REVIEW OF MAINTENANCE STANDARDS
FOR
DEL MONTE FOREST OPEN SPACE PROPERTY

The Open Space Advisory Committee and the Forest Manager, as the representative of the Del Monte Forest Foundation, have reviewed the Maintenance Standards for the Del Monte Forest Area as set forth in the Local Coastal Program Land Use Plan. This review was conducted according to the terms and conditions stated in the aforementioned Land Use Plan which provide for a "periodic modification by the Forest Manager to reflect changing needs in each area. The Del Monte Forest Foundation will review proposed maintenance standards revisions annually to ensure that proposed changes are consistent with LCP Land Use Plan policies and the basic tenants of this Plan."

The review has produced in the following observations, comments and recommendations:

GENERAL OBSERVATIONS

In general, the overall criteria for the maintenance of the open space areas of the Del Monte Forest are being met, not only with regard to the objectives and policies as set forth, but also as to the specific maintenance standards for each parcel. Some variances exist, however, as to the original implementation and management techniques as stated in the Open Space Management Plan (hereinafter referred to as the Plan).

The Plan was developed by OSAC over a period of several years prior to reaching agreement with the Del Monte Forest Foundation for implementation and funding on April 14,1980, The Plan was incorporated into the LCP Land Use Plan as adopted by the Monterey County Board of Supervisors in 1983 and certified by the California Coastal Commission in 1984. In the intervening years, the need for a full time maintenance staff has been reconsidered; new and improved maintenance techniques have been developed; fire safety compliance standards have become more stringent; prescribed burns are under greater restrictions and several additional properties have been dedicated as open space within the Del Monte Forest

The Del Monte Forest Foundation has engaged a licensed forester as the Forest Manager. He is responsible for the day-to-day implementation of the Open Space Forest Plan, preparing the annual budget, submitting quarterly reports and making arrangements for and supervising all personnel necessary to deal with the workload that is required to implement the Plan. It has proven to be more effective and economically responsible to hire outside specialized personnel to deal with the seasonal workload as opposed to maintaining a full-time maintenance staff. Sources to date include job-sharing arrangements with the Pebble Beach Company maintenance crews; contracting with the Gabilan Prison work crews; hiring tree surgeons and habitat restoration companies; contracting for goat grazing and large scale mowing equipment. This approach has been a very successful one and should be continued subject to annual review.

The Educational Program has been addressed by the Del Monte Forest Foundation through fund raising events held in past years plus articles on the role of the DMFF in Del Monte Forest Property Owner's newsletters and in the Pebble Beach Company "Scoreboard". The Foundation sponsored the production of an educational videotape on pitch canker and has contributed funds toward research programs on pitch canker. DMFF has recently provided funding for a GIS Mapping of all dedicated open space in Del Monte Forest An endowment fund has been established by DMFF, and a new brochure describing the purpose and achievements of the Foundation is currently in production.

FOREST MAINTENANCE STANDARDS REVIEW

SFB MORSE BOTANICAL RESERVE

The SFB Morse Reserve is located within the Gowen Cypress Area and consists of two parcels to the south and east of Congress Road. The property is owned and maintained by the Del Monte Forest Foundation.

OBSERVATIONS

The site is in basic compliance with the standards as set forth in the Management Plan. Ongoing erosion control has progressed over the years with improvements to trails and roadways by rebuilding after storm damage and installing more effective waterbars as a deterrent to development of gullies. Channel erosion, downcutting and headcutting occurred in the main channels during recent heavy winters, especially the "El Nino" winter of 1997-98. An exotic plant eradication program is continuous in an effort to eliminate or control undesirable species through the use of non-persistent herbicides and/or hand clearing. The refuse dump at location "E" has been removed and the horsetrail relocated out of the streambed. Prescribed burns, however, have not been conducted due to concern expressed by local residents regarding fire in the area following the serious damage caused by the Pebble Beach Fire (Huckleberry Hill) occurring in May of 1987. In addition, there is concern as to whether a permit for a prescribed burn could be obtained due to prevailing winds and topography of the site.

RECOMMENDATIONS

Continue with erosion control measures, the exotic plant eradication program and maintain area according to fire safety compliance standards. Review a possible prescribed burn plan on an annual basis. There is a need to develop a re-forestation solution in consideration of the age of the existing forest and the future loss of trees to disease especially pitch canker.

CROCKER CYPRESS GROVE

The Crocker Cypress Grove is located just east of Cypress Point. The property is owned and maintained by the Del Monte Forest Foundation.

