

Attachment D
Planning Commission Resolution
No. 12-019

Pebble Beach Company
PLN100138

Board of Supervisors
June 19, 2012

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

PEBBLE BEACH COMPANY (PLN100138)

RESOLUTION NO. 12-019

Resolution by the Monterey County Planning Commission:

- 1) Recommending that the Board of Supervisors approve the Combined Development Permits based on the findings and evidence and subject to the conditions of approval; and
- 2) Recommending that the Board of Supervisors consider requiring on-site inclusionary housing be constructed at the Corporation Yard site at the affordability levels required by the Inclusionary Housing Ordinance unless an alternative site is identified and substituted following public approval processes.

[PLN100138, Pebble Beach Company, Pebble Beach (Assessor's Parcel Numbers 007-091-028-000, 007-091-033-000, 007-101-041-000, 007-991-001-000, 008-021-009-000, 008-022-024-000, 008-022-031-000, 008-022-032-000, 008-022-035-000, 008-031-014-000, 008-031-015-000, 008-031-019-000, 008-032-004-000, 008-032-005-000, 008-032-006-000, 008-034-001-000, 008-041-009-000, 008-163-001-000, 008-163-003-000, 008-163-005-000, 008-164-001-000, 008-165-001-000, 008-171-009-000, 008-171-022-000, 008-241-008-000, 008-242-007-000, 008-272-010-000, 008-272-011-000, 008-311-011-000, 008-312-002-000, 008-313-002-000, 008-313-003-000, 008-321-006-000, 008-321-007-000, 008-321-008-000, 008-321-009-000, 008-423-002-000, 008-423-019-000, 008-423-029-000, 008-423-030-000, 008-431-009-000, 008-561-020-000, and 008-991-001-000), Greater Monterey Peninsula Area Plan and the Del Monte Forest Land Use Plan, Coastal Zone.]

The Pebble Beach Company application (PLN100138) came on for public hearing before the Monterey County Planning Commission on May 30, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION**— The proposed project (PLN100138) consists of Combined Development Permits (CDPs) to allow the phased development and preservation of the remaining undeveloped Pebble Beach Company properties located within the Del Monte Forest. The project would allow the subdivision of up to 10 sites, resulting in the creation of 90 to 100 single-family residential lots, the renovation and expansion of visitor serving uses, and the preservation of approximately 635 acres as forested open space. The project also proposes lot line

adjustments and lot mergers, development on slope exceeding 30%, development within 100 feet of Environmentally Sensitive Habitat Area (ESHA), tree removal, and development within a public viewshed. A detailed description of the County entitlements (Combined Development Permits) required for the project is attached to this resolution as Attachment 1 and incorporated herein by reference.

- EVIDENCE:**
- a) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100138.
 - b) Draft Environmental Impact Report, Volume I, Chapter 2.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- Greater Monterey Peninsula Area Plan;
- Del Monte Forest Land Use Plan (LUP);
- Monterey County Coastal Implementation Plan Part 5;
- Monterey County Zoning Ordinance (Title 20); and
- Monterey County Subdivision Ordinance (Title 19);

No conflicts were found to exist, based on an associated Local Coastal Program Amendment (LCPA), which established the regulatory framework for the development proposal. The LCPA added the Pebble Beach Company Concept Plan (i.e., the subject development proposal) as a specifically allowed development in the Del Monte Forest. On January 24, 2012, the Monterey County Board of Supervisors adopted a resolution of intent to approve the LCPA. On May 9, 2012, the California Coastal Commission (CCC) certified the LCPA. On May 22, 2012, the Monterey County Board of Supervisors acknowledged receipt of the CCC resolution certifying the LCPA, adopted a resolution to amend the Del Monte Forest Land Use Plan, and adopted an ordinance to amend the Monterey County Coastal Implementation Plan (i.e., the Board of Supervisors approved the final adoption of the LCPA). Therefore, the project is consistent with the Del Monte Forest LCP. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The project properties are located at numerous sites throughout the Del Monte Forest Land Use Plan area. A complete listing of the Assessor's Parcel Numbers is attached to this resolution as Attachment 1 and incorporated herein by reference. The LCPA incorporated land use re-designations and zoning reclassifications to allow the subject development proposal, which primarily involves Open Space, Visitor-Serving Commercial, and Residential uses. Therefore, the project involves specifically allowed land uses for the project sites.
- c) Building Site 8 (B-8) Overlay: The LCPA also removed the resource constraint overlays for the proposed development areas due to changes

