

Exhibit D

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**MONTEREY COUNTY ZONING ADMINISTRATOR
MARCH 26, 2026**

AGENDA ITEM NO. 3



Additional Correspondence

**PLN180390 - LIU JIARUI
& FANG FANG**

FOR ADDITIONAL INFORMATION CONTACT:
Joseph Alameda, Associate Planner
Monterey County Housing and Community Development
Land Use Division, Planning
1441 Schilling Place - South, 2nd Floor, Salinas CA, 93901
(831) 783-7079 or alamedaj@countyofmonterey.gov

From: [Mickael Forsman](#)
To: [293-zahearingcomments](#)
Cc: [Ajanta De](#); [Mickael Forsman](#)
Subject: Fwd: Objection to PLN250194 and the address is 2897 17 Mile Drive.
Date: Sunday, March 1, 2026 5:41:20 PM
Attachments: [2897 Obiection.pdf](#)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Subject: Objection to PLN250194 and the address is 2897 17 Mile Drive.

To: Pebble Beach Architectural Review Board (ARB); Monterey County Housing & Community Development - Planning Division Subject: Formal Opposition to Development at 2897 17 Mile Drive (APN: 007-201-007-000)

To the Members of the Architectural Review Board and Monterey County Planning Staff,

I am writing as the owner of 2900 Oak Knoll Rd to express my strong opposition to any proposed residential construction at 2897 17 Mile Drive. This parcel has remained an undeveloped green space since 1919 and serves as a critical biological and aesthetic asset to the Pebble Beach community.

I urge the Board and County Planners to consider the following points regarding the preservation of this lot:

1. Biological Significance and Wildlife Corridor This lot is not merely "empty"; it is a functional ecosystem. It contains active deer trails and serves as a hunting and nesting ground for local avian and amphibian species. Under the ***Del Monte Forest Land Use Plan***, development must be restricted in areas identified as Environmentally Sensitive Habitat (ESHA). We believe a current biological assessment would reveal that this lot provides a vital corridor for wildlife moving through the forest to the coast.

2. Interruption of Established Wildlife Corridors This lot is a critical transit point for the local deer population. They are observed nightly moving between the open space at 2900 Oak Knoll Rd and the coast via 2897 17 Mile Drive. These animals frequently use both lots for bedding and grazing. A large-scale construction project or fencing on this lot would effectively "wall off" this corridor, forcing wildlife onto 17 Mile Drive and increasing the risk of vehicle-animal collisions, which is a significant safety concern for the Pebble Beach community.

4. Prescriptive Public Access to Moss Beach For decades, there has been a well-established walking trail used by the neighborhood residents to traverse these lots to reach Moss Beach and the oceanfront. Under the California Coastal Act, protecting existing informal access to the shoreline is a priority. Developing this lot would eliminate a long-standing community pathway, contradicting the Coastal Commission's mandate to maintain and enhance public access to the coast.

5. Visual Impact and Neighborhood Character The subject property is designated as "visually sensitive" in the ***Greater Monterey Peninsula Area Plan***. My home at 2900 Oak Knoll Rd was designed and built in 2007 specifically to harmonize with the existing viewshed. Any two-story construction on this lot would create a massive visual

obstruction, violating the principle that new development must be subordinate to the natural environment. Furthermore, such an obstruction would result in a significant and demonstrable loss of property value for surrounding residents.

6. Preservation as Open Space In alignment with the ***Del Monte Forest Plan: Forest Preservation and Development Limitations initiative***, there is a clear public mandate to reduce residential infill in favor of open space. We strongly propose that this parcel be evaluated for acquisition by the Del Monte Forest Conservancy or the Pebble Beach Company to be permanently deeded as a green space, consistent with nearby protected lots.

We request to be notified of any hearings, design reviews, or permit applications regarding this parcel. We are prepared to provide photographic evidence of the wildlife activity and the projected visual impact on the 17 Mile Drive viewshed.

Thank you for your dedication to preserving the unique character of our forest.

Sincerely,

Mickael Forsman mickaelforsman@gmail.com Phn: 650-380-7064

Ajanta De ajantademd2001@yahoo.com Phn: 312-545-6950

2900 Oak Knoll Rd, Pebble Beach, CA

To: Pebble Beach Architectural Review Board (ARB); Monterey County Housing & Community Development - Planning Division **Subject:** Formal Opposition to Development at 2897 17 Mile Drive (APN: 007-201-007-000)

To the Members of the Architectural Review Board and Monterey County Planning Staff,

I am writing as the owner of 2900 Oak Knoll Rd to express my strong opposition to any proposed residential construction at **2897 17 Mile Drive**. This parcel has remained an undeveloped green space since 1919 and serves as a critical biological and aesthetic asset to the Pebble Beach community.

I urge the Board and County Planners to consider the following points regarding the preservation of this lot:

1. Biological Significance and Wildlife Corridor This lot is not merely "empty"; it is a functional ecosystem. It contains active deer trails and serves as a hunting and nesting ground for local avian and amphibian species. Under the *Del Monte Forest Land Use Plan*, development must be restricted in areas identified as Environmentally Sensitive Habitat (ESHA). We believe a current biological assessment would reveal that this lot provides a vital corridor for wildlife moving through the forest to the coast.

2. Interruption of Established Wildlife Corridors This lot is a critical transit point for the local deer population. They are observed nightly moving between the open space at **2900 Oak Knoll Rd** and the coast via **2897 17 Mile Drive**. These animals frequently use both lots for bedding and grazing. A large-scale construction project or fencing on this lot would effectively "wall off" this corridor, forcing wildlife onto 17 Mile Drive and increasing the risk of vehicle-animal collisions, which is a significant safety concern for the Pebble Beach community.

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natural environment. Furthermore, such an obstruction would result in a significant and demonstrable loss of property value for surrounding residents.

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We request to be notified of any hearings, design reviews, or permit applications regarding this parcel. We are prepared to provide photographic evidence of the wildlife activity and the projected visual impact on the 17 Mile Drive viewshed.

Thank you for your dedication to preserving the unique character of our forest.

Sincerely,

Mickael Forsman mickaelforsman@gmail.com Phn: 650-380-7064

Ajanta De ajantademd2001@yahoo.com Phn: 312-545-6950

2900 Oak Knoll Rd, Pebble Beach, CA

From: [Mark Greenstein](#)
To: [Alameda, Joseph](#); [Evans-Polockow, Jordan](#); [293-zahearingcomments](#); jmason@countryofmonterey.gov
Cc: [Renee Greenstein](#)
Subject: Re: Planned Construction at 2897 17 Mile Drive, Pebble Beach (Project #PLN250194)
Date: Thursday, March 12, 2026 1:25:27 PM

This Message Is From an Untrusted Sender

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To: Joseph Alameda / Jordan Evans-Polockow / Jade Mason – Monterey County Planning

To: Monterey County Zoning Administration

Re: Planned Construction at 2897 17 Mile Drive, Pebble Beach (Project #PLN250194)

Good Afternoon:

Ahead of the Del Monte Forest Land Use Advisory Committee hearing on Thursday, March 19th, we are writing in support of our neighbors and our neighborhood, to once again raise awareness of the many unaddressed concerns with the planned construction *referenced above*.

