

DISTRIBUTED AT  
SUBDIVISION COMMITTEE HEARING  
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THERE IS A LAND USE PLAN IN FORCE FOR DEL MONTE FOREST. WE WERE HERE IN 1980 WHEN IT, LIKE CARMEL'S, WAS PAINSTAKENLY FORMULATED. SOME HAVE COMPLAINED ABOUT ITS GENEROUS 900+NUMBER OF RESIDENTIAL LOTS ALLOWED IN THE USE PLAN.

THE PROPOSALS BROUGHT FORWARD IN THE PAST TWO DECADES HAVE REDUCED THE PLANNED BUILDOUT SIGNIFICANTLY. THE PRESENT PROPOSAL BY THE NEW OWNERS HAS BEEN ADJUSTED TO REDUCE THE RESIDENTIAL LOTS TO 38.

THE HOTEL ROOMS PROPOSED ARE TO BE CONTAINED ON EXISTING COMMERCILLY ZONED HOTEL PROPERTY.

THE HEALTH OF THE PINES IN THE FOREST IS BETTER THAN IT WAS WHEN WE ARRIVED TO LIVE HERE IN 1980. I, LIKE COASTAL COMMISSION CHAIRMAN REILLY, AM CONFUSED ABOUT THE CONCERN EXPRESSED ABOUT THE PINES BEING ENDANGERED. NEW GROWTH IS EVERY WHERE. RICK HYMAN OF THE COASTAL COMMISSION STAFF ADMITTED, AT A MEETING IN CARMEL ON MARCH 29<sup>TH</sup> DISCUSSING LUP CHANGES, THAT HE IS NOT QUALIFIED TO JUDGE THE CONDITION OF THE MONTEREY PINES IN THE DEL MONTE FOREST. FURTHER THAT THERE IS MUCH DISAGREEMENT AMONG EXPERTS AS TO WHETHER THEY ARE INDANGERED OR NOT FROM DISEASE. YET HYMAN RECOMMENDS THAT ALL MONTEREY PINES BE GIVEN ENDANGERED SPECIES LABEL. THE PARADOX IN ALL OF THIS IS THAT THE DEIR STATES THAT THEY ARE THE MOST WIDELY PLANTED PINE TREE IN THE WORLD AND THAT IT THRIVES FOLLOWING DIRECT PLANTING AND AERIAL SEEDING.

WE MUST BEAR IN MIND THAT MOST OF THE MATURE TREES REMOVED BY THE PROPOSED PLAN MUST BE REPLANTED. PEBBLE BEACH FORESTRY DEPT. HAS DEVELOPED CLONES OF DISEASE RESISTANT MONTEREY STOCK THAT WILL BE USED TO REPLACE REMOVED TREES. PEBBLE BEACH ECOLOGICAL MANAGEMENT IMPLEMENTATION PLAN (EMIP) IS CHARGED WITH THIS OPERATION ACCORDING TO THE DEIR.

THE PROPOSED GOLF COURSE WOULD BE SITUATED IN AN AREA THAT IS 50% CLEAR OF PINES. THE COLLINS FIELD AREA AND OLD EQUESTRIAN CENTER WERE CLEARED YEARS AGO.

THE PROPOSED NEW EQUESTRIAN CENTER IS ALSO TO BE LOCATED IN AN AREA OF THIN PINE GROWTH BECAUSE OF SAND REMOVAL FROM THE AREA FOR SPANISH BAY AND OTHER USES.

THE MEASURE A ZONING CHANGE OF SEVERAL HUNDRED ACRES OF LAND WITH PINES FROM RESIDENTIAL TO RECREATIONAL OPEN SPACE WAS PASSED UNANIMOUSLY FOR ODVIOUS REASONS.

WE FEEL THAT THE PLANNED PEBBLE BEACH PROPOSAL ALONG WITH THE DEIR IS A REASONABLE PLAN. CERTAINLY SO WHEN COMPARED WITH THE ADDITIONAL POPULATION AND TRAFFIC THE CURRENT, IN FORCE, LAND USE PLAN SUGGESTED WOULD BE ALLOWED.

WE MUST NOT IGNORE THE MEASURE A VOTE THAT INDICATED THAT THE GREAT MAJORITY OF THE VOTERS APPROVED OF THIS PROPOSAL. THE ABSENCE OF THIS MAJORITY AT THESE MEETINGS DOES NOT CHANGE THEIR VOTE.

WHEN THE LUP WAS APPROVED BY THE COASTAL COMMISSION IN 1980 THE PINES WERE HERE AS WERE SOME OF THE OTHER SPECIES. DEVELOPMENT PLANS ARE DRAWN UP PREDICATED ON THE LUP REQUIREMENTS. IT WOULD SEEM THAT THERE SHOULD BE SOME GRANDFATHERING OF PERMITS FORWARDED BEFORE POSSIBLE MAJOR CHANGES TO THE USE PLAN. IF THE LUP IS TO BE CHANGED THEN PERMITS FORWARDED AFTER THE REVISED LUP WOULD BE EFFECTED BY THE CHANGES OTHERWISE IT SEEMS THAT IT WOULD BE IMPOSSIBLE TO PROCEED WITH REASONABLE ASSURANCE OF ACCEPTANCE EVEN IF PROPOSING WELL WITHIN THE CURRENT LAND USE GUIDELINES.

THANKYOU,

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