal, these additional mitigations should be incorporated as a matter of fairness.

Additional Mitigations:

- PBC has offered to give first priority for the housing to income-eligible PBC employees. The housing would thus be an employment benefit, giving tenants some of the otherwise missing economic incentive to maintain neighborhood integrity. While such an incentive is not as compelling as home ownership, it is certainly something real and valuable and should be incorporated.

This concept should be extended to require employees of other DMF employers to be considered for eligibility before offering potential vacancies to non-DMF workers, thus enlarging the pool of benefitted local workers. This is consistent with the County intent of locating workforce housing near the jobs and adds some level of long term persistence to what little economic incentive exists in the rental housing. It would also provide some insulation from uncertain but potential future changes in the government's income standards for worker eligibility, PBC employee wage structure, and other PBC ownership options. As a private development, much flexibility exists in creating deed restriction language to constrain the rentals. The desire is to prevent the long term neighborhood degeneration that is so evident in unrestricted, subsidized, public rental housing in cities across the country.

- To enhance this concept, some visible and neighborhood-friendly mechanism should be incorporated to hold at risk a tenant's continued eligibility for occupancy in the subsidized housing based on legitimate neighborhood complaints about a tenant's behavior. A local mechanism to hear and determine legitimacy of complaints, and initiate enforcement action would be more suitable and less cumbersome than one based on the County's overloaded enforcement staff or left to lengthy and awkward community court actions. The eviction process should be simple and clearly spelled out.
- The proposal should be further enhanced by configuring the rental units in structures which are sized and styled more like the houses presently in the surrounding neighborhoods, i.e., structures with varied architectural elevations of about 2500-3500 combined sq. ft. This could be achieved, for example, with duplex and/or triplex units of 1100-1300 sq. ft. each, about the same size as those in the proposal. This architecture would reduce the obvious visual discriminant of how "different" the new enclave would be, alleviating at least some of the downward pressure on neighborhood property values. It would also *reduce any potential sense of community isolation felt by the tenants* from that difference and add to their incentive for maintenance of the visual "curb appeal" of their homes.

While still a clustered development, this arrangement would necessarily occupy more of the available 6+ acres of Area D than the existing proposal, but an ample buffer around the complex would remain available for tree replacement, walking paths, landscaping, etc. It would impact the forested nature of the area less than that which would occur with the construction of single family homes on ¼ acre lots for which the area is zoned.

By addressing both tenant behavioral issues and visible architectural discriminant issues, as described above, the worst of the impacts would be reduced. Construction of inclusionary housing is a worthwhile mandate for the DMF Plan and I have no doubt that PBC would build a high quality facility no matter the location, consistent with the architectural integrity of their other properties which has gained them recognition as one of the top rated resorts in the world. But to maximize benefit to the community, it should be built in an area where surrounding community property values would be nudged upwards, not downwards.

The difficulties with other nearby sites are largely ones only of permission, i.e., water use, zoning, etc., not of physical limitations. It would seem most appropriate for the County and surrounding City fathers to solve those regional political permission issues and enable a truly balanced beneficial location. If they cannot accomplish that, then the mitigations I suggest for Area D are the minimum necessary to impose such multifamily attached use on the surrounding single family detached neighborhoods. Fulfillment of the inclusionary housing mandate should not come at a retroactive cost to the community in which it is embedded.

RECEIVED

SEP 08 2014

MONTEREY COUNTY
PLANNING DEPARTMENT

Gonzales, Eva x5186

From: HAROLD WALTON [atelierhalro@comcast.net]
Sent: Sunday, September 07, 2014 11:48 PM
To: ceqacomments
Cc: Sidor, Joe (Joseph) x5262
Subject: Pebble Beach Co. Area D Affordable/Inclusionary Housing Project

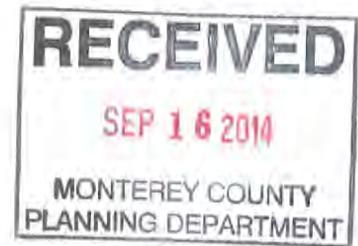
To: Resource Management Agency

Dear Sirs,

We are in complete agreememnt with those individuals who, at the August 28th EIR Public Scoping Meeting, expressed the view that the present suggested location for the Pebble Beach Company's Affordable/Inclusionary House Project is unwise and, in fact, unacceptable because of the detrimental environmental impact chopping down 700 trees would have. The alternative location (17 Mile Drive at Sunset) seems a far better solution.

