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

November 1, 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 PARTIAL REVISION OF THE DRAFT
ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE PEBBLE BEACH
COMPANY'S DEL MONTE FOREST PRESERVATION AND DEVELOPMENT
PLAN (PLAN)

Dear Mr. McCue,

We thank you for this opportunity to review and respond to the Partial Revision of DEIR. As explained in our earlier response dated March 17, 2004 OSAC is the designated advisor for the preservation and maintenance of open space properties in the Del Monte Forest. As such we have a keen interest in any developments or changes that might affect the status of the Forest.

We are in general agreement with the findings on the impact and mitigation measures for the Partial Revision of the DEIR for the Plan. Impact BIO-A6 relating to the Green Trail and its potential disturbance to the environmentally sensitive areas between Congress and Spanish Bay highlights concerns that OSAC shares and covers impacts and mitigation measures discussed in the original DEIR as Bio-A1-1 and BioA5.

The first concern is appropriate control and mitigation of equestrian trail use in the dunes habitat. We strongly support requiring cable fencing and appropriate signage to restrict equestrian use to designated trails only whenever they traverse dunes habitat. As noted on P3-8, such measures are already in place on the Green Trail where it crosses dunes by Spanish Bay and are working effectively to limit impacts. Although it is implied that similar measures will be required in the coastal dune restoration plan for the Signal Hill area and the phrase "incorporate positive physical barriers" in Mitigation Measure Bio-A1-1, we suggest that these measures be made an explicit requirement for all equestrian trails in dunes habitat.

OSAC also supports protecting riparian and wetland habitats along the Green Trail as suggested in Mitigation Measure Bio-A6 of the DEIR partial revision and in Mitigation

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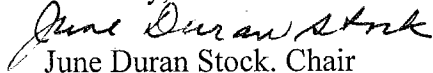
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Measure Bio-A5 of the original DEIR. Specifically OSAC supports eliminating equestrian use of the Green Trail segment from Congress Road up to the proposed Equestrian Center due to its proximity to riparian resources. In addition to alternate routes suggested in Mitigation Measure Bio A-5, however, a realignment that uses existing "social" roads /trails along the southern edge of the lower pit and reconnects with the existing Green Trail just about Congress Road would be more direct, avoid all creek crossing on that trail segment and so might be the most suitable alternative route. As suggested in Mitigation Measure Bio-A5, OSAC supports restricting equestrian use within Huckleberry Hill and Samuel F. B. Morse Botanic Reserve to existing fire roads and only designated non-riparian trails. We also support closure and remediation of all other existing, non-designated social trails within HHNA

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We welcome this opportunity to provide our comments to you and will be happy to discuss these recommendations at further length.

Sincerely,



June Duran Stock, Chair

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