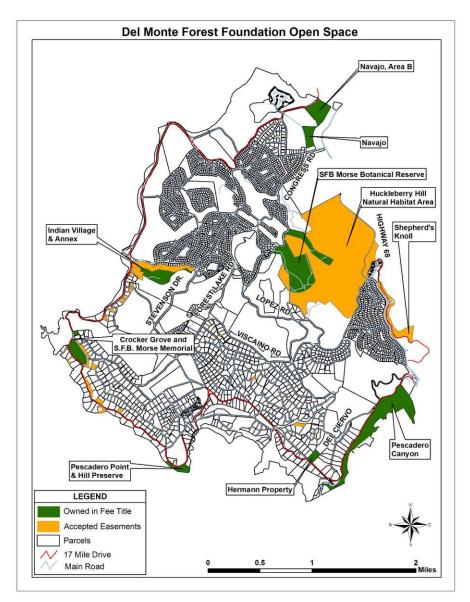


Scenic Easements

The Del Monte Forest Foundation has accepted easements on approximately 460 acres of land. The vast majority of this easement acreage consists of three major open space properties:

Huckleberry Hill Natural Habitat Area (372± Ac), Shepherd's Knoll (34± Ac), and Indian Village Annex (19± Ac).



Ownership of these properties is retained by Pebble Beach Company.

Potential future Pebble Beach Company actions may result in approximately 600 additional acres being dedicated to the Foundation, increasing the Foundation's oversight to nearly 25% of the total Del Monte Forest area.

The rest of the easements protect smaller areas with high scenic and resource values. including sensitive habitats, as required under Monterey County's Local Coastal Program and Del Monte Forest Area Land Use Plan. 31 conservation and/or scenic easements are held on residential properties (totaling 25± Ac) while public access easements are held on trails on Poppy Hills Golf Course (10± Ac) and a smaller area of the wharf and beach adjacent to the Beach and Tennis Club.

Easement Tidbits

Part of the Huckleberry Hill Natural Habitat Area, over which

DMFF holds a scenic easement, sustained a significant fire in 1987 that was devastating in terms of human dwellings, but part of a historical cycle in nature's terms. The closed cones of its evergreens – Monterey and Bishop pines and Gowen cypresses - opened in the intense heat, scattering their seeds. As a result, a dense new stand of young trees has sprung up throughout the burned area.

The extremely dense regrowth that resulted presents challenges to DMFF to balance the competing goals of promoting the health of the Forest and preventing another catastrophic fire to once again threaten lives and property. DMFF is approaching this challenge through support of the development of a Forest Health Plan by the Open Space Advisory Committee (OSAC) to complement the Fire Defense Plan of the Pebble Beach Community Service District (PBCSD). In combination, these plans are intended to provide guidance for simultaneously maximizing both fire safety and forest conservation without sacrificing the principle objectives of either.

As an example, to provide better fire protection for homes at the top of Huckleberry Hill Natural Habitat Area, a shaded fuel break has been established below Los Altos Drive and Costanilla Way to meet a) the fire safety standards of CALFIRE and PBCSD, and b) the natural resource protection standards of Monterey County and the State Department of Fish and Game. More than a decade into the maintenance of that fuel break, a healthy combination of native understory and a mosaic of overstory growth has been produced meeting all standards for fire safety and conservation.

Shepherd's Knoll, another scenic easement held by DMFF, is on a high point adjacent to the Forest on the Monterey side of Hwy 68 with a view to the north of the crescent beach that extends from Monterey to Santa Cruz. Some have said it was named for the sheep that sometimes grazed there before the dwellings were built. Actually, it was an area named for A.D. Shepard, General Manager of the Pacific Improvement Company from 1903 to 1915. Confusion in the spelling of his name resulted in the spelling now given the tract.