in circumstances from the time period in which the overlays were applied to the zoning and land use maps. The B-8 overlay was applied at a time in which water supply and sewer capacity were constraints to development and when highway capacity and circulation solutions had not been agreed upon and adopted. The Applicant subsequently financed the construction of a water reclamation facility and is currently in possession of a water entitlement sufficient to supply the project (see also Finding No. 10, Evidence g, and Finding No. 14). The wastewater collection and treatment system subsequently was expanded, resulting in adequate capacity for sewage disposal. Traffic solutions, both inside Del Monte Forest and for adjacent portions of Highway 68 have been agreed upon and adopted.

- d) The project planner conducted numerous site inspections between September 2010 and March 2012 to verify that the project sites conform to the plans listed above.
- e) Public Access: See Finding No. 6.
- f) Development on Slope Exceeding 30%: See Finding No. 7.
- g) Environmentally Sensitive Habitat Area (ESHA): See Finding No. 8.
- h) Subdivision: See Finding No. 10.
- i) Tree Removal: See Finding No. 11.
- j) Viewshed: See Finding No. 12.
- k) General Development Plans: See Finding No. 13.
- l) Water Supply: See Finding No. 14.
- m) Inclusionary Housing: See Finding No. 15.
- n) Recreational Requirements: See Finding No. 16.
- o) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because it involves development requiring CEQA environmental review, a lot line adjustment in the Coastal Zone, and Design Approvals subject to review by the Planning Commission. The DMF LUAC conducted a duly noticed public meeting on December 2, 2010, and voted unanimously to support the project as proposed.
- p) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100138.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District (Fire Protection District), Parks Department, RMA - Public Works Department, Environmental Health Bureau, Economic Development Department, Sheriff's Office, and Water Resources Agency. There has been no indication from these departments/agencies that the sites are not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) The Applicant and the California Coastal Commission (CCC) staff

discussed feasible development alternatives within the Del Monte Forest (DMF) that would be consistent with the Coastal Act. These discussions resulted in the DMF Agreement, which is the basis for the development proposal and an associated Local Coastal Program Amendment (LCPA). The LCPA established the regulatory framework for the development proposal, consisting of the build-out development and preservation of the remaining undeveloped Pebble Beach Company properties located within the DMF. On January 24, 2012, the Monterey County Board of Supervisors adopted a resolution of intent to approve the LCPA. On May 9, 2012, the California Coastal Commission (CCC) certified the LCPA. On May 22, 2012, the Monterey County Board of Supervisors acknowledged receipt of the CCC resolution certifying the LCPA, adopted a resolution to amend the Del Monte Forest Land Use Plan, and adopted an ordinance to amend the Monterey County Coastal Implementation Plan (i.e., the Board of Supervisors approved the final adoption of the LCPA). Therefore, the project is consistent with the Del Monte Forest LCP.

- c) A Draft Environmental Impact Report (DEIR) prepared for the project by the RMA – Planning Department, with the assistance of ICF International (ICF), provided the County staff with the technical background information needed to review the proposed project. The DEIR was based on the technical expertise of ICF as well as technical reports prepared by outside experts in the areas of archaeology, biology, geology, geotechnical engineering, historical evaluation, hydrology, noise, paleontology, and traffic. A list of references used in preparing the DEIR is contained in Volume I, Chapter 7, of the DEIR.
- d) The DEIR prepared for the project determined that most significant impacts could be mitigated to a level of less than significant, although some Air Quality, Water Supply and Demand, and Transportation and Circulation impacts have been determined to be significant and unavoidable. Mitigation has been identified to reduce these impacts, but not to a less than significant level. The accompanying CEQA Resolution includes specific findings and evidence, and Statements of Overriding Consideration to address these impacts. While significant and unavoidable, these three issues are either temporary, such as during construction, or apply to more regional issues not affecting the physical site suitability of the Pebble Beach Company Project components.
- e) Staff conducted numerous site inspections between September 2010 and March 2012 to verify that the project sites are suitable for the uses proposed.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100138.