While we assume the plans under review technically comply with all regulations, we were recently made aware of an extensive list of unaddressed issues – see below – which has, in turn, left us to wonder whether the planning for this project duly considered the broader interests of all those directly or indirectly affected.

We hope and trust your deliberations at the hearing next week will fairly and fully consider these points.

Regards,

Mark and Renee Greenstein
2872 Oak Knoll Road
Pebble Beach, CA 93953

Issues to address:

- • Loss of safe crossing for pedestrians and wildlife using our longstanding coastal access, with the easement situated along the blind curve on 17 Mile Drive, and no provision for any safe passage along the edge of 17 Mile Drive.
- • Overall scale and neighborhood compatibility of the development: 3,333 sq. ft. home, 435 sq. ft. garage, 798 sq ft, 2-story ADU at the rear of the property.
- • Massing of the house and setback closer to 17 Mile Drive than all other homes along the corridor, and more visible due to the road curve.

- Loss of trees, with 5 mature oaks to be removed. Plans call for keeping Monterey pines, but their very close proximity within several feet of the foundation will necessarily cut away half of their root zone, destabilizing them, causing a wind hazard and ultimately tree death.
- Stormwater runoff and subsurface water drainage not addressed in the plans, nor sewer capacity and drainage, on a property at the lowest elevation in the neighborhood. Pebble Beach currently sends all stormwater from Oak Knoll down a pipe into this lot. And the open ditch along 17 Mile Drive, preventing pedestrians from safe walking, is not addressed.

From: [Sonja Thieme](#)
To: [293-zahearingcomments](#)
Subject: Project File PLN250194
Date: Thursday, March 12, 2026 2:48:05 PM

This Message Is From an Untrusted Sender

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Hi,

Please consider declining the removal of the four seemingly healthy oak trees on the property of 2897 17 Mile Drive in Pebble Beach. These trees are on the edge of the property lot and it is plenty large to come up with a design that avoids taking down healthy trees.

If exempting CEQA status means they can just tear down healthy trees, I would hope that that exemption will not be granted.

Thanks in advance,
S. Thieme

From: [Steve Steinhart](#)
To: [293-zahearingcomments](#); [Evans-Pollockow, Jordan](#); [Alameda, Joseph](#)
Cc: mickaelforsman@gmail.com; [A Steve Office](#); [Lisa](#)
Subject: Petition of Protest - PLN250194 2897 17 Mile Drive
Date: Saturday, March 14, 2026 1:06:35 PM
Attachments: [PastedGraphic-2.tiff](#)

This Message Is From an Untrusted Sender

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Attached please find a petition signed by 25 concerned local residents protesting the proposed development of the current lot at 2897 17 Mile Drive, Pebble Beach, Ca. 93953 - PLN250194...

Please note we could have collected so many more signatures but felt 25 was enough to demonstrate our legitimate concerns.

Thank you for your attention in this crucial neighborhood matter...

Neighborhood Statement of Support & Evidence of Prescriptive Easement

TO: Monterey County Housing & Community Development; Pebble Beach Architectural Review Board

RE: Notice of Long-Standing Public Access and Wildlife Corridor at 2897 17 Mile Drive (APN: 007-201-007-000)

DATE: March 2026

Formal Statement of Opposition & Declaration of Use

We, the undersigned residents and neighbors of Pebble Beach, submit this formal statement regarding the property located at 2897 17 Mile Drive.

Legal Notice of Public Use: Under the California Coastal Act and established California property law regarding Prescriptive Easements, this lot has served as a primary neighborhood thoroughfare for coastal access. The path is a vital link in the local pedestrian network; any development obstructing this route would result in the loss of long-standing public access to the shoreline.


Biological and Safety Impact: We attest that this lot, in conjunction with the open space across from 2900 and 2904 Oak Knoll Rd, serves as a primary nocturnal bedding area and transit corridor for the Del Monte Forest deer population. Obstructing this corridor will displace wildlife onto 17 Mile Drive, creating a significant public safety hazard for motorists.

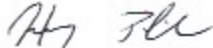
Request for Action: We collectively request that the Monterey County Planning Department and the Pebble Beach ARB deny any residential building permits for this lot and instead work with the Del Monte Forest Conservancy to preserve this land as permanent open space.


Signatory Declaration

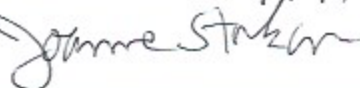
By signing below, I attest to the following:


1. I am a resident or property owner in the immediate vicinity of the subject property.
2. I have openly, continuously, and frequently utilized the pedestrian pathway across 2897 17 Mile Drive for a period exceeding five (5) years.
3. I support the establishment of a Prescriptive Easement to maintain public access to Moss Beach and the Pacific Ocean.

Name: Steve Steinhart
Address: 2904 OAK KNOLL ROAD, PB 9395
Years used the path: 6 +
Signature: 

Name: HENRY A PLAIN III
Address: 2555 PEISANO RD PEBBLE BEACH CA 93957
Years used the path: 11 +
Signature: 

Name: THOMAS MCGIBBEN
Address: 2895 OAK KNOLL
Years used the path: 13
Signature: 

Name: Joanne Storkan
Address: 1015 EIKEN ROAD / PB
Years used the path: Since 1991
Signature: 

Name: STEVE McNichols
Address: 2879 OAK KNOLL RD
Years used the path: 30 years
Signature: 


Name: KATHLEEN MCNICHOLS
Address: 2879 OAK KNOLL RD., P.B.
Years used the path: 30
Signature: Kathleen McNichols

Name: Mayge Ju
Address: 2836 Sloat Rd.
Years used the path: 24-5 years
Signature: Mayge Ju


Name: Dennis Gunn
Address: 2876 Oak Knoll
Years used the path: 4.5
Signature: Dennis Gunn

Name: SUSAN EICHNER
Address: 2876 OAK KNOLL RD.
Years used the path: 4-5
Signature: Susan Eichner

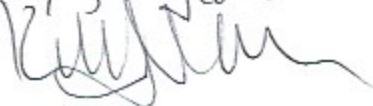
Name: CLAUDIO FABRIZI
Address: 1007 ELK ROW RD
Years used the path: 15 YEARS
Signature: Claudio Fabrizi

Name: Scott Katz
Address: 1019 Elk Run
Years used the path: 19
Signature: 

Name: Paula MacCarone
Address: 2865 Gallon Rd.
Years used the path: 12
Signature: Paula R. MacCarone

Name: Jeremy Villucci
Address: 2869 Gallon Rd
Years used the path: 5
Signature: 

Name: Leslie Kirshen
Address: 1094 Mission Rd Redble Beach
Years used the path: 10
Signature: Leslie Kirshen

Name: Kyle Wyreham
Address: 2880 Gallon
Years used the path: 15 years
Signature: 