Sincerely,

Harold and Rochelle Walton
3114 Hermitage Road
Pebble Beach, CA 93953-2856
Telephone: 831-647-1224



September 16, 2014
Joseph Sidor, Monterey County Resource Management Agency
Via email to: SidorJ@co.monterey.ca.us

Re: EIR Scoping comments Pebble Beach Inclusionary Housing (PLN130447) – Impact on HHNHA

Dear Mr. Sidor:

Thank you for coordinating the preparation of an EIR for the proposed inclusionary housing in Area D of the Del Monte Forest. This letter is to request that the study, among other things, include a thorough evaluation of the impact of the proposed project on the rare and irreplaceable ecosystem of the adjacent Huckleberry Hill Natural Habitat Area.

Summary

The Housing Element of the General Plan states that an objective of housing planning is to “Balance the need to protect and preserve the natural environment ... with the need to provide additional housing and employment opportunities.” (Policy H-4.2)

I request that the study evaluate the project's compliance with the above objective and that the evaluation include thorough consideration of 1) The importance of preserving the vitality of the Huckleberry Hill Natural Habitat Area 2) The extent to which Area D, which is contiguous to the HHNHA, currently serves as a buffer to that habitat 3) What additional stresses the project is expected to place on the HHNHA, particularly considering the mandatory occupancy level of 56 to 136 persons of whom a greater percentage are expected to fall in the school age demographic relative to the existing neighborhood 4) The lack of nearby recreational alternatives for young people and whether current use will be pushed further into the HHNHA and 5) Whether, due to the special nature of the HHNHA, certain environmental principles espoused in the DMF LUP would be relevant to consider in making land use decisions about Area D

Discussion

Area D lies within the 585 acre Gowen Cypress sub-planning Area, of which, the 400 acre Huckleberry Hill Natural Habitat Area (HHNHA) comprises the major portion. (See attached map of Gowen Planning Area)

The entire Gowen Cypress planning area lies within the Coastal Zone, except for the small portion known as Area D which is just across the CZ boundary. Therefore, solely except for Area D, the biological resources of the planning area are protected under the Del Monte Forest LUP, and the exclusion of Area D appears more of a legal fiction than a substantive environmental difference. The LUP acknowledges that “the HHNHA is one of the most important ecological systems on the Monterey Peninsula and the Del Monte Forest.” and that The LUP “categorically deems the HHNHA to be ESHA.” (p. 33) Regarding the Gowen Cypress planning area, the LUP further states:

“the majority of the undeveloped portion of this planning area is designated Open Space Forest to protect the environmentally sensitive Gowen cypress-Bishop pine habitat, riparian habitat, the Sawmill Gulch Creek watershed, and the native Monterey pine forest, among other resources.” (p. 34)

The LUP further points out that avoiding the further fragmentation of forest habitat is key to its vitality.

“Given the forested nature of most of the undeveloped Del Monte Forest area, as well as the built environment – residential and otherwise – that exists within certain such areas, avoiding development that further fragments and circumscribes such forest habitats is key to their vitality and protection.” (p. 10)

“this LUP strikes a balance that recognizes that concentrating development in and near existing developed Forest nodes (e. g., in former quarry areas and in areas framed by golf course and residential development, etc.) pursuant to the Concept Plan allows for large resource areas, *including those that are contiguous to other large protected resource areas (e .g., Pescadero Canyon and Huckleberry Hill Natural Habitat Area, etc.), to be protected and managed as contiguous habitat areas in perpetuity.*” (p. 7) (Italics added.)