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to

property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, Pebble Beach Community Services District (Fire Protection District), Parks Department, RMA - Public Works Department, Environmental Health Bureau, Economic Development Department, Sheriff's Office, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are either available or will be provided. Development sites would be served by existing and new water, sewer, storm drain, and reclaimed water lines. The Applicant is in possession of a water entitlement sufficient to serve the project, and will be serviced by Cal Am. The wastewater collection and treatment system also has adequate capacity for sewage disposal, and will be serviced by the Pebble Beach Community Services District and the Carmel Area Wastewater District.
 - c) Finding Nos. 2, 3, 10, and 14, and supporting evidence.
 - d) Staff conducted numerous site inspections between September 2010 and March 2012 to verify that the project sites are suitable for the uses proposed.
 - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100138.

5. **FINDING:** **NO VIOLATIONS** - The subject properties are in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the properties.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on the Pebble Beach Company Project site parcels.
 - b) Staff conducted numerous site inspections between September 2010 and March 2012, and research County records to assess if any violation exists on the subject properties.
 - c) There are no known violations on the Pebble Beach Company Project site parcels.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100138.

6. **FINDING:** **PUBLIC ACCESS** - The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) Based on the locations of the proposed project sites, and their relationship to existing public access areas, the development proposal

will not interfere with any form of historic public use or trust rights. The visitor-serving and public access areas identified on LUP Figure 8 (Major Public Access and Recreational Facilities) of the LCPA will not be limited by the proposed development. For the Inn at Spanish Bay, public access was authorized by the Coastal Commission and was improved as a condition of approval of the development of The Inn in 1984, and these improvements are not affected by this proposal.

- b) Several of the proposed development sites affect equestrian/pedestrian trails shown on LUP Figure 8 (Major Public Access and Recreational Facilities) of the LCPA, specifically Area F-2, Area I-2, Area J, and Area K. Affected trail segments would be relocated and extended as required to ensure connectivity with the existing trail system. In addition, the proposed project would add approximately 2.4 miles of trails (in Area PQR, the Corporation Yard, and the Huckleberry Hill Natural Habitat Area) to the existing 31.5 miles of hiking and equestrian trails within the DMF, for a total of 33.9 miles of trails.
- c) Additionally, the project would include dedicated bicycle lanes along approximately 9.4 miles (4.7 miles in each direction) of existing roadway (17-Mile Drive - Spyglass Hill Road - Stevenson Drive - to the Peter Hay Golf Course and back to the Pacific Grove Gate).
- d) The DMF Agreement between the Applicant and the California Coastal Commission (CCC) staff (see Finding No. 3 above) and the associated LCPA require the development of a public access management plan prior to issuance of grading or building permits. The new plan will establish the requirements for protection and maintenance of existing public access and the expansion of new public access (where appropriate).
- e) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over the subject parcels, except as outlined in the evidence above.
- f) The project planner conducted numerous site inspections between September 2010 and March 2012.
- g) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100138.

7. **FINDING:** **DEVELOPMENT ON SLOPE** – The proposed development better achieves the goals, policies and objectives of the 1982 Monterey County General Plan, the Del Monte Forest Land Use Plan (DMF LUP), and the Monterey County Zoning Ordinance (Title 20) than other development alternatives.