Name: Susan A Wright
Address: 2901 Calleon Rd
Years used the path: 30 years
Signature: Susan A Wright


Name: Andy Oros
Address: 2868 OAK Knoll Rd
Years used the path: 10 yrs
Signature: Andy Oros


Name: Michael Detelint
Address: ~~2861~~ 2861 17 Mile Dr.
Years used the path: 20
Signature: Michael Detelint

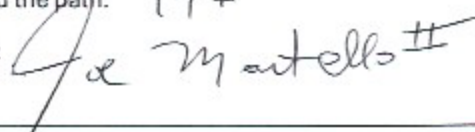
Name: Michael Brandt
Address: 2877 17 Mile Dr.
Years used the path: 10
Signature: Michael Brandt

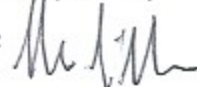
Name: Kevin McCallum
Address: 2901 17 Mile Drive
Years used the path: 18 years
Signature: Kevin McCallum

Name: JOERG MEYER
Address: 2897 GALLEON RD
Years used the path: 6
Signature: 

Name: Lisa Lapin
Address: 2904 Oak Knoll Rd, Pebble Beach
Years used the path: 5
Signature: 

Name: Gregorio A. Reyes
Address: 2889 Galleon Rd.
Years used the path: 12 yrs
Signature: 

Name: JOE MARTELLO
Address: 1043 LOST BARRANCA
Years used the path: 14+
Signature: 

Name: Mackey McGibben
Address: 2895 Oak Knoll Road
Years used the path: 13
Signature: 



From: [Andrea McCann](#)
To: [Alameda, Joseph](#); [Evans-Polockow, Jordan](#); [293-zahearingcomments](#)
Subject: PLN250194 at 2897 17-Mile Drive
Date: Sunday, March 15, 2026 2:05:20 PM
Attachments: [Neighborhood House Plans Letter.docx](#)

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March 15, 2026

Joseph Alameda

Project Planner

Monterey County

Re: Project Location: 2897 17 Mile Drive, Pebble Beach 93953

Project PLN250194

Dear Members of the Zoning Board,

I am a longtime resident of 2892 Galleon Road and am writing to express my strong objection to the proposed development at the above-referenced property.

For decades, residents of the surrounding neighborhood have used the existing pathway through this lot to access the beach and nearby forest trails. This path is used daily by local residents, including children, elderly neighbors, and people walking their dogs. It is also part of a natural corridor used by local wildlife such as deer, bobcats, and mountain lions.

The proposed plan would relocate this long-established path so that pedestrians would be required to cross 17-Mile Drive at a blind spot. As residents who live here year-round, we know that tourist traffic on this road often moves quickly and unpredictably. Moving the crossing to this location would create a significant safety hazard for pedestrians and could lead to serious accidents in the future.

In addition to the pathway issue, the scale of the proposed residence appears significantly out of character with the surrounding neighborhood. The size and bulk of the home, along with the addition of an ADU, appear to maximize building area without adequate consideration of the impacts on neighboring properties. The project as currently proposed would affect views, sunlight, and the open character that residents value in this area.

Our neighborhood is a quiet and close-knit community, and many of us have lived here for many years. We deeply value the natural beauty and livability of this area and are concerned that this proposal does not adequately respect those qualities.

For these reasons, I respectfully ask the Board to carefully consider the concerns of longtime residents and to decline approval of the project as currently proposed, or

require significant modifications that address pedestrian safety, neighborhood compatibility, and the preservation of the existing path.

Thank you for your time and consideration.

Sincerely,
Andrea McCann

March 15, 2026

Joseph Alameda
Project Planner
Monterey County

Re: Project Location: 2897 17 Mile Drive, Pebble Beach 93953

Project PLN250194

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For these reasons, I respectfully ask the Board to carefully consider the concerns of longtime residents and to decline approval of the project as currently proposed, or require significant modifications that address pedestrian safety, neighborhood compatibility, and the preservation of the existing path.

Thank you for your time and consideration.

Sincerely,
Andrea McCann

From: [Alameda, Joseph](#)
To: [Steve Steinhart](#); [293-zahearingcomments](#); [Evans-Polockow, Jordan](#)
Cc: [mickaelforsman@gmail.com](#); [Lisa](#)
Subject: RE: Petition of Protest - PLN250194 2897 17 Mile Drive
Date: Tuesday, March 17, 2026 9:08:42 AM
Attachments: [image001.png](#)

Good Morning,

Your comments have been received and will be included in the record for the Zoning Administrator hearing.

Please let me know if you have any other questions.

Best,



Joseph Alameda

Assistant Planner

County of Monterey Housing & Community
Development

1441 Schilling Place, South 2nd Floor

Main: [\(831\)755-5025](tel:8317555025) | Direct: [\(831\)783-7079](tel:8317837079)

[Accela Citizens Access](#)

Effective immediately, discretionary planning permits will be managed by two teams. The Development Review team will process applications from initial submittal to deeming it complete. All submittals and resubmittals shall be sent to PlanningPermits@CountyofMonterey.gov, with your assigned planner cc'd. Once deemed complete, the Consistency Review team will prepare the application for consideration by the appropriate authority. Temporarily restructuring Current Planning is intended to better manage its demanding workload and address staffing shortages. HCD recognizes that it will take time to adjust to this new structure, and your patience is appreciated. Please contact 831-755-5025 if you have any questions.

From: Steve Steinhart <steve@steinhartassoc.com>

Sent: Tuesday, March 17, 2026 8:37 AM

To: [293-zahearingcomments <zahearingcomments@countyofmonterey.gov>](mailto:293-zahearingcomments@countyofmonterey.gov); Evans-Polockow, Jordan <Evans-PolockowJ@countyofmonterey.gov>; Alameda, Joseph <AlamedaJ@countyofmonterey.gov>

Cc: mickaelforsman@gmail.com; Lisa <lalapin@me.com>

Subject: Re: Petition of Protest - PLN250194 2897 17 Mile Drive

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[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Please forgive me but I have not received acknowledgment of receipt of this. Could you please confirm receipt. Thanks so much.

Steve Steinhart CHSE, CHME.

650 823-6240

Steve@steinhartassoc.com

On Mar 14, 2026, at 1:04 PM, Steve Steinhart <steve@steinhartassoc.com> wrote:

Attached please find a petition signed by 25 concerned local residents protesting the proposed development of the current lot at 2897 17 Mile Drive, Pebble Beach, Ca. 93953 - PLN250194...

Please note we could have collected so many more signatures but felt 25 was enough to demonstrate our legitimate concerns.