OBSERVATIONS

After years of apparently little impact, the northwest corner of the site experienced considerable damage due to excessive water drainage during recent very wet winters flowing into the grove from the culvert located on Portola Road. Restoration work was undertaken and is nearly complete at this time. A number of fallen trees have been removed along with the damaged understory. A habitat restoration company was consulted and hired to replant the area with replacement cypress trees from local stock and restore the native vegetation. The non-native invasive species, primarily veldt and kikuyu grasses and poison hemlock, have been treated with non-persistent herbicides. A number of apparently resistant Monterey Pines (Pinus radiata) have also been transplanted as replacement trees. The Pebble Beach Company has alleviated the drainage condition by diverting some of the water flow in the water ditch before it reaches Crocker Grove. The cross-culvert that diverted ditchflow into the Grove has been sealed.

The portion of Crocker Grove not damaged by the drainage problem is in basic compliance with the standards as set forth in the Management Plan. The park benches scattered throughout the Grove have been removed. Efforts have been made to eliminate the exotic species, primarily veldt and Kikuyu grasses, which constitutes an ongoing challenge. A campaign has been necessary to keep construction workers from parking their trucks in the visitor's turn-out and tour bus operators have been reminded not to utilize the Grove as a picnic area. In an effort to further define the boundaries of the Grove and protect sensitive habitat areas, the DMFF has approved funding to extend the existing split rail fencing along the overused roadway shoulder.

RECOMMENDATIONS

Continue to eradicate undesirable plant species and closely monitor the restoration project. Frequent patrols are needed to ensure that there is no unauthorized use of the Grove.

PESCADERO CANYON

Pescadero Canyon is located at the easterly end of Del Monte Forest. It is bounded on the north by the 17-Mile Drive and on the south by the City of Carmel. The property is owned and maintained by the Del Monte Forest Foundation.

OBSERVATIONS

The site is in basic compliance with the standards as set forth in the Management Plan. This has evolved into a fairly high maintenance area as the terrain is steep and uneven and understory vegetation grows rapidly, increasing fuel loading and creating fuel ladders. It is an annual challenge to meet the fire safety compliance regulations, eradicate exotic plant material and also maintain the existing forest character. A variety of management techniques have been employed over the years. Ford Meadow has been mowed and grazed with success and invasive species have been kept to a minimum. Crews under private contract and from the Gabilan Conservation Camp of the California Youth Authority have been utilized to lop and clear dense fuel concentration from fallen trees and overgrown brush as required for fire safety compliance. Following the direction of a fluvial geomorphologist (that is a specialty within hydrology and geology) the stream channel in lower Pescadero Canyon was cleared of loose logs and woody debris after the heavy "El Nino" winter of 1997-98 as preventative maintenance. Goat grazing has been introduced as another means of controlling fuel loading and structure as well as controlling non-native plants. The cost of grazing is relatively high and needs to be balanced with manual clearing. To date prescribed burns have not been used as a management technique. Significant downcutting and channel erosion (again, following the storms of 1998) was caused by drainage coming from the upper end of Pescadero Road in Carmel Woods. This condition has been discussed with the Public Works staff of Monterey County and stabilization measures are under discussion.

RECOMMENDATIONS

An annual review of the management techniques by the Forest Manager is recommended. Consideration should be given to manual clearing versus the cost of goat grazing or a combination of both methods. It is important to maintain the riparian zone bounding the stream in a manner that minimizes run-off, erosion and sedimentation without jeopardizing the ecological balance. Debris should not be allowed to build-up in a fashion that could create a blockage of the culvert under Carmel Way or damage adjoining property.

COASTAL STRIP – POINT JOE TO PESCADERO POINT

This area is comprised of a number of separate parcels that extend from Point Joe to Pescadero Point along the seaward side of the 17 Mile Drive. In general, the Coastal Strip is owned and maintained by the Pebble Beach Company as scenic and public access easements. Exceptions occur at Point Joe where a small portion of land is owned by the Monterey Peninsula Country Club, at Cypress Point where a larger stretch of land is owned by the Cypress Point Country Club and from Cypress Point to Pescadero Point where portions are privately owned residential parcels.

OBSERVATIONS

The Coastal Strip is in basic compliance with the standards as set forth in the Management Plan. The required driveways and parking spaces for visitor parking have been provided. Unnecessary drives and turnouts have been eliminated and the disturbed areas restored. Repeated attempts to eradicate or control ice plant (Hottentot fig) have been made and are part of an ongoing program. In addition to the eradication of invasive plant species, extensive re-establishment of wildflower fields and native plants has been successfully accomplished. Appropriate fencing protects areas where rare or endangered endemic plants exist. A public restroom facility serving visitors is situated adjacent to the Bird Rock parking lot The site of the Lone Cypress at Midway Point has had controls placed to restrict the movement of visitors beyond the designated parking lot or walkway barriers. These controls are intended to prevent unrestricted trampling and resulting degradation of the site. The visitor turn-outs along the Coastal Strip have appropriate educational signage for each site.