- EVIDENCE:**
- a) In accordance with the applicable policies of the DMF LUP and the Monterey County Zoning Ordinance (Title 20), multiple Coastal Development Permits are required and the authority to grant said permits has been met. The project, as proposed, balances remaining development adjacent to or within existing developed areas while ensuring preservation of large intact contiguous areas of forest and other sensitive habitat areas.
 - b) The project includes application for development on slopes exceeding 30% at the following sites: Area I-2, Area L, Area M (Option 1 or 2),

Collins Field, Area V, Corporation Yard, The Inn At Spanish Bay, Area B, and Roadway Improvements. The total area of impact for all sites is approximately 174,900 to 217,900 square feet, depending on the Area M option selected. The project, as proposed, balances remaining development adjacent to or within existing developed areas while ensuring preservation of large intact contiguous areas of forest and other sensitive habitat areas. For example, Area M and the Corporation Yard are former quarry sites that are proposed for development to minimize potential impacts to forest and biological resources in other areas of the Del Monte Forest. Modifying the project design to avoid slope greater than 30% would cause conflicts with policies relating to the protection of forest and biological resources. Allowing development of these slope areas will minimize these potential impacts.

- c) The County shall require such conditions of approval and changes in the development as it may deem necessary to assure compliance with Section 20.64.230.E.2 of the Monterey County Zoning Ordinance. Mitigation Measures GSS-B1 and GSS-C1 require the inclusion of final design and construction specifications contained in the site-specific geologic and geotechnical reports, and the preparation and implementation of erosion and sediment control plans.
- d) The project planner conducted numerous site inspections between September 2010 and March 2012.
- e) The subject project minimizes development on slopes exceeding 30% in accordance with the applicable goals and policies of the applicable land use plan and zoning codes.
- f) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100138.

8. **FINDING:**

ESHA – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

EVIDENCE:

- a) The project includes application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Del Monte Forest Land Use Plan, as amended, and the Monterey County Zoning Ordinance (Title 20), multiple Coastal Development Permits are required and the authority to grant said permits has been met. The project, as proposed, balances remaining development adjacent to or within existing developed areas while ensuring preservation of large intact contiguous areas of forest and other sensitive habitat areas.
- b) The project includes application to allow development within 100 feet of ESHA at the following sites: F-2, Area I-2, Area J, Area K, Area L, Area M (Option 1 or 2), Area U, Equestrian Center and Special Events Staging Area, Collins Field, Area V, Corporation Yard, Area B, and Roadway Improvements. The project also includes Draft EIR Alternative 3 – avoidance of Pacific Grove clover at the Collins Field site.
- c) The proposed project would concentrate residential development and new visitor-serving development adjacent to existing developed areas of

the Del Monte Forest that are able to accommodate such development in a manner that would reduce impacts to ESHA. It would still allow some non-resource-dependent development in ESHA, but on balance is protective of resources by also setting aside 635 acres for permanent protection. The proposed project would result in loss of sensitive habitat (e.g., Monterey pine forest and small areas of seasonal wetlands), special-status plants (e.g., Yadon's piperia and other species) and special-status wildlife habitat (e.g., California red-legged frog and other species). Monterey pine forest is affected by most project elements, but the primary effects are due to residential development. Impacts on plants, wildlife, and seasonal wetlands and other waters are also primarily due to residential development. The impacts would be less than significant with implementation of the mitigation measures; however, the project would still result in a net reduction in the acreage of Monterey pine forest and of Yadon's piperia habitat and other biological resources, even with mitigation.

- d) The associated LCPA allows specific exceptions to ESHA and other resource policies for the Pebble Beach Company Concept Plan development areas. The LCPA Concept Plan sections establish the regulatory framework for the development proposal. The LCPA also includes clarification and amplification of policies that protect environmentally sensitive habitat areas (ESHA) and includes the permanent preservation and conservation of approximately 635 acres of ESHA (e.g., Monterey pine forest habitat and remnant sand dune habitat).
- e) Overall, the LCPA is more protective of the natural resources of the Del Monte Forest, specifically with regard to the buildout of remaining undeveloped properties. The LCPA formally preserves large undeveloped tracts of forested open space previously planned for residential development, provides management prescriptions to the preserve areas to enhance habitat/resource values, and ensures a planned and balanced approach to development and preservation within the Del Monte Forest.
- f) The County and CCC view the LCPA and the proposed project as balanced under the Coastal Act conflict resolution section requirements, which results in an overall determination of consistent. On balance, the preservation and conservation of 635 acres of contiguous forest and dune areas added to existing forest and dune preservation areas, and relocating potential development to areas, generally along previous development edges, where habitat has been degraded is more protective of coastal resources.
- g) The project planner conducted numerous site inspections between September 2010 and March 2012 to verify ESHA locations and potential project impacts to ESHA.
- h) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100138.

