

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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October 26, 2000

Monterey County Board of Supervisors
c/o Lou Calcagno, Chair
240 Church Street
Salinas, CA 93901

Subject: *Pebble Beach Company Proposed Initiative: "Del Monte Forest Plan: Forest Preservation and Development Limitations" - Addendum*

Dear Honorable Supervisors,

The Coastal Commission recently commented on the "Del Monte Forest Plan: Forest Preservation and Development Limitations" Initiative (the Initiative). It has come to our attention that the acreages given in our letter for lands being proposed for rezoning may be inaccurate. These areas were calculated using acreages given in the Pebble Beach Lot Program - Project Applications Summary Handout for the Minor Subdivision/Subdivision Committee dated January 12, 1999. The current information available to us is not adequate to determine the accurate acreage for each area being changed by the Initiative.

While we acknowledge these inaccuracies, it does not substantively change any of the comments or conclusions made in our previous letter of October 23, 2000.

In addition, some copies of our comments may be missing Page 3 of Attachment 3. Please find this page attached.

Sincerely,

A handwritten signature in black ink, appearing to read "Tami Grove".

Tami Grove
Deputy Director
California Coastal Commission

Cc: Jim Colangelo, Assistant Admin. Officer, Monterey County Planning and Building Dept.
Jeff Main, Supervising Planner, Monterey County Planning and Building Dept.
Adrienne Grover, Esq., Acting County Counsel, Monterey County
Dave Potter, District 5 Supervisor, Monterey County Board of Supervisors
Peter Douglas, Executive Director, California Coastal Commission
Allen Williams, Carmel Development Company (Representative for Pebble Beach Co.)
Tony Lombardo, Esq., Lombardo & Gilles (Attorney for Pebble Beach Company)

Yadon's piperia, and 20% environmentally sensitive Bishop pine/Gowen cypress forest habitat.

- Commission staff conducted a site visit to Area F-1 on October 3. Areas F-2 and F-3 have not yet been visited by staff. Additional research is necessary to analyze the proposed changes here. However, previous resource mapping indicate that Areas F-1, F-2 and F-3 are heavily constrained, irregardless of the land use and zoning designations.

Huckleberry Hill Planning Area:

Area G

Proposed under the Initiative

- The LUP land use designation for Area G would be changed from Residential (MDR/B8) to Open Space Forest (RC).

Staff Comments

- The existing Residential (MDR/B8) zoning in Area G allows a maximum of 78 potential residential development units. However, any potential development in Area G would be constrained by existing ESHA and other sensitive resources on site. These include Monterey pine forest habitat, Yadon's piperia, Hookers Manzanita, Monterey clover, and Hickman's onion. According to the previous resource maps prepared by the Company, Area G is almost entirely covered with Monterey pine forest habitat, nearly 60% of Area G contains Hooker's manzanita, approximately 30% contains Yadon's piperia, and approximately 15% contains Monterey clover.
- Commission staff has not yet conducted a site visit to Area G. Given the coverage suggested by the previous mapping and the proximity of Area G to the rest of the Huckleberry Hill Natural Habitat Area, however, Commission staff believe that the appropriate zoning designation for Area G would be Open Space Forest (RC), as proposed by the Initiative, rather than the current Residential (MDR/B8) zoning designation.

Middle Fork Planning Area:

Area H

Proposed under the Initiative

- The LUP land use designation for a portion of Area H would be changed from Residential (MDR/B8) to Open Space Forest (RC). The rest of Area H would remain Open Space Forest (RC).

Staff Comments

- The existing Residential (MDR/B8) zoning district for Area H allows a maximum of 48 potential residential development units. However any potential development in Area H would be constrained by existing ESHA and other sensitive resources on site. These include Monterey pine forest habitat, Yadon's piperia, Hookers Manzanita, and Hickman's onion. According to the previous resource maps prepared by the Company, Area H is