RECOMMENDATIONS

The eradication of exotic species should be continued and special attention and encouragement should be given to the native plants in the restored areas.

INDIAN VILLAGE

Indian Village is located just inland of the 17-Mile Drive at Dunes Drive south of Seal Rock Creek. The property is owned and maintained by the Del Monte Forest Foundation.

OBSERVATIONS

Indian Village is in basic compliance with the standards as set forth in the Management Plan. Efforts have been made to restore and protect natural plant associations and eliminate invasive exotic species. The area where Potentiilla hickmanii was noted has been protected by fencing, log barriers and signage placed to discourage access to the area by users of the facilities. Vehicle parking has been confined to an area that does not disturb environmentally sensitive habitats. The current log barriers have proved to be satisfactory and additional gates are deemed unnecessary at present. Pedestrian turnstiles have not been installed, however, a narrow opening adjoining the gate has proved to be adequate passage for hikers and horses. The equestrian trail has been relocated to higher ground, and the horse tie-up has been relocated to further protect the Potentilla. Measures have been taken to reduce erosion that includes diverting the horse trails and/or rebuilding the existing trails. Drainage has been a continuing problem but has been improved by culvert repairs on the secondary access road and better controls on drainage from Spyglass Hill Golf Course. The roadways have also been repaired with the addition of crushed rock as an erosion control measure.

Indian Village has been available for picnics and gatherings on a rental basis. Fees are charged that include use of the facility based on the number of guests, maintenance costs and garbage disposal. A refundable key deposit and a damage/cleaning deposit are also collected. The picnic area shelter has been rebuilt and includes restrooms, a storage room for equipment in addition to the covered serving area. The picnic tables and benches that were vandalized have been replaced with sturdier versions. The light standards, which also were targets of vandals, have also been replaced by new, more efficient and shatter-proof models. In spite of security patrols and new locks, unauthorized use of Indian Village continues to occur but with far less frequency than in the past.

In September of 1999, three prescribed burns were conducted in Indian Village. Each site was approximated 50 feet in diameter and a defensive area was hand cleared surrounding each site prior to the burn. The burns were staged under the supervision of CDF and all necessary permits were obtained. All went well, and for the most part, the burn went unnoticed by local residents. Although the climate conditions were ideal, the ground and vegetation were slightly damp and the fire did not reach the desired temperature. Naturalists monitoring the prescribed burn area in Indian Village have concluded that the fire was not hot enough to generate new pine habitat growth at the expected rate.

Near the western edge of Indian Village adjoining the Gingerbread House, large scale mowing has been employed this past year to clear overgrown areas that were nearly impassible due to dense growth of berry vines, poison oak and other understory plants that reached heights of over six feet. The mowing machine used is capable of grinding material up to 8 inches in diameter and exerts little ground pressure. It is hoped that the clearing will enable desired vegetation and new pine seedlings to emerge. Seed from on-site trees without significant pitch canker symptoms was collected last year. Seedlings are being grown to replant in the cleared areas if volunteer seedlings do not appear. The seedlings are also to be tested for variations in genetic resistance to pitch canker.

RECOMMENDATIONS

Continue to monitor the prescribed burn areas and consider alternative sites in the future. Pursue ongoing discussions with the Pebble Beach Company regarding excess drainage from Spyglass Hill Golf Course. Consideration of a permanent solution to drainage problems may necessitate the installation of a storm drain line to channel run-off. Use of the large-scale mower should be considered on an annual basis where appropriate to reduce fuel loading and/or stimulate regeneration of Monterey pine and native understory plants. Special attention should be paid to the continued protection of rare or endangered plant species, especially those that may have grown beyond their protective barriers.

NAVAJO PARCEL

The Navajo Parcel is located between the Country Club and Pacific Grove gates adjacent to Pacific Grove Park. This property is owned and maintained by the Del Monte Forest Foundation.

OBSERVATIONS

The Navajo Parcel is in basic compliance with the standards as set forth in the Management Plan. Gates have been erected to control vehicular traffic. In addition to the fire roads, there are numerous paths that are popular with hikers and dog-walkers. Compliance with fire safety standards has been the main focus of the maintenance program along with eradication of undesirable exotic plants. French broom has been controlled annually for the last five years with good results. A prescribed burn was considered for the area but was decided against for smoke and safety concerns.