The HHNHA is a delicate and irreplaceable habitat. It is home to the Gowen Cypress which, other than two tiny areas on the Monterey Peninsula, grows naturally nowhere else in the world. Should this habit be damaged or destroyed, it will be gone forever. Experts observe that "As our climate fluctuates in ways that we cannot yet predict, it will be vital to conserve large areas of both core forest and undeveloped habitat adjacent to existing Monterey Pine Forest so that the pines and their plant and animal associates can migrate and be sustained as environmental conditions change." (1) Given what is at stake, I believe it would make little sense from an environmental point of view to allow legal technicalities to preempt a thorough evaluation of the impact the project will have on this sensitive and irreplaceable natural resource.

Project proponents assert that Area D has been degraded by human activity, particularly by construction of bicycle jumps and other recreational activities of young people. If this is correct, Area D is clearly serving as a vital buffer to the adjacent HHNHA. Due to mandatory occupancy requirements of inclusionary housing, the occupancy of the project will be higher than that of normal residential development, particularly in the DMF, where many properties are second homes or are occupied by elderly couples whose children are grown. Occupancy will range from a minimum of 56 to a maximum of 136 persons, of whom many are anticipated to be school age children.

Other than the surrounding forest, the proposed location offers few recreational opportunities for young people, a fact the Housing Advisory Committee acknowledged in its recommendation that a children's play area be added to the project. Due to the contiguity of Area D with the HHNHA, I request that you consider all of the above factors, as well as the effects of further forest fragmentation in evaluating the project's anticipated impact on the HHNHA.

Thank you for your time and attention.

Very truly yours,

Thaleia Widenmann

(1) Coastal California's Living Legacy - The Monterey Pine Forest, by The Monterey Pine Forest Watch, p. 86



September 18, 2014
Joseph Sidor
Monterey County RMA
Via email to: SidorJ@co.monterey.ca.us

Re: EIR Scoping comments Pebble Beach Inclusionary Housing (PLN130447)
Impact on wildlife migration patterns

Dear Mr. Sidor:

Thanks to the environmental foresight of Samuel F.B. Morse and others, neighborhoods in the Del Monte Forest were laid out to include a vast web of interconnected greenbelts and easements to allow wildlife free migration between large expanses of forested habitat in the DMF. Many of these easements pass unnoticed between properties in this quiet, semi-rural community of single-family homes situated on large lots.

In particular, I would like to call to your attention a significant preservation corridor that begins on Ortega Rd. near its intersection with Congress Rd. (Please see attached photo.) As shown on the attached maps, this greenbelt, along with Area D would appear to facilitate the migration of wildlife all the way from the Rip Van Winkle open space near Pacific Grove, through Area D to Huckleberry Hill, and possibly as far as Pescadero Canyon and Carmel.

The project has a nearly uninterrupted footprint of over 60,000 square feet and intrudes directly into the above described avenue of migration. It will bring an unfamiliar amount of nighttime illumination into the area. Further, as high occupancy workforce housing, it will likely introduce an unaccustomed level of human activity and noise relative to the rest of the DMF, where densities are lower and many residences are second homes or occupied by retired persons.