9. **FINDING:** **LOT LINE ADJUSTMENT** – Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision

Ordinance) of the Monterey County Code states that lot line adjustments may be granted based upon the following findings:

1. The lot line adjustment is between four (or fewer) existing adjoining parcels;
2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment;
3. The parcels resulting from the lot line adjustment conforms to the County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

- EVIDENCE:**
- a) The Inn at Spanish Bay: The subject parcels are zoned Open Space Recreation and Visitor-Serving Commercial. The project includes a Coastal Development Permit to allow a Lot Line Adjustment of 1.54 acres between two legal lots of record consisting of Assessor's Parcel Number 007-091-033-000, adjusting 200 acres to 198.46 acres (Parcel 1) and Assessor's Parcel Number 007-091-028-000, adjusting 21.17 acres to 22.71 acres (Parcel 2). The properties are located at The Inn at Spanish Bay and The Golf Links at Spanish Bay, 17-Mile Drive and Congress Road, Spanish Bay Planning Area, Del Monte Forest Land Use Plan, Coastal Zone. In the LCPA, the 1.54 acre area is re-designated and reclassified from Open Space Recreation to Visitor-Serving Commercial.
 - b) Fairway One (The Lodge at Pebble Beach): The subject parcels are currently zoned Low Density Residential and Coastal General Commercial. The project includes a Coastal Development Permit to allow a lot line adjustment to merge two legal lots of record, Lot 1: 0.82 acres and Lot 2: 1.36 acres, and a remainder parcel (0.04 acres), resulting in a parcel of 2.22 acres. The properties are located at and near The Lodge at Pebble Beach, adjacent to 17-Mile Drive (Assessor's Parcel Numbers 008-423-002-000, 008-423-019-000, and 008-423-029-000), Pebble Beach Planning Area, Del Monte Forest Land Use Plan, Coastal Zone. In the LCPA, the 2.22 acre parcel is re-designated and reclassified to Visitor-Serving Commercial.
 - c) The lot line adjustment and lot merger are between more than one and less than four existing adjacent parcels. Pages S-1 through S-3, and PBL-1 through PBL-3, of the plan set show the location of the subject parcels, and are incorporated herein by reference.
 - d) The lot line adjustment and the lot merger will not create a greater number of parcels than originally existed. At The Inn at Spanish Bay, two (2) contiguous separate legal parcels of record will be adjusted and two (2) contiguous separate legal parcels of record will result from the adjustment. At Fairway One (The Lodge at Pebble Beach), two (2) contiguous separate legal parcels of record and a contiguous remainder parcel will be adjusted and one (1) separate legal parcel of record will result from the merger. No new parcels will be created.
 - e) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 20). Staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property that no violations exist on the property.
 - f) On-site water and sewer line extensions would be installed at these development sites to provide connections to existing water and sewer

lines.

- g) As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. In order to appropriately document the boundary changes, a Certificate of Compliance for each new lot is required per a standard condition of approval.
- h) The project planner conducted numerous site inspections between September 2010 and March 2012 to verify that the project would not conflict with zoning or building ordinances.
- i) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100138.

