

STATEMENT ON PEBBLE BEACH AFFORDABLE HOUSING PROJECT

LandWatch Monterey County has actively participated in the [Pebble Beach Inclusionary Housing project](#) since 2012 when the Monterey County Board of Supervisors approved construction of approximately 100 new housing units in Pebble Beach. We strongly urged the County to require construction of the affordable housing units in Pebble Beach, instead of paying an "in lieu" fee to the County. Thanks to that 2012 decision, new affordable housing is actually slated to be built in Pebble Beach itself.

The Pebble Beach Inclusionary Housing project includes a 24-unit complex to be built in the Del Monte Forest adjacent to Pacific Grove. The project would leave 80% of the 13.2-acre parcel in permanent open space.

We have reviewed the Final EIR and the environmentally superior Collins Road project alternative located in the Coastal Zone between Stevenson Road and the 17-mile Drive. While that alternative would result in the loss of fewer trees, we think the location of the proposed project adjacent to numerous public services including schools and shopping and employment opportunities offsets the environmental impacts to biological resources. As acknowledged in the Final EIR in response to LandWatch's DEIR comments, the FEIR was amended to reflect the following: "Alternative 4 [Collins Road] would be closer to a number of PBC facilities (such as the Lodge, the Pebble Beach Golf Links, Spyglass Hill, the equestrian center, and Casa Palmero) than the proposed project but would be farther from employment services, schools, and other facilities in Pacific Grove and outside the Del Monte Forest than the proposed project." Also, the Collins Road alternative would require amending the Local Coastal Plan, thus creating another road block in the way of desperately need affordable housing on the Monterey Peninsula.

Over 13 acres of the project site would be retained as permanent open space and loss of trees would be adequately mitigated one to one basis. The total amount of preserved Monterey pine forest as part of the inclusionary housing project would be 85 acres (10.5 acres in Area D, 8.4 acres at the Old Capitol site required for dedication per Mitigation Measure BIO-A1, and another 67 acres at the Old Capitol site.)

After four years of careful consideration, including other alternatives, we believe the current project is in the best interests of Monterey County residents because it addresses the critical need for affordable housing on the Monterey Peninsula