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<Scan cover 1.jpeg>

<Scan 2.jpeg>

<Scan. 3jpeg.jpeg>

<Scan.4 jpeg.jpeg>

<Scan .5 jpeg.jpeg>

<Scan.6 jpeg.jpeg>

Steve Steinhart, C.H.M.E.,C.H.S.E.
Steinhart & Associates
www.steinhartassoc.com

steve@steinhartassoc.com
650 823-6240

<PastedGraphic-2.tiff>

From: [Evans-Polockow, Jordan](#)
To: [Caro, Carissa](#)
Cc: [194-HCD-Secretary](#)
Subject: Fw: Planned Construction at 2897 17 Mile Drive, Pebble Beach (Project #PLN250194)
Date: Monday, March 16, 2026 2:43:35 PM

From: Mark Greenstein <sfgyant24@gmail.com>
Sent: Thursday, March 12, 2026 1:37 PM
To: Alameda, Joseph <AlamedaJ@countyofmonterey.gov>; Evans-Polockow, Jordan <Evans-PolockowJ@countyofmonterey.gov>; 293-zahearingcomments <zahearingcomments@countyofmonterey.gov>; jmason@countyofmonterey.gov <jmason@countyofmonterey.gov>
Cc: Renee Greenstein <renee@greensteinfam.com>
Subject: Re: Planned Construction at 2897 17 Mile Drive, Pebble Beach (Project #PLN250194)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Resending with corrected email for Mr. Mason -

Regards,

Mark Greenstein

On Thu, Mar 12, 2026 at 1:25 PM Mark Greenstein <sfgyant24@gmail.com> wrote:

**To: Joseph Alameda / Jordan Evans-Polockow / Jade Mason –
Monterey County Planning
To: Monterey County Zoning Administration
Re: Planned Construction at 2897 17 Mile Drive, Pebble Beach (Project
#PLN250194)**

Good Afternoon:

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We hope and trust your deliberations at the hearing next week will fairly and fully consider these points.

Regards,

Mark and Renee Greenstein
2872 Oak Knoll Road

Pebble Beach, CA 93953

Issues to address:

- • Loss of safe crossing for pedestrians and wildlife using our longstanding coastal access, with the easement situated along the blind curve on 17 Mile Drive, and no provision for any safe passage along the edge of 17 Mile Drive.
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- • Massing of the house and setback closer to 17 Mile Drive than all other homes along the corridor, and more visible due to the road curve.
- • Loss of trees, with 5 mature oaks to be removed. Plans call for keeping Monterey pines, but their very close proximity within several feet of the foundation will necessarily cut away half of their root zone, destabilizing them, causing a wind hazard and ultimately tree death.
- • Stormwater runoff and subsurface water drainage not addressed in the plans, nor sewer capacity and drainage, on a property at the lowest elevation in the neighborhood. Pebble Beach currently sends all stormwater from Oak Knoll down a pipe into this lot. And the open ditch along 17 Mile Drive, preventing pedestrians from safe walking, is not addressed.

From: [Evans-Polockow, Jordan](#)
To: [194-HCD-Secretary](#)
Subject: Fw: Letter re: PLN250194 Public Comment Letter and photo attachments
Date: Monday, March 16, 2026 2:36:23 PM
Attachments: [LAPIN-STEINHART LUAC LETTER.pdf](#)
[LAPIN STEINHART PHOTOS FOR LUAC.zip](#)
[Outlook-County of .png](#)

Good Afternoon Ladies,

I wasn't sure if this was sent to you as well, but I wanted to forward this public comment for one of the projects going to LUAC this Thursday, PLN250194. I have received quite a few more, but wasn't sure if Joey has forwarded them yet.

All the Best,



Jordan Evans-Polockow

Assistant Planner

Housing and Community Development

1441 Schilling Place, 2nd Floor, Salinas, CA 93901

Main: (831) 755-5025 | Direct: (831) 783-7065

Evans-PolockowJ@countyofmonterey.gov

“Effective immediately, discretionary planning permits will be managed by two teams. The Development Review team will process applications from initial submittal to deeming it complete. All submittals and resubmittals shall be sent to PlanningPermits@CountyofMonterey.gov, with your assigned planner cc’d. Once deemed complete, the Consistency Review team will prepare the application for consideration by the appropriate authority. Temporarily restructuring Current Planning is intended to better manage its demanding workload and address staffing shortages. HCD recognizes that it will take time to adjust to this new structure, and your patience is appreciated. Please contact 831-755-5025 if you have any questions.”

From: Lisa Lapin <lalapin@me.com>

Sent: Monday, March 16, 2026 1:23 PM

To: Evans-Polockow, Jordan <Evans-PolockowJ@countyofmonterey.gov>

Cc: Steve Steinhart <steve@steinhartassoc.com>

Subject: Letter re: PLN250194 and photo attachments

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[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Please find attached a letter of concern and accompanying photos and images related to the proposal PLN250194, subject of the upcoming Del Monte Forest LUAC public hearing on March 19. Please confirm receipt of the letter as well as the attached zip file with important accompanying images.

Thank you.

Lisa Lapin and Steve Steinhart
2904 Oak Knoll Road, Pebble Beach
650-313-8956

March 14, 2026

TO: Del Monte Forest Land Use Advisory Committee Members

FROM: Lisa Lapin & Steve Steinhart, 2904 Oak Knoll Road

RE: **LAND USE CONCERNS REGARDING #PLN250194, 2897 17 MILE DRIVE**

Dear Del Monte Forest LUAC Members,

As full-time Pebble Beach homeowners we write to convey our serious questions, concerns and objections to the proposed compound at 2897 17 Mile Drive, #PLN250194. The parcel has been open space since the subdivision was created over 100 years ago and is the last undeveloped parcel along 17 Mile Drive. The proposal raises significant land use issues and will negatively impact wildlife, the surrounding Pebble Beach environment and community, as well as our home and lives at 2904 Oak Knoll Road.

While many recent new homes and remodels in our neighborhood have enhanced our community and Pebble Beach, this proposal will be damaging on multiple fronts. This is a massive, jarring development that will be disturbing to Pebble Beach visitors, golfers or residents. Its proximity to the road, its mass and lot coverage would set a character-changing precedent for the modest-lot neighborhoods of north Pebble Beach. The cumulative mass as proposed would significantly lower property values for established homes immediately adjacent, negating any added property tax for Monterey County and causing financial distress for existing homeowners.

The proposed compound ruins a critical, historic migration route for local wildlife that requires further CEQA study. It blocks safe coastal access for a Pebble Beach neighborhood that has few safe corridors to the coast. These issues make it subject to California Coastal Zone review and the California Coastal Commission provisions for coastal access. It also raises serious land use and environmental questions about storm water drainage and sewage that warrant additional review.

We are attaching a series of photos that convey some of the issues, though the detrimental impact can be better visualized in person. No one has yet come to see the significant impact of this development to our home, not the architect or applicants, or anyone from Monterey County or Pebble Beach. Our home doesn't appear on the plans, nor is there an elevation drawing considering the destruction to our view of sky, ocean and privacy. We request that before any decisions are rendered, the LUAC members make an in-person site visit and properly review and assess the following concerns:

MASS AND DESIGN CONCERNS

1) DEVELOPMENT LARGER THAN REST OF SURROUNDING NEIGHBORHOOD

We are concerned about the overall mass of the proposed multi-structure compound, which from the original story poles and our review of the plans appears to be larger and greater in lot coverage and size than anything else in the neighborhood. With its setback closer to the road than any other home along the Drive, it will loom over the Spanish Bay golf course and 7th Tee. Protruding forward and very tall, it will create a jarring vista for drivers and visitors along 17 Mile Drive. It appears oversized for the vicinity. It is not in keeping with the visual look and landscape of the rest of the residences along the 17 Mile Drive corridor near Spanish Bay, nor aligned with Del Monte Forest land use intent.

