

**ATTACHMENT NO. 8**  
**CORRESPONDENCE**

PLN100138 – Pebble Beach Company

Board of Supervisors  
January 24, 2012

#1



Monterey Pine Forest Watch  
P. O. Box 505  
Carmel, California 93921

Monterey County Planning Commission  
168 West Alisal Street  
Salinas, CA 93901

8 November 2011

SUBJECT: Pebble Beach Co., Project PLN 100138

The Monterey Pine Forest Watch is very appreciative of the years of negotiation from 2007 through 2009 between the California Coastal Commission, under the leadership of Peter Douglas, and the executives of the Pebble Beach Co. This careful compromise resulted in major improvements to a very complicated project. In fact, this project began decades ago. I first heard about it in the 1970s when the proposal was for 1000s of housing units, no preserved areas and, naturally, a golf course. Now, after incremental deletions, we have a much better project with 240 hotel rooms, 90 housing units, 635 acres of preserved land and, best of all, no golf course. These deletions removed major ESHA and other environmental problems.

We do have some generic concerns that could further enhance the project, as follows:

1. An eradication program of non-native invasive plants should be undertaken on a long-term basis.
2. Preservation of special natural plant communities including Maritime Chaparral, Coastal Prairie, Dunes and Wetlands should be a permanent part of a maintenance commitment.
3. There are 19 special status plants and 4 special status wildlife species that require serious permanent protection.
4. The unique ecological staircase, described by Jones and Stokes in their 1994 report, should be taken into consideration when locating construction sites.
5. Because forest edges, as at dune boundaries, allow Monterey Pine Forests to expand and contract naturally, they should be kept in their natural state.
6. Baseline studies and regular monitoring for all special habitats and species are recommended with follow-up restoration as required.
7. Residential development planned for the Corporation Yard should, preferably, not encroach on the Monterey Pine Forest.
8. A mitigation ratio of 4:1, as suggested by the California Fish & Game on previous PBCo projects, should be used.
9. Additional mitigation habitat could be found in PBCo's Jacks Peak property.

We would appreciate being notified when the EIR for this project is released. Thank you.

Very Truly Yours,

Joyce Stevens  
President  
624-3149  
jstevens@redshift.com

Mary CO.  
12/14/2011  
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Commissioners, Ladies and Gentlemen.

I am James Hill, President of the Del Monte Forest Foundation.

Let me reinforce the back ground and success the Del Monte Forest Foundation has had in conserving the land and protecting and enhancing the Forest Lands in Pebble Beach known as the Del Monte Forest.

We are now in our 50<sup>th</sup> year of Stewardship.

We were conceived by Sam Morse.

Formed by PBC to be repository for irrevocable commitments to Open Space.

Del Monte Forest Foundation is the vehicle, and entity for consolidation of an environmental management program for the long term benefit of the Forest as a whole but we are guided by OSAC and their forest conservation team.

IRS recognizes us as non-profit 501(c) 3 Private Operating Foundation.

Funded by endowment earnings + annual donations and the occasional bequest.

Our annual budget covers cost of forester, attorney, office, Grounds & Administration.

Permanent conservation of Open Space and Forest Health within Del Monte Forest is our sole objective.

We have a continuing dialog with OSAC naturalists, PBC, PBCSD, and DMFPO

## DMFF perspective on PBC Plan:

Most important Open Space in Del Monte Forest has already been put in DMFF conservation easements, donated in fee to DMFF in prior years or it was purchased.

Open Space that is contiguous with current Del Monte Forest Foundation lands will be a highly valuable addition for long term conservation in Del Monte Forest. It nearly doubles our acreage by adding (635 acres) and brings our land stewardship up to 1750 acres. About 25% of the area knows as Pebble Beach.

Open Space Advisory Council standards of maintenance from the 1984 LUP and Forest-wide prioritization of maintenance activities have been successful in managing Open Space for over a quarter century. Please listen to these knowledgeable, engaged and sage advisors. They should be retained and their recommendations extended to new Open Space areas to prevent some of the possible environmental conflicts.

1. Inconsistent standards on new lands as compared to the neighboring lands already under conservation.
2. Standards and requirements that are excessively expensive, deleterious to the land, wildlife and long term stability and balance while ruining the very qualities desired to be conserved.
- 3.

DMFF and PBC are engaged in talks to develop funding mechanisms for addressing the costs of easement responsibilities of new Open Space areas using template from prior plan.

DMFF is prepared to accept and welcomes new Open Space easements as described in PBC's Del Monte Forest Plan, and from other willing owners in Pebble Beach.

In short the current system is working very well with complete buy in by all stakeholders. Del Monte Forest Foundation remains engaged in this process and thanks this commission in affording us your precious time to listen to our commitment to the future.

Please reinforce and support what has worked well.

~~If it is not broken, don't fix it.~~

Thank you for your time.

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