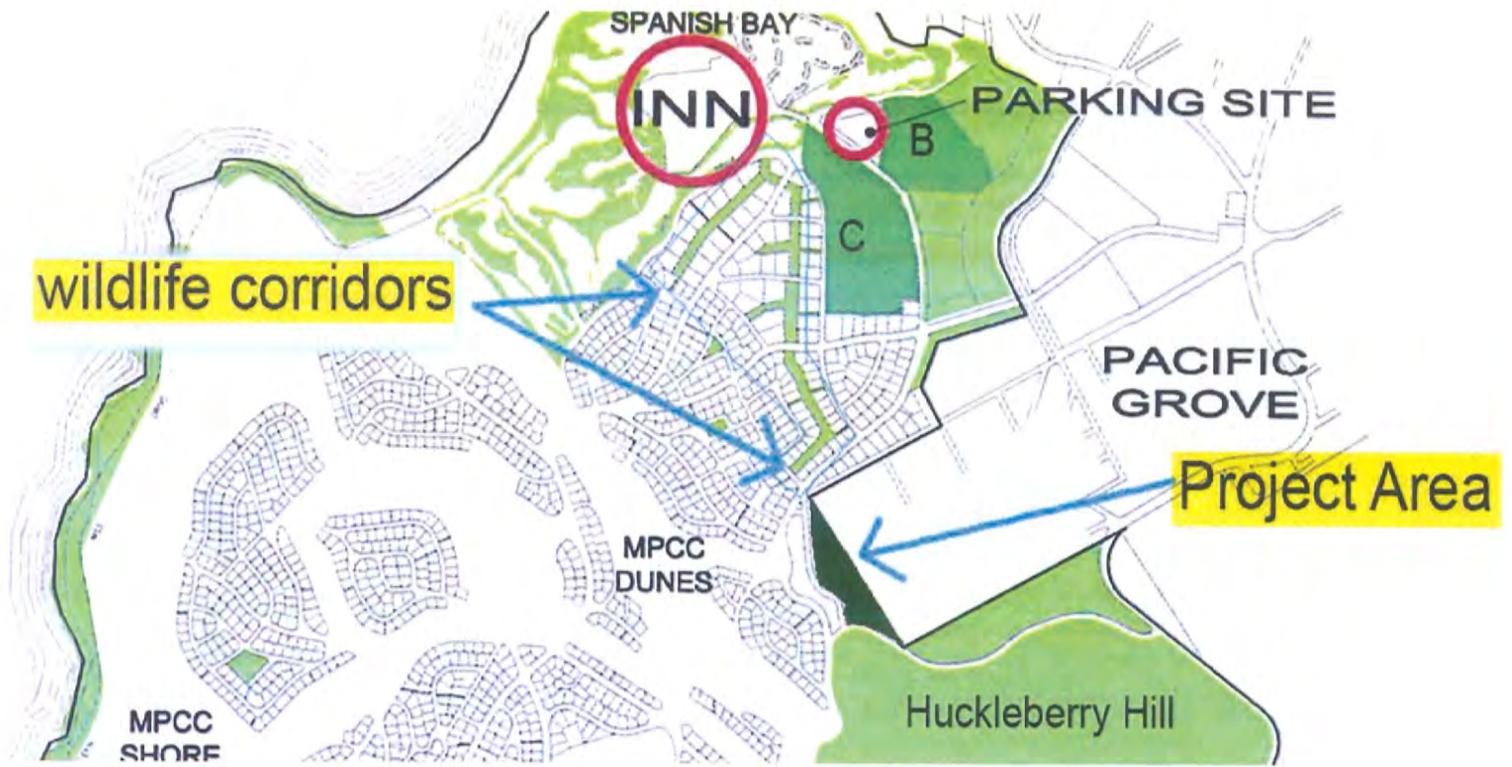
I request that the EIR evaluate the risk of disruption the project may pose to wildlife migration through this corridor and beyond.

Thank you for you efforts in the preparation of the EIR.

Very truly yours,

Thaleia Widenmann

Attachments



Enlarged inset showing preservation corridor
(See full map on following page.)



Entrance to preservation corridor on Ortega Rd. near
intersection with Congress Rd.

Joe Sidor, Associate Planner
Monterey County Planning Dept.
Re: PLN 130447 (Proposed Inclusionary Housing in Del Monte Forest) EIR Scoping

9/17/14



Mr. Sidor:

The community of Pebble Beach was designed as a semi-rural area to preserve the natural beauty and forest environment. There are no sidewalks or street lights, and the streets are quite narrow and often winding. There are many blind curves. In short, it can be a dangerous place to walk. (Photos attached.)