10. **FINDING:**

SUBDIVISION – Section 66474 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance) of the Monterey County Code (MCC) requires that a request for subdivision be denied if any of the following findings are made:

- 1. That the proposed map is not consistent with the applicable general plan and specific plans.
- 2. That the design or improvement of the proposed subdivision is not consistent with the applicable general plan and specific plans.
- 3. That the site is not physically suitable for the type of development.
- 4. That the site is not physically suitable for the proposed density of development.
- 5. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- 6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- 7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

EVIDENCE:

- a) Consistency. The project as designed and conditioned is consistent with the 1982 Monterey County General Plan, Greater Monterey Peninsula Area Plan, Del Monte Forest Land Use Plan, Monterey County Coastal Implementation Plan Part 5, and Monterey County Zoning Ordinance Title 20 (see Finding No. 2).
- b) Design. The lot design is consistent with the Lot Design Standards of MCC Section 19.10.030. The lots, as proposed, meet all County requirements for minimum lot size, lot width, and lot depth.
- c) Site Suitability. The sites are suitable for the proposed project including the type and density of the development (see Finding No. 3).
- d) Environment. The subdivision design and improvements will not cause substantial environmental damage to fish or wildlife habitat (see Finding No. 8).
- e) Health and Safety. The proposed project as designed and conditioned will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County (see Finding No. 4).
- f) Private Road. The project as designed and conditioned meets the

- minimum requirements of MCC Section 19.10.065. The lots, as proposed, meet all County requirements as applicable for design, traffic control, drainage, road grades, rights-of-way and improvements.
- g) Water Supply. MCC Section 19.10.070 requires that provisions be made for domestic water supply as may be necessary to protect public health, safety, or welfare, and that the source of supply is adequate and potable. MCC Sections 19.03.015.L and 19.07.020.K require water supply information in order to assess these conditions and proof that there is a long term water supply with the project. Development sites would be served by existing and new water lines. The Applicant is in possession of a MPWMD water entitlement sufficient to serve the project, and will be serviced by Cal Am. See also Finding Nos. 4 and 14.
 - h) Sewage Disposal. MCC Sections 19.03.015.K, 19.07.020.J, and 19.10.075 require that provision shall be made for adequate sewage disposal. Development sites would be served by existing and new sewer lines. The wastewater collection and treatment system has adequate capacity for sewage disposal, and will be serviced by the Pebble Beach Community Services District and the Carmel Area Wastewater District. See also Finding No. 4.
 - i) Easements. The subdivision or the type of improvements will not conflict with easements. Several of the proposed development sites affect equestrian/pedestrian trails shown on LUP Figure 15 (Recreational Facilities) of the LCPA, specifically Area F-2, Area I-2, Area J, and Area K. Affected trail segments would be relocated and extended as required to ensure connectivity with the existing trail system. In addition, the proposed project would add approximately 2.4 miles of trails (in Area PQR, the Corporation Yard, and the Huckleberry Hill Natural Habitat Area) to the existing 31.5 miles of hiking and equestrian trails within the DMF, for a total of 33.9 miles of trails.
 - j) Traffic. The proposed project would result in construction-related traffic that would temporarily increase traffic volumes that would affect Level of Service (LOS) and intersection operations. The proposed project would also add substantial traffic to certain intersections along SR 68 or SR 1 to decrease from acceptable levels of service to unacceptable levels or to worsen existing unacceptable levels of service, would add traffic to regional highway sections that are projected to operate at unacceptable levels of service, and would add traffic to a SR 68 highway ramp projected to operate at an unacceptable level of service. Implementation of mitigation measures would reduce identified significant impacts, but impacts related to construction traffic and impacts related to certain roadways outside the Del Monte Forest where mitigation is payment of fair-share impact fees would remain significant and unavoidable between the completion of project construction and completion of required highway improvements included in the TAMC regional program. The impacts would also remain significant and unavoidable if sufficient funds are not derived from other sources or if fair-share fees for these mitigations are instead concentrated to pay for other proposed mitigation.
 - k) Affordable/Inclusionary Housing. See Finding No. 15.

- l) Recreational Requirements. See Finding No. 16.
- m) Staff conducted numerous site inspections between September 2010 and March 2012.
- n) The application, tentative map and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100138.

11. **FINDING:** **TREE REMOVAL – COASTAL** The subject project minimizes tree removal in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan and the associated Coastal Implementation Plan.