RECOMMENDATIONS

Continue to monitor the area to make certain that over-use or abuse does not occur and perform necessary measures to assure human health and safety. Consideration should be given to maintaining and improving the existing forest cover and eliminating some of the existing roads and paths if possible.

AREA "B"

One parcel of Area B is owned and maintained by the Del Monte Forest Foundation. It is located just north of the Navajo Parcel.

OBSERVATIONS

Area B is in basic compliance with the maintenance standards as set forth in the Management Plan. The management techniques as stated for the Navaho Parcel have been followed for Area B. Annual control of French broom has limited its spread and reduced its occurrence along the creek. There are no site specific standards for this parcel.

RECOMMENDATIONS

Separate standards for the maintenance of this parcel should be established or Area B should be referenced in the standards as stated for the Navajo Parcel. In addition, a topographical map of Area B should be included in the reference material, and the parcel should be renamed as Navaho North.

PESCADERO POINT

Pescadero Point is located between Stillwater Cove and Crocker Cypress Grove on the seaward side of the 17 Mile Drive. It is owned by the Del Monte Forest Foundation, however, scenic and visitor serving site improvements are made and maintained by the Pebble Beach Company.

OBSERVATIONS

Pescadero Point is in basic compliance with the maintenance standards as set forth in the Management Plan. The required parking spaces have been provided along with pedestrian walking and handicapped access paths to prime viewing areas. Informational educational signage has been placed on the site. Major parking and drainage improvements plus vegetation controls were installed five years ago. The area has been well maintained considering that it is a very popular tourist stop.

RECOMMENDATIONS

Continue to frequently monitor the area to verify that no hazard presents itself as to public safety and that any damage to the site is remedied as soon as practical.

SFB MORSE MEMORIAL

The SFB Memorial is located along the 17 Mile Drive near the first fairway of the Cypress Point Golf Course. The property is owned and maintained by the Del Monte Forest Foundation.

OBSERVATIONS

The SFB Morse Memorial is in basic compliance with the standards as set forth in the Management Plan. The management techniques as stated for the Crocker Cypress Grove have been followed. Dry season mowing of the perimeter to control fire hazard and cleanup of damaged and dying trees has occurred as needed. There are no site- specific standards for this parcel. A fund exists for use exclusively for the maintenance of this parcel.

RECOMMENDATIONS

Separate standards for the maintenance of this parcel should be established. A topographical map of the SFB Morse Memorial should be included in the reference material. The balance of the original maintenance fund should be determined for future budget projections.

HERMANN PROPERTY

The Hermann Property is located along the 17 Mile Drive at the Crespi intersection. The property is owned and maintained by the Del Monte Forest Foundation.

OBSERVATIONS

The Hermann Property is in basic compliance with the maintenance standards as set forth in the Management Plan. Dry season perimeter mowing next to roads and residences plus annual control of French broom and pampas grass have reduced fire hazard and non-native plants on the property. There are no site-specific standards for this parcel.

RECOMMENDATIONS

Separate standards for the maintenance of this parcel should be established. A topographical map of the Hermann Property should be included in the reference material.

HUCKLEBERRY HILL PARCEL

Huckleberry Hill surrounds the SFB Morse Botanical Reserve. It is bordered by Highway 68 and Scenic Drive to the east, Poppy Hills Golf Course and Sunridge Road to the southwest, the Granite Rock Quarry to the south and Congress Road and the Del Monte Park Area of Pacific Grove to the north. This property is owned and maintained by the Pebble Beach Company under a Conservation Easement held by the Del Monte Forest Foundation.

OBSERVATIONS

The Huckleberry Hill Parcel is in basic compliance with the standards as set forth in the Management Plan. This is a unique area where Monterey Pine, Bishop Pine and Gowan Cypress survive together. This area was subjected to a major fire in May of 1987, and although the damage was great and a substantial number of trees were killed, the regeneration was vigorous with an abundance of pine and cypress seedlings. Thinning of the

pine seedlings has been necessary to create a graduated fire -break along the residential roadways for fire safety compliance. Eroded slopes have been restored and fire roads and fire-breaks maintained to provide improved access to the area. There have been continuous efforts to eliminate invasive exotic plant species. A program that includes hand- clearing and/or spraying with non-persistent herbicides is ongoing. Erosion is a large concern and waterbars have been placed to prevent gullies from forming along the trails. Unfortunately, unauthorized trail usage by bicyclists has created erosion and disturbed the habitat.