Online maps of the California Coastal Commission show that the Coastal Zone actually runs through the middle of the proposed main residence. All other homes along 17 Mile Drive have been constructed behind the Coastal Zone border; this home would cross over and jut out across it. We ask that LUAC and the Coastal Commission determine why this property is not set back with the rest of 17 Mile Drive residences, which sets a concerning precedent for this section of the Coastal Zone. Will all future residences in this corridor be allowed to cross the Coastal Zone?

Del Monte Forest's development rules are intended to preserve open space, trees and viewsheds, and this proposal provides none of these. We purchased our retirement home in Pebble Beach in part because there are rules to avoid the "McMansion" effect of large homes on small lots so prevalent elsewhere. This compound is "maxing" every allowable inch and squeezing it into a small parcel that must devote some land to an easement. That it may meet code requirements does not mean it is beneficial development. It represents poor land use, with large and tall buildings straddling both the far front and far back of the lot, and a garage above ground, creating the visual effect of a singular massive structure. There are no open sight lines for adjoining homes. This proposal is what some local architects have called a greedy "worst-case build-out scenario." Most recent large homes have careful, thoughtful design with their mass centered on the lot, with architecture of varying heights, lower elevations on the sides, and garages underground. This more thoughtful architecture is compatible with a more open, rural feel that has become the hallmark of Pebble Beach.

2) NEW PRECEDENT ESTABLISHED WITH A TWO-STORY ADU

The new state law allowing an ADU exempt from local regulations is going to be used for the first time in our small-lot neighborhood. While the law is intended to create additional housing, this is a part-time residence and unlikely to serve as housing. This proposal puts 4,600 square feet on a 10,000 square foot lot, with none of it underground.

Everyone who sees the original story poles is asking how an ADU next to a back fence can be that high, when height limits for ADUs are to be capped at 16 feet. Is a variance being requested? Our section of Pebble Beach is lower density, with many one-story homes, or two-story homes with the tallest height centered on their lots. There have been a number of tear-downs and rebuilds, but none with this situation, and all have preserved at least some sight lines in collaboration and cooperation with neighbors. . If a precedent is set in this case, it will forever change the nature of our entire neighborhood, where lots are generally 10,000-square-feet or less.

3) LOSS OF VIEWS AND PROPERTY VALUE

Developments that reduce property values for *all* of the properties around them are not good for Monterey County, Pebble Beach, or anyone. Our home is directly southeast of 2897 17 Mile Drive and shares over 20 feet of property line, though it does not appear on any of the plans before you. Our home was built in 1970 with an orientation to views across the open space at 2897, with all main living spaces, windows and deck facing that direction. When we did an extensive remodel in 2021, we kept the home footprint and elected not to add square footage, and we carefully have preserved all 13 coast live oaks and added more native plants to our land, to retain the natural environment as much as possible.

From our front door today, across our great room to the dining room window, we see trees, sky and glimpses of ocean. The story poles for this massive development indicate we would only see a structure from our living space. The proposed extremely tall front building that stretches horizontally across the entire front of the lot close to the road, coupled with the very tall rear ADU structure, visually overlap and combine to create a singular bulky mass that obstructs 100 percent of our view and we expect it will also block the sound of the ocean. It may as well be an apartment complex proposed for our backyard. There is not a single corridor where we can see distance, depth or the perspective of our location near open space. It completely shuts out trees, golf course, distant ocean views and most of the sky. Due to the utility easement and power lines between our properties, we don't even have space to plant trees that would grow large enough to shield us from the very tall proposed structures.

We have consulted local Realtors and property assessors who have examined the story poles and plans. They tell us we will face at least a 30 percent decline in property value if this compound is built as proposed. This is our retirement home, and it also represents our retirement savings. This proposal would create a severe, totally unnecessary financial loss. How can it be in the interest of any planning jurisdiction or local government to allow one property owner to build something so financially damaging to another?

There is a way to go about this differently. Other nearby new developments, where the structure and height are located toward the middle of the property, have involved collaborations that allow for some viewsheds on either side of the structure. A few doors north at 17 Mile Drive is an excellent example where the adjacent property owners collaborated with adjacent property owners, the left side of the new home was held to one-story with a balcony, and the garage was put below ground, to preserve views for adjacent properties. Impact to our lives and property has not even been considered in this instance, where the sole intent appears to be a maximum build. Photos of the story poles from our home are attached. We invite all members of LUAC to visit our property at 2904 Oak Knoll Road to understand the impact.

LAND USE CONCERNS

The following are serious, community-wide impacts that may help to explain why this lot has remained undeveloped for 100 years, and why the best future use for this parcel is for it to be designated permanent open space. Neighbors tell us that there have been previous proposals to build, all of which have not come to fruition. The following issues all would trigger a California Environmental Quality Act (CEQA) review before any permits could be issued. They are:

4) WILDLIFE PASSAGE DISRUPTION AND LOSS OF 100-YEAR ACCESS TO THE COAST

The LUAC seeks to understand land use implications for new development proposals. The lot at 2897 17 Mile Drive is the last undeveloped parcel along the east side of 17 Mile Drive and Sloat for over a mile in each direction, and as such it has evolved to be an extremely vital open space heavily frequented by both people and wildlife moving between the coast and hills above. It serves as a critical connector to the Del Monte Forest's many other open spaces and wildlife corridors and trails and contributes to the development intent, when Pebble Beach and the Monterey Peninsula Country Club subdivision was created, to maintain this access for all. The lot at 2897 17 Mile Drive acts as a funnel for people and animals and provides the only safe coastal access for the entire north Pebble Beach neighborhood.

Many residents are deeply concerned about the loss of the wildlife easement, known locally for decades as “the deer path,” that runs through this parcel. This formal “easement” through a utility corridor and the well-worn path across the lot have been used by both pedestrians and wildlife since the subdivision was created in the 1920s. There is no pedestrian or bicycle shoulder along 17 Mile Drive that allows for safe passage elsewhere. This is a serious concern among North Pebble Beach and Country Club West residents. For decades, wildlife and people have crossed this lot on a diagonal, because the designated 15-foot-wide utility and wildlife easement ends at a blind curve on 17 Mile Drive, and because an open ditch runs along the road across the entire property. The open ditch, which we understand is in the jurisdiction of Pebble Beach, presents its own hazards, as cars rounding the blind curve with no shoulder frequently end up in the ditch.

