

January 7, 2012

Monterey County Planning Department
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SUBJECT: MND FOR POPPY HOLDINGS INC. AND DEIR FOR THE PEBBLE BEACH COMPANY PROPERTIES IN THE DEL MONTE FOREST LCP

Dear Staff:

The League of Women Voters of the Monterey Peninsula has reviewed the environmental documents for the Pebble Beach Company (PBC) project which includes over 125 amendments to the Del Monte Forest LCP and the Poppy Hills Golf course project. While the Pebble Beach Company is the applicant for both projects, they are being processed separately with two different environmental documents.

By chopping up the project into pieces, the totality of environmental impacts of the two projects is not evaluated. For example, the PBC project would remove up to 6,700 Monterey Pine trees. The Poppy Hills Golf course project would remove 533 trees. Both projects include significant emissions during the construction phase with potential health impacts from diesel exhaust emissions. In terms of climate change, the PBC project would emit up to 5,469 MT CO₂e while the Poppy Hills project would emit 2,227 tons of CO₂ over the life of the project. While the second project's impact may not be significant, when considered with the first, the total may be significant and require a larger amount of mitigation.

In addition to piecemealing the proposed projects in the Del Monte Forest, the two environmental documents use different methodologies for addressing impacts on climate change. Finally, neither environmental document includes the impacts of both projects in any of the cumulative impact analyses.

We request that the projects be considered together and that one environmental impact report be prepared for all of the activities currently proposed by the Pebble Beach Company. The revised document should be re-circulated for public review and comment.

Thank you for the opportunity to review the documents.

Sincerely,

Beverly Bean
President