RECOMMENDATIONS

An excellent Maintenance Standard was written for Huckleberry Hill, and it should continue to serve as the guideline for this parcel. Future efforts should be focused on erosion control and elimination of undesirable plant species. Roads and trails not maintained as permanent fire roads or equestrian trails should be encouraged to revert to natural vegetative cover.

CARMEL WAY

The Carmel Way parcel is located just north of the Carmel Gate along Pescadero Creek and the eastern edge of Carmel Way. The property is owned and maintained by the Del Monte Forest Foundation.

OBSERVATIONS

The Carmel Way parcel is in basic compliance with the standards as set forth in the Management Plan. The property was subjected to an extreme water flow during the winter storms of 1998 that caused some minor damage to the parcel. The flow, however, washed out the Carmel Way crossing at the bottom of the parcel and one of the wooden footbridges that cross the creek. Restorative work has been completed that included the replanting of native plant material and several trees. Control of French broom and acacia is part of an ongoing eradication program.

RECOMMENDATIONS

Continue to monitor restorative plantings and make any additions or changes deemed necessary to return site to desired condition. The streambed and banks should be cleared of loose debris that could flow downstream and present a potential hazard to adjoining properties. Excessive debris could block the culvert under Carmel Way and again cause damage and flooding.

COURTLANDT HILL PRESERVE

The Courtlandt Hill Preserve is located on Pescadero Point immediately east of Pescadero Point public access turn-out. The property is owned and maintained by the Del Monte Forest Foundation.

OBSERVATIONS

The Courtlandt Hill Preserve is in basic compliance with the standards as set forth in the Management Plan. This is a beautiful pristine property and is being managed for preservation and protection of the existing endangered and rare plant species plus the native forest habitat. A fund has been established for the ongoing maintenance of this site.

RECOMMENDATIONS

Continue to monitor this parcel and limit access to maintenance purposes only. Maintain habitat conditions suitable for continued existence of the endangered or rare species, and enhance habitat to extend the distribution where possible.

SCENIC EASEMENTS

In addition to the Huckleberry Hill Parcel, The Coastal Strip and the easement along Seal Creek adjoining Indian Village on property owned by the Pebble Beach Company, there are twenty- five other "scenic easements" scattered throughout the Del Monte Forest on privately owned property. The largest of these easements is located at Shepherd's Knoll, and the other easements are located on private residential lots in varying sizes, principally within the native stands of Monterey cypress and along the dunes habitat near Bird Rock.

OBSERVATION

In general, the easements are in compliance with the Management Plan and the terms and conditions of the individual Easement Agreements. It was noted last year that two of the residential properties had construction in progress and that the terms and conditions of the easements were not being observed. After written notification to the property owners citing the infractions, all responded in a satisfactory manner and corrected the majority of violations. At present, there are two fences, however, on the aforementioned properties that are not in compliance. This situation is currently under advisement and resolution is anticipated in the near term.

As a direct result of the above incidents, the Forest Manager reviewed all scenic easements within the Del Monte Forest and noted conditions. A letter was sent to all property owners that have scenic easements on their parcels to serve as a reminder of the easement and the need for regular on-site reviews by the easement holder. A copy of the site- specific easement was enclosed stating the terms and conditions of that particular easement.

RECOMMENDATIONS

Annual inspections of all scenic easements by the Forest Manager should be continued. An annual report on the status of each easement should be submitted by the Forest Manager at the annual meeting of the Del Monte Forest Foundation. Notification should be given to the DMFF by the Pebble Beach Company Architectural Review Board and/or the County of Monterey Building and Planning Department of any pending construction on property that has a recorded scenic easement. The Forest Manager, upon notice, should contact the property owner to discuss the easement terms and conditions prior to the commencement of any construction on the property. The site should be monitored during the period of construction and any violations reported.

GENERAL RECOMMENDATIONS

The Maintenance Standards for the Del Monte Forest Open Space Property are functioning as a valuable and satisfactory guideline and, as such, are representative of the current goals and policies of the Del Monte Forest Foundation and the Open Space Advisory Committee. Any designated open space properties and scenic easements that were created after the adoption and certification of the LCP Land Use Plan are to have detailed site-specific maintenance standards. These maintenance standards shall be incorporated into Appendix "A" as provided by the terms of the Management Plan for the Del Monte Forest Open Space Property.

This Review of the Maintenance Standards for the Del Monte Forest Open Space Property Is hereby respectfully submitted,

Hampton Stewart III

Hampton Stewart, III, President
Del Monte Forest Foundation

Mary D. Howden

Mary D. Howden, Chairman
Open Space Advisory Committee

Stephen Staub

Stephen Staub, Forest Manager
Del Monte Forest Foundation

DATE: June 18, 2001