By obstructing the long-time crossing, this proposed development creates an immediate and unsafe, hazardous obstacle for animals and pedestrians. It is the only unpaved, unfenced location for more than two miles for wildlife to move from the Monterey Peninsula County Club and Spanish Bay golf courses and coastal open space to the hills above. The intersection of Forest Lodge, Sloat and 17 Mile Drive has a large fence animals can't cross, and it is too dangerous for pedestrians. Crossing at Elk Run requires animals to walk up a road, which they avoid, and it does not provide access to paths. People from neighborhoods to the southeast, from Mission and Sawmill Gulch, and to the north, from Majella, Ortega and all streets east of Forest Lodge, have been using the easement at 2897 17 Mile Drive as a coastal access point for decades.

The open space is preferred and heavily used by deer, turkeys, bobcats, coyotes, skunks, racoons and an occasional mountain lion, and is well established in their migratory patterns. Google Earth satellite images, attached, show the well-worn animal path, as it is even evident in the manicured golf course. Local wildlife experts have suggested that the well-established wildlife migration path, in use for at least a century, should be the subject of further study, and that disruption to this historic route would be subject to a CEQA review before any permits could be issued. One wildlife biologist said the wildlife impact of this development was “very serious” and “should not be brushed under the rug.”

While a 15-foot utility easement will continue to exist, putting people and animals on a path that ends on a blind curve creates a hazard that could result in serious injury or death, to drivers, animals and people. In 2025, a pedestrian was struck and killed near this blind curve toward the intersection of Sloat and Forest Lodge. Even temporary fencing erected along an incorrect easement boundary by the owners of 2897 17 Mile Drive is causing a hazardous situation, photos attached. Closing off the easement access altogether would result in significant wildlife disruption and a reduced quality of life for an entire

neighborhood that has few safe alternatives to access the coast on foot or by bike, including the nature trails maintained by Pebble Beach. Given the many issues, serious consideration should be given to annexing this rare, vital link to the Del Monte Forest Conservancy's network of permanent open space.

5) LOSS OF TREES AND TREE HEALTH

There will be far fewer trees as a result of this development. The new owners of the property already cut down a 30-foot, healthy, bushy Monterey Pine shortly after assuming ownership of the lot in August 2024. We thought they had a permit to do so, but neighbors suggested that attempts to cover the stump with dirt and new gravel suggested that they did not actually have a permit. We are reporting the removal to you. The stump can be found in the northwest quadrant of the lot, near a corner of the proposed structure, and we have before and after photographs of the tree.

According to the plans, they are seeking to remove more trees, including a row of healthy, mature coast live oaks on the north side of the property, to make room for their driveway. The owner said they wanted to locate the driveway on the north end of the lot due to the hazard of the blind curve on the south side of their lot. On the south side of the lot, current plans call for foundation footings and walls within just several feet of one very mature, healthy Monterey Pine, and footings within five feet of two other mature Monterey Pines. The loss of the roots for the home foundation would effectively destabilize the trees against wind, creating a hazard, and eventually kill these trees. These pines are habitat for great horned owls, red-shouldered hawks and a host of other birds that hunt in the vacant land and on the golf course.

6) STORM WATER AND UNDERGROUND WATER DRAINAGE

We are very concerned about what will happen to storm water drainage overall and on our property as a result of the proposed compound at 2897 17 Mile Drive. Our lots are at a low point in all of developed Pebble Beach and sit atop the natural drainage to the ocean for hundreds of acres. North, south and east of our lots, the terrain is higher. Considerable water runs our direction in even with minor rain. The runoff is a torrent during significant rainstorms. And there is significant water running underneath the surface toward the ocean as well, year-round.

Pebble Beach recently mitigated some of the issues by installing a curb along Oak Knoll Road and a short drain and pipe to move water away from homes and down toward the ocean. The pipe empties water from the street onto the deer path wildlife easement alongside our property at 2904 Oak Knoll. The water then runs down the easement, sometimes creating significant erosion, and then spills across what has been the vacant lot

at 2897 17 Mile Drive. Water then collects in the open ditch along 17 Mile Drive, where there is no drainage to move the water to the other side of 17 Mile Drive so it can progress to the ocean. There is standing water in the open ditch year-round, even at the end of the dry season. The continual moisture indicates that subsurface water is running down and underneath the lot at 2897 17 Mile Drive. The water table on that lot may in fact be very shallow, as it is elsewhere, and other property owners along 17 Mile Drive have needed to take elaborate measures to mitigate this water.

We see absolutely no mention of mitigating stormwater or subsurface runoff in the proposed plans for 2897 17 Mile Drive. With foundations for an adjoining house, garage and ADU all blocking the water flow, we are concerned we will have significant water backing up onto our property again, underground water unable to drain toward the ocean, impacting our foundations and those of neighbors, and a lake in our backyard when it rains.

We request that a surface water, groundwater and hydrologic assessment be done, and that a Pebble Beach storm water drainage and runoff plan be developed for the entire area and shared with the adjacent neighbors, before any development be approved or proceed at 2897 17 Mile Drive. We understand this matter would be part of a CEQA review as well.

7) SEWER FUNCTION AND SEWAGE BACK-UP CONCERNS

At 2904 Oak Knoll, we have experienced sewage backup into our property and sewer gas smells into our home as a result of the main sewer line that runs through the utility easement and the lot at 2897. We understand this sewer line serves most of northern Pebble Beach, east of 17 Mile Drive. The main sewer line is quite old, according to our contractor and plumbers who have helped us mitigate overflows into our house. It is made of terra cotta pipes dating from the 1920s. The sewer line gets clogged with some frequency and we have needed to call Pebble Beach to remove the clogs. We installed an emergency outflow in our backyard that has overflowed, preventing raw sewage from entering our house, but sending toilet paper and effluent into our backyard. More often, we get sewer gas smells coming up through our sinks and drains.

The proposed development places a home right on top of what appear to be sewer vents, or remnants of a former septic tank. The vents emerge from the ground underneath where the home would be constructed. How would the proposed development further impact this very old sewer infrastructure? How will any future sewer issues be mitigated? If the sewer line does run through the development property, can a compound be built on top of it? Will the old main sewer line be upgraded, replaced or relocated prior to any permit approval or construction? Again, these questions could also prompt a CEQA review.

In closing, we also want to note that it has been common practice in our neighborhood for new property owners to introduce themselves and approach their neighbors to discuss and openly share their building plans. They have made compromises in designs to help reduce onerous impacts to their neighbors, before those designs have been presented to the County planners. In this case, the out-of-area owners have never introduced themselves, have not consented to have their plans shared at an earlier stage, and have not even attempted to discuss alternative designs. The out-of-area architect has not made any site visit to ours or other adjacent properties to understand how a max-build-out design might harm neighbors or the environment.

Given the serious concerns we have outlined that are not addressed in the plans, we request that members of LUAC please meet with neighbors and conduct a site visit from our property to understand the cumulative impact of these many issues before approving any development at 2897 17 Mile Drive. We also request that the above questions and concerns about development mass, ADU impact, loss of safe coastal access, the Coastal Zone intrusion, wildlife disruption, tree loss, water runoff and sewage be addressed and mitigated, before this proposal proceeds further for Monterey County and CEQA review.