- EVIDENCE:**
- a) The project includes application for the removal of up to approximately 6,700 trees. In accordance with the applicable policies of the Del Monte Forest Land Use Plan and the Monterey County Zoning Ordinance (Title 20), multiple Coastal Development Permits are required and the authority to grant said permits has been met. The project, as proposed, balances remaining development adjacent to or within existing developed areas while ensuring preservation of large intact contiguous areas of forest and other sensitive habitat areas.
 - b) The project includes application for the removal of trees at the following sites: Area B, Area F-2, Area I-2, Area J, Area K, Area L, Area M (Option 1 or 2), Area U, Area V, Equestrian Center and Special Events Staging Area, Collins Field, Collins Residence, Corporation Yard, The Inn At Spanish Bay, The Lodge at Pebble Beach, and Roadway Improvements. The total area of direct impact for all sites is approximately 39 to 41.5 acres, depending on the Area M option selected. Table 2-3 of the Draft EIR prepared for the project provides a summary of tree removal for each site. For the purpose of environmental review, this amount presumes a worst-case scenario of the total clearing of all proposed residential lots, which would not occur. For each residential lot, the County would review the proposed residence design and coordinate with the property owner to minimize tree removal. The total number of trees removed would likely be substantially fewer.
 - c) Of the trees identified for potential removal, approximately 45% are 12 inches in diameter or more and 85% are Monterey pine trees. All removed trees for Pebble Beach Company's resort, recreational, and infrastructure projects would be taken to the Corporation Yard wood processing facility. These trees would be processed for use as firewood or chipped for use in various on-site landscaping projects. Residential lot owners would be responsible for tree removal and disposal as part of their normal construction process, as separately reviewed and approved by the County for each lot.
 - d) The proposed project would result in loss of Monterey pine forest. Monterey pine forest is affected by most project elements, but the primary effects are due to residential development. The impacts would be less than significant with implementation of the mitigation measures; however, the project would still result in a net reduction in the acreage of Monterey pine forest, even with mitigation.
 - e) There are currently 685 acres of undeveloped open space that is

formally preserved (either in fee title or easement) through the Del Monte Forest Foundation (DMFF) in the Del Monte Forest. The applicant proposes to formally dedicate or preserve an additional 627 acres of undeveloped areas, comprised of Monterey pine forest and other native habitat, through the DMFF in the Del Monte Forest. Additionally, the applicant proposes additional conservation easements for approximately 8 acres that comprise smaller buffer areas and setbacks around development sites, for a total of 635 acres. Preservation of these lands is proposed to be accomplished through the LCPA to change land uses and densities, dedication of conservation easements to the DMFF, and management of the newly dedicated lands by PBC for the benefit of biological resources.

- f) To provide for integrated resource management of the proposed preservation areas, a Master Resource Management Plan (Master RMP for implementing resource management has been developed by the County with technical assistance from ICF. The Master RMP is considered part of the proposed project because it is a necessary component to managing the preservation areas for the benefit of biological resources, including Monterey pine forest. The Master RMP establishes a framework for the development of site-specific RMPs for each preservation area. The Master RMP also establishes a framework for development and approval of work plans for restoration activity, monitoring, and adaptive management of all dedicated areas. Through this framework, the habitat value of the dedicated lands can be preserved in perpetuity with an appropriate context of monitoring, funding, and oversight.
- g) Staff conducted numerous site inspections between September 2010 and March 2012 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- h) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100138.

12. **FINDING:** **VIEWSHED** – The subject project minimizes development within the viewshed in accordance with the applicable goals and policies of the applicable land use plan and zoning codes.

- EVIDENCE:**
- a) The project includes application for development within visually scenic areas as identified on LUP Figure 3 (Visual Resources Map) of the LCPA. In accordance with the applicable policies of the DMF LUP and the Monterey County Zoning Ordinance (Title 20), the development standards for the protection of scenic and visual resources have been met.
 - b) The project would change certain portions of existing views within the Del Monte Forest. It would degrade the views where new development is visible from 17-Mile Drive (including views of residential development in Area F-2 and the Corporation Yard), and it would degrade the visual character and quality and introduce light and glare at some development sites. Potentially significant impacts on aesthetics have been mitigated to less than significant levels through mitigation

measures (AES-A1, -A2, and -C1) that incorporate design features, landscaping requirements, and light & glare reduction measures in design plans for all development sites that involve construction of new structures or modification of existing structures and preparation of landscape plans for the SR1/SR 68/17-Mile Drive intersection.

