

## Ocean Trails

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Zuckerman explained. "Three gnatcatcher experts have permission to be on the property and were given free rein to make their observations.

"The ecosystem has been degenerating as non-native plants have moved in. We are going to restore that area to its natural state."

Originally, the Zuckermans and Hon owned neighboring-but-separate parcels along the bluffs. The Zuckermans, who built many area homes, planned a 130-lot residential subdivision on their parcel. Hon envisioned a golf resort on his.

Realizing their plans might not fly separately, the two combined their properties into a 260-acre site that would be home to a golf course community.

The City Council approved the original plan last year.

But the Coastal Commission said "no."

The developers revised the project by reducing the length of certain holes as well as the number and size of some housing lots. This time the City Council and Coastal Commission saw eye-to-eye.

"The city has been terrific from the start," Zuckerman said. "It realized the community wanted the project and will benefit economically."

Nearby Los Verdes Golf Course hosts 130,000 rounds annually, Zuckerman said.

Even at greens fees of \$65 to \$85 per round, upscale Ocean Trails anticipates 40,000 rounds per year. Local golfers hope it will relieve some of the pressure at county-owned Los Verdes, she added.

The \$125 million project includes 83 single-family, ocean-view homes on lots ranging from 15,000 to 64,000 square feet.

A 25,000-square-foot clubhouse will house a restaurant, lounge, pro shop and locker room facilities.

"The economic issues caught the attention of people inside and outside the area," Zuckerman said.

"We figure 13,000 jobs will be created during construction."

Given the difficulties of obtaining environmental permits to build just about anything in California, Zuckerman said the developers expected a long battle.

"But we didn't expect it to take this long," she said. "This project represents the difficulty everyone has in getting something done despite California's [depressed] economy. Even a sound project like ours has to wade through months and months of permitting."

Over the next few months, developers plan to implement the habitat plan, finalize a golf course design, seek final approvals from the city (not considered a major problem) and prepare for engi-

neering and grading to start after next spring's rains.

Architect Pete Dye is working on the final course designs for the course.

Zuckerman expects construction to get underway within 18 months.

Dye said he has made many site visits and expects some holes to rival the best Pebble Beach and his own Ocean Course at Kiawah Island, S.C., have to offer.

"If I can't route six or seven beautiful holes along oceanfront land near Los Angeles, then you ought to just take me outside and shoot me," Dye said.

## Golf economics focus of NGCOA seminar

ORLANDO, Fla. — The National Golf Course Owners Association will hold a seminar focusing on golf economics, "Your Bottom Line," at the Orlando Hyatt, July 20-21.

Golf course owners and operators will discuss how such factors as agronomics, golf car fleet management and Americans with Disabilities Act compliance affect their bottom line.

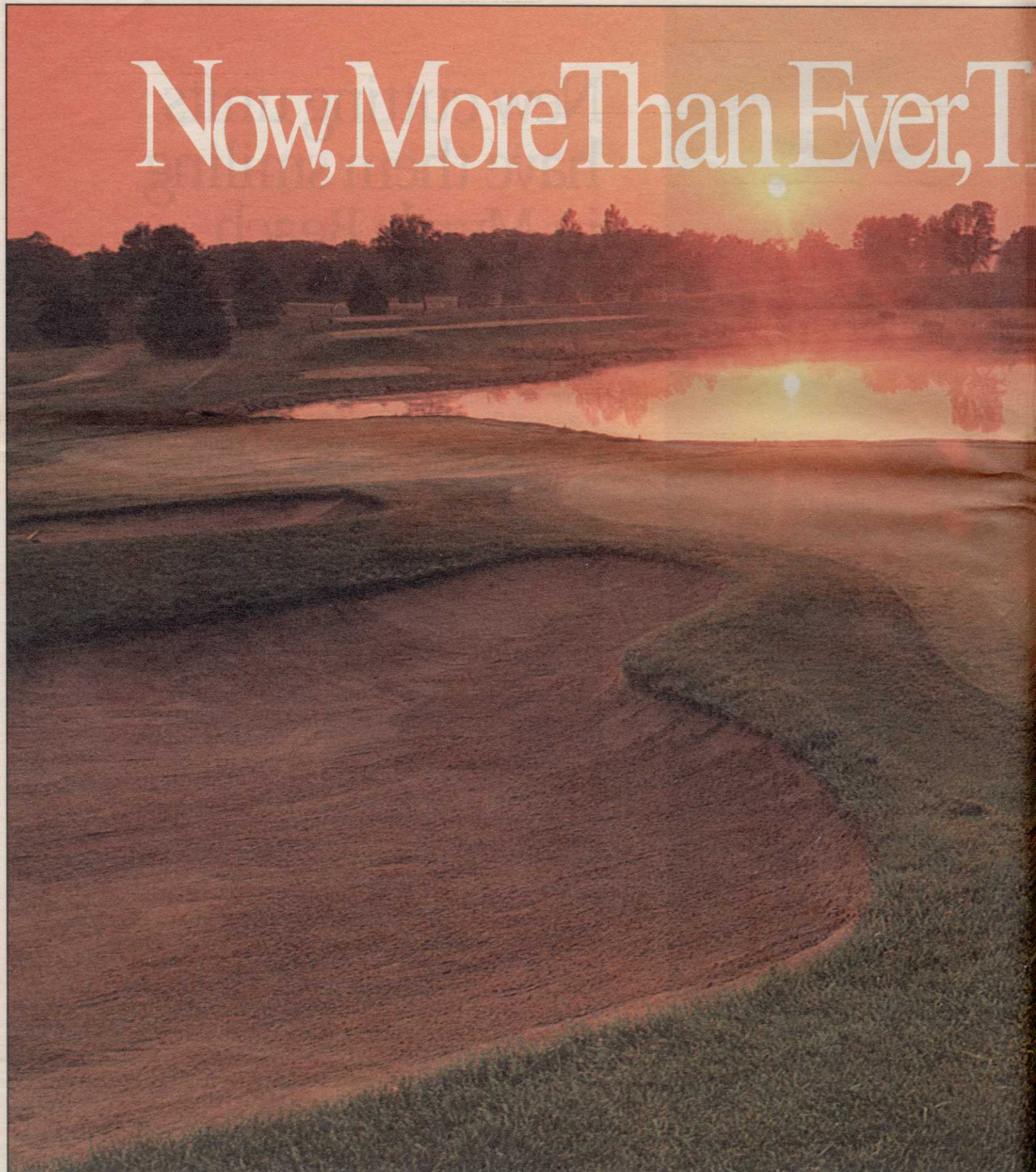
Speakers include Jim Ellison, director of agronomy at Arnold Palmer's Bay Hill Golf Club; Mike Layel, national sales manager at O.M. Scott & Sons Company; Gary Robb, director of the National Center for Accessibility;

Mike Muetzel, national account manager of the Golf Car Division, Yamaha Motor Corporation, U.S.A.; and Bob McGrath, CEO of Golf Car Systems.

Florida owners and operators will meet before the seminar to address purchasing co-op opportunities, joint marketing efforts, statewide issues impacting Florida owners, and the development of the Florida Chapter of the National Golf Course Owners Association.

For further information on the seminar call 800-933-4262 or write NGCOA, P.O. Box 1061, 14 Exchange Street, Charleston, S.C. 29402.

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