We live here full-time and are deeply involved in, committed to and invested in our community. If this oversized compound as proposed were approved, it would be devastating to us and would immediately and permanently alter our quality of life. But the proposed project has ramifications far beyond, impacting the broader Pebble Beach community overall, visitors, golfers, drivers and residents, hindering coastal access, creating safety hazards, displacing wildlife and destroying an environment that adds enjoyment and value to everyone.

Thank you for your time and attention.

Lisa Lapin & Steve Steinhart

2904 Oak Knoll Road

650-313-8956 or 650-823-6240

lalapin@me.com or Steve@steinhartassoc.com

WILDLIFE MIGRATION PATTERNS

An satellite view of the worn path shows that wildlife migrate across golf course, cross 17 Mile Drive on north end of vacant lot, avoiding the blind curve. The path, visible even in the golf turf, indicates extensive wildlife use, not human use. The animals then use the wildlife easement to access designated open space at Oak Knoll and Galleon. They then cross Forest Lodge Road well above the challenging intersection with 17 Mile Drive, where there are tall hedges and fences and many cars. Below is a photo of the funnel effect of wildlife migration through the area.





CURRENT STATE OF WILDLIFE EASEMENT

2897 17 MILE DRIVE

Wildlife are fenced out and confused; fence is far inside the designated 15-foot utility easement line, which extends 7-8 more feet and to the right of the power pole.



Coastal access for wildlife and an entire Pebble Beach neighborhood now ends at an open ditch, filled with water all year, with an unstable board placed across. It is at a blind curve on 17 Mile Drive, where oncoming cars cannot see wildlife or pedestrians, and there is no shoulder before the traffic lane. There isn't room to safely stand to wait to cross the road. Cars frequently end up in the ditch.



HEALTHY MONTEREY PINE TREE THAT WAS REMOVED AND STUMP

Photo of tree was taken in September 2023, prior to its removal in August 2024. Stump was partially covered with dirt and rocks.



Coastal Zone Boundary

Private Member *i*
CA Coastal Commission Mapping Unit

Summary

The original 1977 CZB maps were mylar (drafting film) copies of 161 USGS 7.5 minute topographic quadrangles with an inked boundary added. This digital version of the boundary was developed to provide a georeferenced, attributed, cadastral (parcel-based) depiction of the Coastal Zone Boundary for the planning and regulatory activities of the Coastal Commission, local governments and others.

[View Full Details](#)

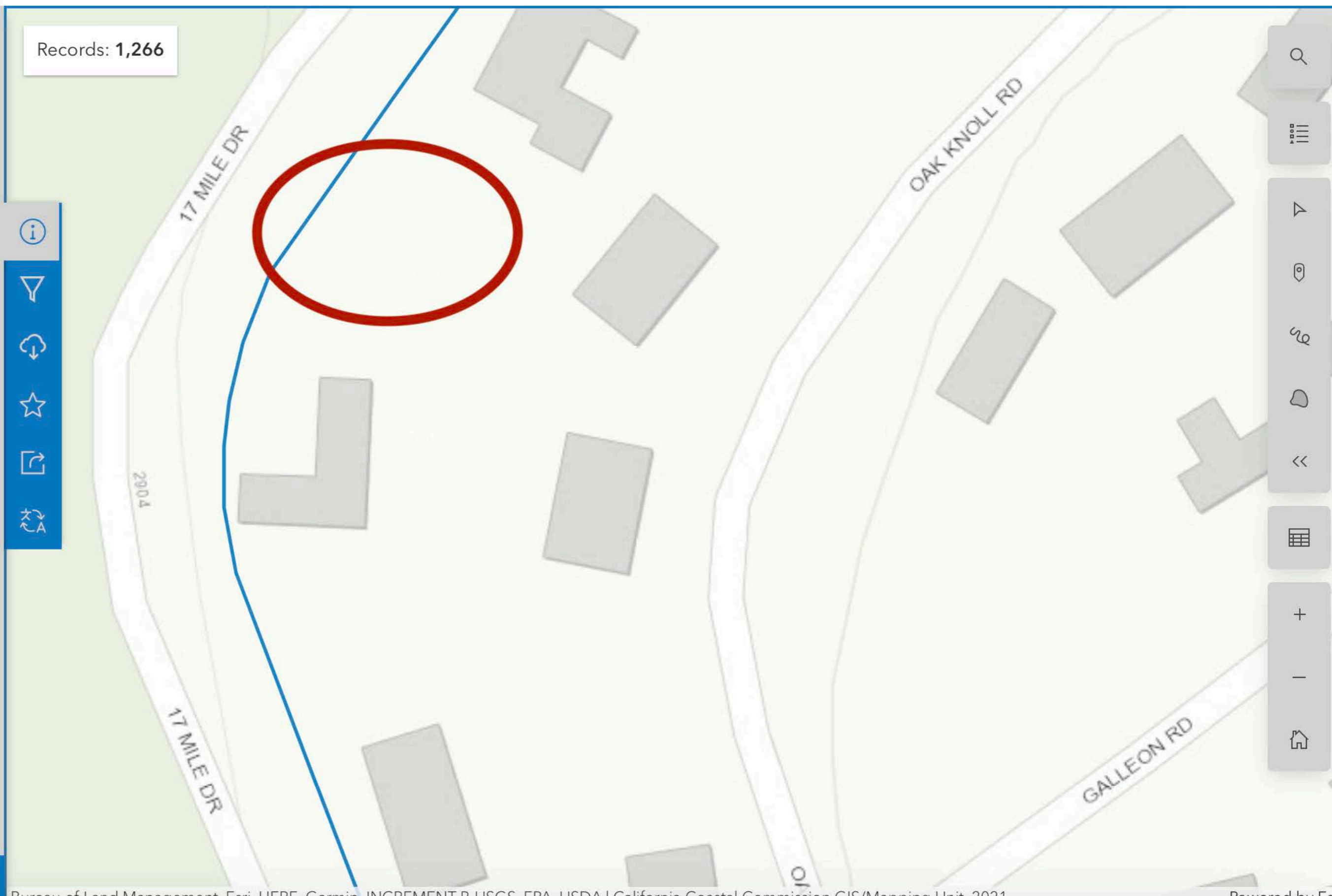
[Download](#)