Exacerbating this hazard is the fact that many people going to and from work at the hotels, golf courses, etc. use narrow residential streets as "short-cuts". I live at the foot of Ortega Dr., and I witness this daily. Ortega is so narrow, when vehicles are going in opposite directions, one must pull over to let the other pass. In addition, there are drainage ditches on either side of the road. Similar situations exist on the parallel roads between Morse Dr. and Spanish Bay. Speeding on these roads has been noted by the Del Monte Forest Property Owners Association as a chronic problem, and additional enforcement has been contracted with the Highway Patrol and Sheriff. But it persists in spite of this additional enforcement. (Map of short-cuts attached.)

The addition of a high-density, high-occupancy rental apartment complex near the top of Ortega Dr. will most certainly result in more traffic on the aforementioned residential streets and further endanger pedestrians.

The so-called "transportation analysis", dated November 4, 2013 is so limited and academic as to be utterly meaningless. First, comparing the project to an 18 unit single family project in a completely different neighborhood (the Corporation Yard) is meaningless. Then, using data from a **book** that says apartments generate less vehicle traffic than single family homes to conclude that traffic from this project would be **less** than the other project is a fallacy. Among other things, it fails to consider the elevated occupancy required by the inclusionary housing ordinance.

Nor did the study analyze where the theoretical automobile trips were going. The residential connector streets (short-cuts) were not considered **at all**. In fact, only two arterial intersections were considered. In short, the "transportation analysis" is wholly inadequate in terms of the affect on adjacent residential neighborhoods, and pedestrian safety was not addressed **at all**.

For these reasons and more, I urge you to request that **actual** studies on traffic and pedestrian safety concerns be done before any approval is given for this project, and that better alternate sites or an in-lieu fee be discussed with these concerns in mind.

