

3/18/2004  
#27

**OPEN SPACE ADVISORY COMMITTEE**  
**Forest Lake and Lopez Roads**  
**Pebble Beach, CA 93953**

March 17, 2004

Mr. Thom McCue, AICP  
Senior Planner  
Monterey County Planning and Building Inspection Department  
Coastal Office  
2620 First Avenue  
Marina, CA 93933

COMMENTS BY THE DEL MONTE FOREST OPEN SPACE ADVISORY  
COMMITTEE (OSAC) ON THE DRAFT ENVIRONMENTAL IMPACT REPORT  
(DEIR) FOR THE PEBBLE BEACH COMPANY'S DEL MONTE FOREST  
PRESERVATION AND DEVELOPMENT PLAN (PLAN)

Dear Mr. McCue,

By way of introduction, the Del Monte Forest Open Space Advisory Committee (OSAC) was established in 1979 after its four founding naturalists recommended that a single entity be responsible for the management of all designated open space in the Del Monte Forest. An OSAC Management Plan with detailed Forest Maintenance Standards was prepared by botanists and ecologists on a parcel-by-parcel basis for the open space properties. This Plan was adopted by the Monterey County as Chapter 7 of the DMF Area Land Use plan. In 1984 the Plan was reviewed and adopted by the California Coastal Commission as part of Monterey's Local Coastal Program. In accordance with its Management Plan and ongoing advisory role under the LUP, OSAC prepares an annual "Report of the Maintenance and Conditions of the Del Monte Forest Open Space Properties". Monterey County receives these reports routinely. OSAC works closely with the Del Monte Forest Foundation (DMFF) and the OSAC reports are also available on website <http://www.delmonteforestfoundation.org>.

After reviewing the DEIR including PBS's planned dedication of easements, OSAC believes it is appropriate that it continue in its role as the designated advisor for the preservation and maintenance of open space properties in the Del Monte Forest. The potential addition of open space easements dedicating 432 acres for preservation, 56 acres for conservation and 32 acres within development site boundaries make it essential that OSAC's 25 years of experience in the maintenance and preservation of nearly 700 acres under the jurisdiction of the Del Monte Forest Foundation be incorporated in resource management planning developed for the project. In particular, OSAC requests | 1

that it be involved in the review and refinement of the Resource Management Plans for individual parcels subject to open space easements that may ultimately be dedicated. An example of the nature of our interest would be the development at the end of Griffin Road in the vicinity of Spruance meadow which has rich and diverse resources. OSAC's naturalists bring more than 100 years of collective local experience to review these potentially significant additions to open space in DMF.

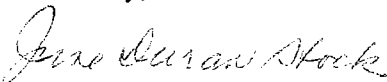
1 (cont.)

Meetings of OSAC are held quarterly at the offices of the DMFF and discussions concern present conditions of the properties, remedial measures where indicated, preservation of flora and fauna habitat, research findings on such matters as Pine Pitch Canker and the Sudden Death Oak Syndrome, regeneration and propagation issues along with forest density matters. Among the properties for which OSAC has responsibilities are such diverse locations as the SFB Morse Botanic Preserve, Crocker Cypress Grove, Pescadero Canyon, Indian Village, the Gingerbread House, Huckleberry Hill Natural Reserve, dedicated sections of the Coastal Strip from Spanish Bay to Pescadero Point and the Navajo Tract parcels. It is important to note that many of the proposed easements in the PLAN are contiguous to or very similar to those for which OSAC is already responsible. Therefore, consistency in approach to the various maintenance standards should be a goal of the review.

2

We look forward to working with you. Please don't hesitate to contact us for further information.

Sincerely,



June Duran Stock, Chair

(831) 624-2828; morjun@redshift.com