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## DEL MONTE FOREST PROPERTY OWNERS

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A NON-PROFIT CALIFORNIA CORPORATION

June 14, 2006 Coastal Commission Hearing  
Agenda Item W9a MCO LCPA 1-05 (Measure A)  
Comments by Del Monte Forest Property Owners in Support of Measure A

June 6, 2006

California Coastal Commission  
Central Coast District Office  
Dr. Charles Lester, Deputy Director  
725 Front Street, Suite 300  
Santa Cruz, CA 95060-4508

Dear Dr. Lester:

The Del Monte Forest Property Owners organization continues to support Measure A, representing Forest voters who passed it by over 2 to 1. While many hours have been spent discussing all the details of Measure A and the DMF Plan concept it enables, the overarching rationale for support is very simple. There are two significant concessions: 1) hundreds of acres of conservation easements and 2) abandonment of development potential for hundreds of housing units – in exchange for two significant development privileges: 1) a new golf course and 2) expansion of existing resort facilities. We believe this is a fair and equitable exchange which brings the development potential of Del Monte Forest to closure without onerous consequences.

With Pebble Beach Company's willingness to relocate the Equestrian Center to the former rock quarry next to the Corporation Yard instead of the Sawmill Gulch sand quarry sites, the issue of lifting existing conservation easements is removed as a necessity for Measure A to be effective, but does not alter the validity of the general exchange concept outlined above.

In fact, the Measure provides something beneficial to all interests. The Forest environment and the public generally benefit from over 900 acres (almost 500 within Del Monte Forest itself) of undisturbed forest and other land placed into conservation as open space. The Forest and surrounding community benefit from the non-contested abandonment of potential development of many hundreds of homesites and their attendant impacts: a golf course preserves more trees and habitat and generates fewer ongoing demands than do houses. Public coastal enjoyment would increase from the additional high-quality facilities and infrastructure improvements. Lastly, Pebble Beach Company and local communities benefit from the stable economic activity the development would bring with jobs, support services, charitable contributions, tax revenues, etc., and funds to continue forest maintenance and habitat restoration

It is not necessary at this time to dwell on the details of the DMF Plan as it will be subject to separate review when it eventually appears before the Commission. We urge ratification of the voters' approval of Measure A as a valid and beneficial initiative.

Sincerely,

R. D. Verbanec, President  
Del Monte Forest Property Owners

Charles Lester, Deputy Director  
June 1, 2006  
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