Virginia Widenmann
2864 Coyote Rd.
Pebble Beach, CA 93953



CHP Enforcement Ortega Rd. at Lasauen



Vehicles passing on Ortega



Blind corner Coyote Rd. at Lost Barranca

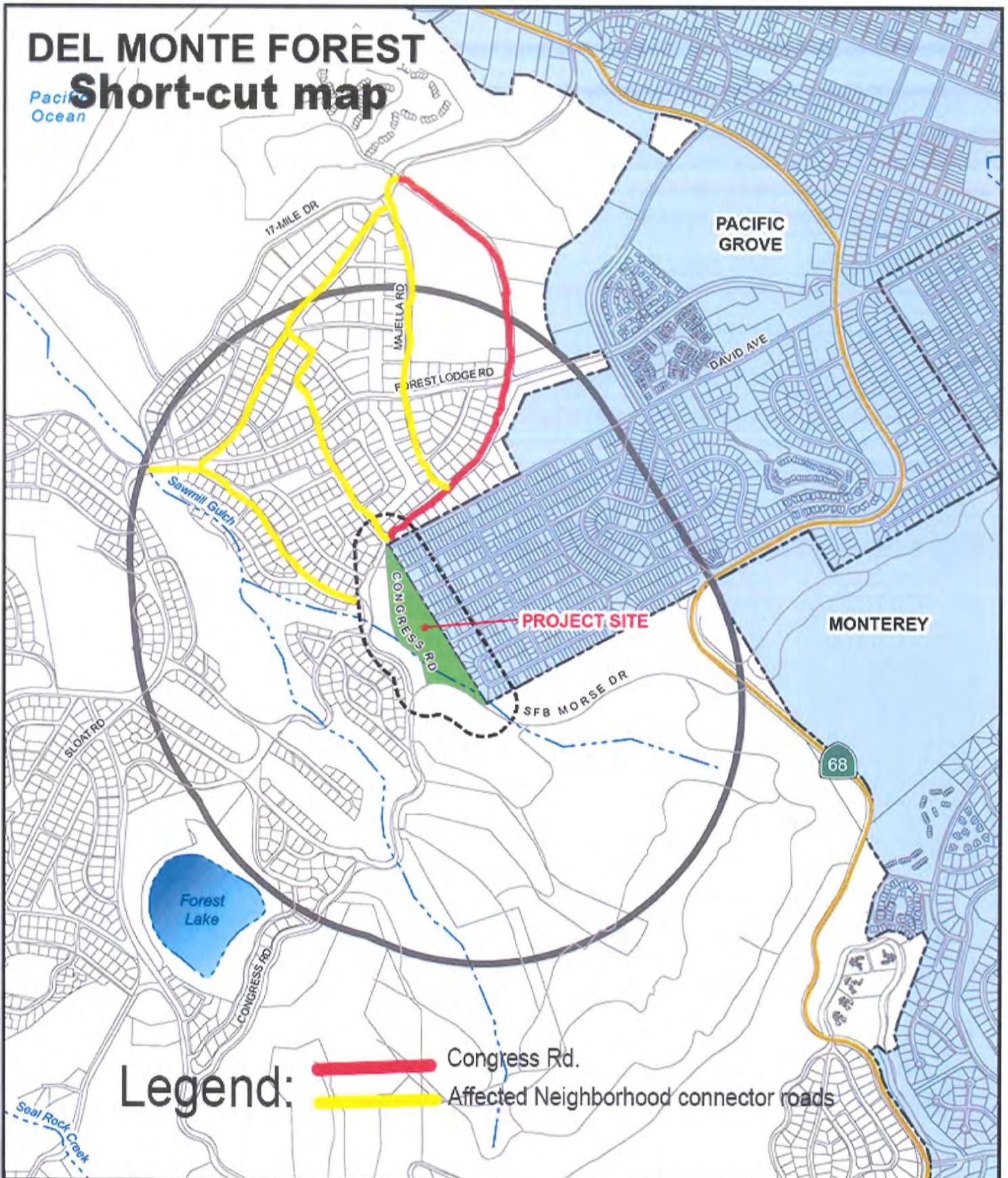


Blind corner Coyote Rd. at Ortega

Road Conditions in Surrounding Pebble Beach Neighborhood

DEL MONTE FOREST Short-cut map

Pacific Ocean



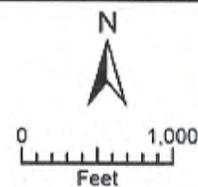
Legend:  Congress Rd.
 Affected Neighborhood connector roads

APPLICANT: PEBBLE BEACH COMPANY

APN: 008-041-009-000

FILE # PLN130447

 2500' Limit  300' Limit  Water  City Limits



PLANNER: MASON

September 19, 2014

VIA U.S. MAIL AND EMAIL

Mr. Joseph Sidor
Monterey County Resource Management Agency—Planning
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901
SidorJ@co.monterey.ca.us

Re: **Comments on Notice of Preparation and Scope of EIR
Pebble Beach Company Area D Affordable/Inclusionary Housing Project
(PLN130447)**

Dear Mr. Sidor:

This office represents Del Monte Neighbors United regarding the above referenced project. Our client supports inclusionary housing. However, Del Monte Neighbors United has grave concerns about the present location of the project because of the severe and detrimental environmental impacts it will have on the Del Monte Forest.

The proposed project location would mandate the destruction of over 700 trees in a forest area that has previously been identified by the Pebble Beach Company as a green space (or greenbelt). The trees include the Monterey Pine, a native and precious tree to the Monterey area and an icon of the Monterey Peninsula, and Coast Live Oak. The Monterey Pine Forest Conservation Strategy Report from 1996 identifies the Congress Road area of the Del Monte Forest as a “high” conservation priority for Monterey Pines because the stand is “large and unfragmented”. The report further outlines the ecological significance of the Congress Road and Huckleberry Hill portions of the Forest where this project will be located.

Given these facts, the EIR must identify suitable alternative locations in the area that can accommodate the project and provide inclusionary housing without the attendant environmental impacts that will occur if the project is constructed at the currently proposed location. The Pebble Beach Company owns significant land holdings and there are several locations where the project can be constructed without the severe environmental impacts that would occur at this site. Thus, the EIR must identify alternative locations for this project that can accomplish the project objectives. Del Monte Neighbors United requests that the County take seriously its responsibility under the California Environmental Quality Act (CEQA) to examine feasible alternatives, not simply straw men alternatives that will ultimately be deemed infeasible.