Details

i Dataset
Feature Layer

i January 22, 2025
Info Updated

I want to use this >



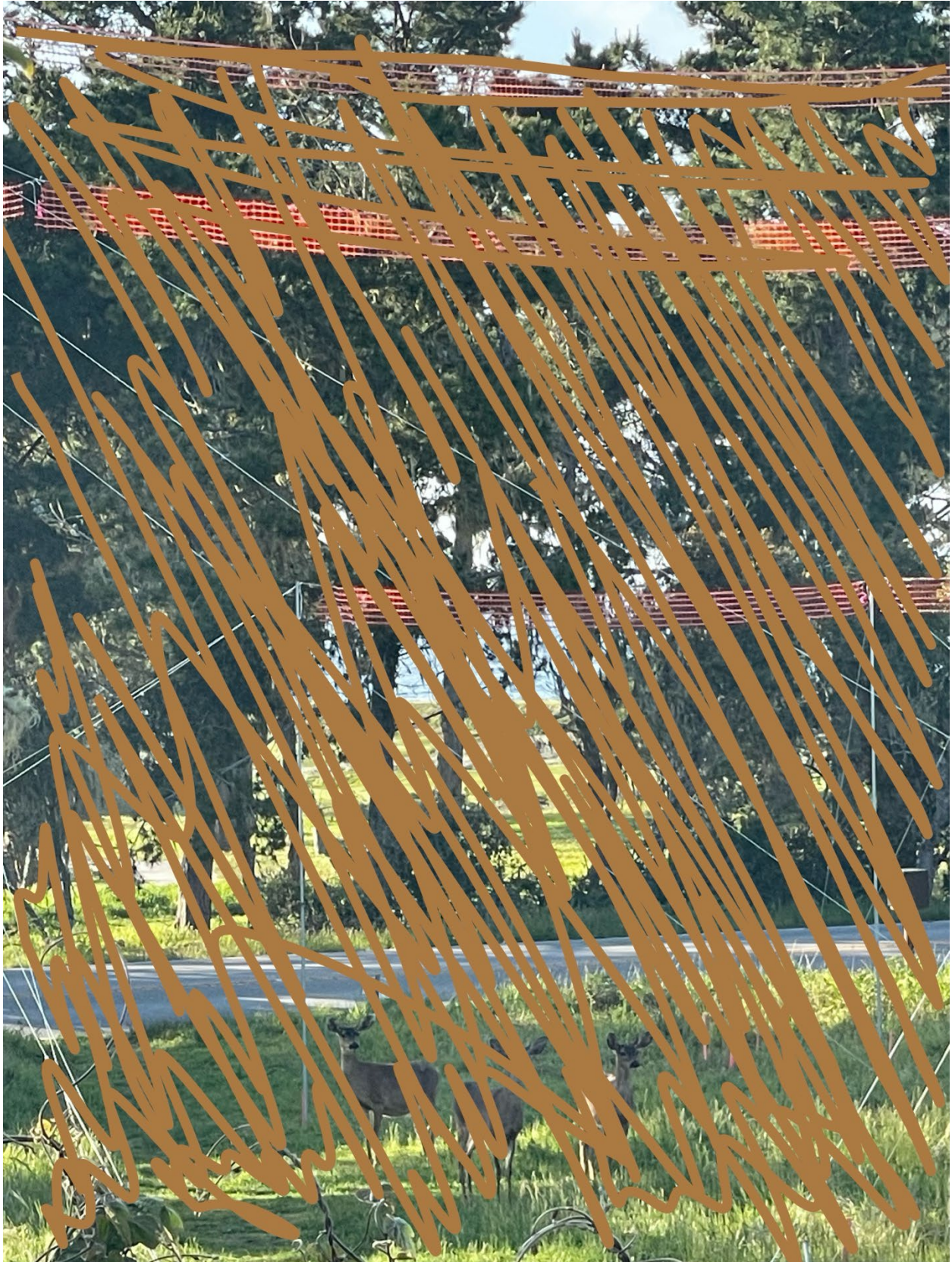
STORM WATER RUNOFF

Pipe installed by Pebble Beach to remove water from the Oak Knoll roadway and send it toward the ocean, down the wildlife easement and into the vacant lot.



VIEW FROM BACKYARD DECK AT 2904 OAK KNOLL





BLOCKED VIEW FROM PRIMARY BEDROOM WINDOW

2904 Oak Knoll Road looking northwest



29



**VIEW FROM ACROSS THE STREET AT 17 MILE DRIVE
(2904 Oak Knoll Road in the back right)**













From: [Karen Katz](#)
To: [Alameda, Joseph](#); evanspolockowj@countyofmonterey.gov
Cc: [293-zahearingcomments](#); [Karen Katz](#)
Subject: PLN250194 - 2897 Seventeen Mile Drive
Date: Tuesday, March 17, 2026 9:06:41 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To Whom It May Concern:

We have viewed the proposed house and two story ADU plans at 2897 Seventeen Mile Drive and are concerned about the size of the proposed buildings. Please ensure that appropriate setbacks, height restrictions, and lot coverage are enforced. We want to maintain access along the lot to the golf course and beach and provide wildlife access to the same. Please keep our neighborhood character and ambiance and not allow super large structures that deviate from the surrounding homes.

Thank you for your consideration,

Karen and Scott Katz
1019 Elk Run Road, Pebble Beach
831-915-8153

From: [Thomas McGibben](#)
To: [293-zahearingcomments](#)
Subject: Public Hearing Comments re:2897 17 Mile Drive
Date: Wednesday, March 18, 2026 3:56:01 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To Whom It May Concern,

Please allow time for my comments concerning 2897 Mile Drive regarding safety matters. My comments are focused on the easement adjacent to the property at 2897 17 Mile Drive and the safe crossing of 17 Mile Drive. For 12+ years crossing 17 Mile Drive towards Spanish Bay Golf Course and cart paths leading to the beach has been a relatively safe (not entirely) practice. The empty lot (2897) has been undeveloped and the owner had been unreachable for actual permission to diagonally cross the property to a much safer crossing point away from the blind corner. A well worn path visible to all is testament to most neighbors opting for safety first. The actual 17 Mile Drive and Easement crossing point is currently a 2 by 4 board laid out over a drainage ditch with a few inches of accumulated runoff water. It is dangerous. It is unsteady. It is an accident waiting to happen. Once this makeshift bridge is crossed, we have a foot or so of dry surface to “prepare” to cross 17 towards the path on the opposite side. “Prepare” is not to be taken lightly. One must look, listen, hope and possibly pray no cars or trucks are about to round the blind corner, the apex of which is the exact spot of the path crossing.

Facts: modern cars can accelerate from 0 to 30 in less than three seconds. Many exotic cars can achieve this in 1 to 2 seconds. We have plenty of those in the forest. During Car Week, exotics are the norm and many are in the hands of inexperienced drivers out for joy rides. Using 3 seconds as a base measure, cars leaving Forest Lodge headed towards Spanish Bay are just arriving at the start of the blind bend I refer to. They are not even at the apex yet where the path crosses the road. They can not possibly see pedestrians who have started their crossing.

Fact: a typical passenger car traveling 30mph takes 109 feet to come to a complete stop. To start this maneuver, a driver would need a visual cue. There are none. It is a blind corner. At 109 feet from the path, heading at 25-30 mph with zero expectations of impending danger there is zero chance of avoiding an evasive action or worse.

Conclusion: provide Speed Bumps and signage. Signage alone won't do it. Slow down traffic in the forest and make pedestrians safe.

This request is serious and seeks to avoid an even more serious situation. There are simple solutions that only require foresight and action. This request is now public information. The onus is on PB Company and or DMFC to provide a reasonable solution. Any accidents or incidents or injuries are now your responsibility.

Thank You,
Thomas McGibben