

Attachment N
California Coastal Commission
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Pebble Beach Company
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Board of Supervisors
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Staff report available at <http://documents.coastal.ca.gov/reports/2012/5/W26a-5-2012.pdf>

COASTAL COMMISSION APPROVES HISTORIC COMPROMISE PRESERVATION AND DEVELOPMENT PLAN FOR PEBBLE BEACH

San Rafael, CA, May 9, 2012 – The California Coastal Commission today approved a final forest preservation and development plan for Pebble Beach in the Del Monte Forest of Monterey County. The historic compromise ends decades of conflict about how to develop the remaining Pebble Beach Company lands in the Del Monte Forest, and will permanently set aside more than 635 acres of pristine native Monterey Pine forest while allowing the development of a new 100 room hotel, expansions of the existing Lodge at Pebble Beach and the Inn at Spanish Bay, and 90 new homes in and adjacent to existing developed areas. The plan also provides for an expanded golf driving range, upgrades to the equestrian center, public trail and shoreline access improvements, and a 1.8 million dollar fee to support lower-cost overnight accommodations in Monterey County.

Following the Commission's denial of the Pebble Beach Company's proposed new golf course in 2007, the compromise was reached after two years of negotiations between Coastal Commission staff and the Pebble Beach Company, followed by another two years of work with Monterey County to craft the plan. "This is an historic outcome that both protects the incredibly unique coastal resources of the Del Monte Forest and provides for significant new development opportunities for the Pebble Beach Company," said the Commission's Executive Director, Charles Lester. "It shows that development and environmental interests can be successfully balanced when there is an up-front commitment to resource protection and working collaboratively with Commission staff." On behalf of the Pebble Beach Company, Bill Perocchi said: "We appreciate the time and effort devoted by the Coastal Commission and Monterey County staff to arrive at this historic decision. This is a perfect example of the public and private sectors working together in a cooperative manner to arrive at a compromise that is good for the environment, creates jobs, provides greater coastal access, and generates much needed taxes for the County and State."

Native Monterey Pine forest exists in only five locations in the world, including the Monterey peninsula of Pebble Beach fame. In addition to the native pine, the Del Monte Forest encompasses many other sensitive species, including the rare orchid Yadon's piperia, California red-legged frog, and unique riparian, wetland, and coastal dune areas. Under previous plans nearly 1000 additional homes and a new golf course were contemplated that would have removed tens of thousands of trees. The approved compromise plan only contemplates 90 new homes and does not include a golf course but relies instead on a new hotel and expansions of existing resorts. "This plan ends decades of unproductive conflict about how to protect and develop the Del Monte Forest," said the Commission's Chair, Mary Shallenberger. "The Commission deeply appreciates the willingness of the Pebble Beach Company and Monterey County to work with staff to identify a plan that works for both the environment and the economy. All Californians should all be proud of this achievement in protecting our unique coastal resources and providing significant new development opportunities."

The approved plan is an amendment to Monterey County's Local Coastal Program (LCP) and a requirement of California's coastal management program, which celebrates its 40th anniversary later this year. The Commission's approval of the plan clears the way for Monterey County to approve land use permits for the contemplated development and public access improvements. The required forest preservation easements protecting 635 acres of forest will be held by the Del Monte Forest Conservancy for the benefit of the public.