Because of the Pebble Beach Company’s significant land holdings and options, the County will

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not be able to justify any disregard for truly feasible alternatives that avoid the significant environmental impacts associated with extensive removal of the trees and habitat.

As the Courts have stated in *San Bernadino Valley Audubon Society, Inc. v. County of San Bernadino* (1984) 155 Cal. App. 3d 738, 750-751:

The core of an EIR is the mitigation and alternatives sections. The Legislature has declared it the policy of the State to 'consider alternatives to proposed actions affecting the environment'. ...It is the policy of the state that public agencies should not approve projects as proposed if there are **feasible** alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects....

(Emphasis added). In *Preservation Action Council v. City of San Jose* (2006) 141 Cal.App. 4th 1336, 1350-1351, the court held:

An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation.

As further stated in *Watsonville Pilots Assn. v. City of Watsonville* (2010) 183 Cal.App.4th 1059, 1089,

The purpose of an EIR is not to identify alleged alternatives that meet few if any of the project's objectives so that these alleged alternatives may be readily eliminated. Since the purpose of an alternatives' analysis is to allow the decision maker to determine whether there is an environmentally superior alternative that will meet most of the project's objectives, the key to the selection of the range of alternatives is to identify alternatives that meet most of the project's objectives but have a reduced level of environmental impacts.

Del Monte Neighbors United demands that the EIR thoroughly and thoughtfully investigate other feasible and viable alternate locations for the project in the area. At the EIR Scoping meeting on August 28, 2014, numerous concerned citizens, from both Pacific Grove and Pebble Beach, made the same request: that the County consider viable and feasible alternatives to the destruction of Del Monte Forest. Furthermore, the Pacific Grove City Council has taken a stance against construction on the presently proposed site.

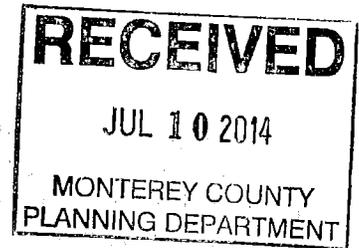
Thank you for your consideration of these comments.

Very truly yours,

WITTWER PARKIN LLP

A handwritten signature in blue ink, appearing to read "Alison Norton". The signature is written in a cursive, flowing style.

Alison N. Norton



1095 Laurel Lane
Pebble Beach, CA 93953
07-03-14

Mr. Bob Schubert
Head Planner Inclusionary Housing Pebble Beach Project
County of Monterey Resource Management Planning Dept.
168 West Alisal Street
Salinas, CA 93901

Dear Mr. Schubert

This letter is in regard to the Pebble Beach Inclusionary Housing project and the proposed Environmental Review.

I have been a resident of the forest for the past thirty-eight years and I am opposed to the Inclusionary Housing Plan for Area D. It is not a good place to put up dense housing, it would affect the environment, affect our quality of life, affect the animal and bird habitat, as well as increase the traffic noise from Highway #68. Taking down over seven hundred trees to build low income housing is totally inappropriate.

Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mrs. Eleanor Lehene y".

Mrs. Eleanor Lehene y

From: Rick Gherman [<mailto:rickgherman@sbcglobal.net>]

Sent: Monday, February 09, 2015 5:56 PM

To: Sidor, Joe (Joseph) x5262

Subject: Del Monte Apartment complex

Dear Sir:

As a long time resident of the Del Monte Forest, I want to strongly express my dismay and disapproval of the plan that seems to be moving forward without any concern for the damage and destruction that will result from approving the plan to build this rental property in our beautiful forest. The fact that over 700 heritage type trees and the untold number of smaller shrubs and bushes will be destroyed as a result of this idea is quite troublesome. What concern do you have for the various animals and creatures which will perish or be traumatized by the extent of this type of a project? Where do you intend to obtain the additional water needs for hundreds of new occupants? Are the nearby residents not going to be negatively impacted by the scores of vehicles and road usage from this source? I would suggest if you are seeking rental housing for your employees that you find a location which is zoned for this usage and where the damages that I have cited will not be a factor. Thank you

Rick Gherman

1164 Arroyo Drive , Pebble Beach



Comment Sheet
EIR Scoping Meeting - August 28, 2014
6:00 - 8:30 p.m.

Pebble Beach Company
Area D Affordable/Inclusionary Housing Project

- ① Inclusionary Housing is a very, very good thing
- ② All occupants, family and friends ^{of them} are welcome ^{here} ~~here~~
with OPEN ARMS!
- ③ This is an inappropriate site COMPLETELY!
- ③① Environment - (A) over 1000 Trees Removed (Tees over 4")
(B) Water rerouting (C) wild life upset
- ③② Moring: All STR surround this property in Pacific Grove and Pebble Beach. Inappropriate for Multi family whether Million Dollar Market Rate or otherwise
- ③③ SAFETY. THIS IS HUGE. Congress Rd is a death trap ^(so is Ortega Rd) for Pedestrians. My children are prohibited from it (8yo + 12yo old) we live on Presidio in P. Beach. 3 Curves + Much traffic!!
- ③④ Too dense w no private yards for these Good People (low incomers)
It should be Single Family @ private yards NOT TOWN HOME APARTMENTS

Contact Information (optional)

Name: Julie Kavanaugh

Phone: 831 601.9768

Email: JulieKav4@yahoo.com

with NO outdoor yard
just patios. ^{yuck!}
not fair to them



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The City of Pacific Grove has offered an alternative off of ~~sunset~~ Sunset + 17 mile Drive and will rezone accordingly. It's located near schools, business, and Pebble Beach for Pebble Beach employees. Area D is a less practical location that impacts the zoning and environment. 700 plus trees are to be removed. The impact of the Pacific Grove alternative is much less.

Contact Information (optional)

Name: Kevin Sezen

Phone: 831-277-0740

Email: sezenk@comcast.net



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Pebble Beach Company
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We do need affordable housing. PBC is doing a good thing in building this project. It is good for the environment. The project can be made better by moving it to another area. Area D involves cutting too many trees as well as causing some issues with residents on both sides of the fence. The project as stated with Area D is better off moving to a less controversial site.

Contact Information (optional)

Name: _____

Phone: _____

Email: _____



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Pebble Beach Company
Area D Affordable/Inclusionary Housing Project

THE TRAFFIC ON CONGRESS ROAD
IS ALREADY TOO FAST & TOO HEAVY.
MANY SCHOOL CHILDREN USE CONGRESS
ROAD TO WALK TO SCHOOL OR TO
WALK TO THE BUS STOP. THERE ARE
NO SIDEWALKS ON CONGRESS ROAD.
FOR MANY AREAS THE PEDESTRIANS HAVE
NO CHOICE ~~BE~~ BUT TO WALK
ON THE ROAD. IT IS VERY
DANGEROUS. SIXTY OR SEVENTY
ADDITIONAL CARS, AT THE BUSY
HOURS WILL ONLY ADD TO THE PROBLEM.

Contact Information (optional)

Name: ROBERT J. BRISLIN

Phone: 657-9050

Email: RJBRISLIN@MSN.COM



Comment Sheet
EIR Scoping Meeting - August 28, 2014
6:00 - 8:30 p.m.

Pebble Beach Company
Area D Affordable/Inclusionary Housing Project

If for no other reason HWY 68 can not handle any more traffic, it backs up to the State^{and} Gate near @ 3pm.

What about where the old driving range is located. Would not need as many trees removed they would have room to put in just 1 story buildings in this area.

Key Topics to be Evaluated

Transportation/Traffic - Hwy 68 will not handle more traffic.

Contact Information (optional)

Name: _____

Phone: _____

Email: _____