- c) The project as proposed, conditioned, and mitigated is consistent with policies of the LCPA dealing with visual resources and will have no significant impact on the public viewshed.
- d) The project planner conducted numerous site inspections between September 2010 and March 2012 to verify that the project minimizes development within the viewshed or to identify methods to minimize the development.
- e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100138.

13. **FINDING:**

GENERAL DEVELOPMENT PLAN – Monterey County Code requires a General Development Plan (GDP) prior to the establishment of uses/development if there is no prior approved GDP, and if: 1) the lot is in excess of one acre; or, 2) the development proposed includes more than one use; or, 3) the development includes any form of subdivision.

EVIDENCE:

- a) The proposed project sites (The Lodge at Pebble Beach, The Inn at Spanish Bay, Area M Hotel and Spa, Pebble Beach Driving Range, and Equestrian Center – Special Events Area) are located in the following zoning districts: Coastal General Commercial, Visitor-Serving Commercial, and Open Space Recreation (MCC Chapters 20.18, 20.22, and 20.38, respectively). The proposed project sites meet the size and number of uses criteria; therefore, amended or new GDPs are required to be approved by the Planning Commission prior to new development, changes in use, expansion of use, or physical improvement of the site.
- b) The project as described in the application and accompanying materials was reviewed by the Planning Department, Pebble Beach Community Services District (Fire Protection District), Parks Department, Public Works Department, Environmental Health Bureau, Sheriff's Office, and the Water Resources Agency. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the county in general (see Finding No. 4).
- c) Amended General Development Plans have been developed for The Lodge at Pebble Beach and The Inn at Spanish Bay that update and incorporate the proposed development. The amended GDPs are attached hereto and incorporated herein by reference as a condition of approval.
- d) General Development Plans have been developed for the Area M Hotel and Spa, Pebble Beach Driving Range, and Equestrian Center – Special Events Area that incorporate the proposed development and establish use, parking, and signage parameters for the sites. The GDPs are attached hereto and incorporated herein by reference.
- e) Staff conducted numerous site inspections between September 2012 and

March 2012 to verify that the proposed GDPs and project are consistent with allowed uses for a commercial site and historical uses identified.

- f) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100138.

14. **FINDING:**

WATER SUPPLY – The project has an adequate long-term water supply and manages development in the area so as to minimize adverse effects on the aquifers and preserve them as viable sources of water for human consumption.

- EVIDENCE:**
- a) Policy 111 of the LCPA states: Development shall only be approved if it is first clearly demonstrated that the development will be served by an adequate, long-term public water supply, and where such development clearly incorporates all necessary measures to assure no net increase in water demand from Cal-Am sources where extraction is leading to resource degradation, other than development that uses the remaining available Pebble Beach Company MPWMD Water Entitlement from the original 365 AFY granted to Pebble Beach Company (pursuant to its Fiscal Sponsorship Agreement with MPWMD, dated October 3, 1989, as amended), consistent with applicable law for such use.
- b) As described in the EIR, Section 3.12, Water Supply and Demand and in Appendix H to the EIR, the Applicant intends to use a portion of its Water Entitlement to supply water for the proposed project. As described in the EIR in Table H.2-2C, the total water demand of the proposed project (estimated as 135 AFY in an average year and up to 145 AFY in a critically dry year) is less than the amount available for the Applicant's use (237 AFY) after taking into account the amount of the original entitlement (365 AFY) and the amount previously sold to other parties or dedicated to other use (127 AFY, as of Fall 2011). See Finding No. 10, Evidence g.
- c) Policy 111 explicitly states that development can be approved in relation to water supply if it uses the remaining available water entitlement. As such, the proposed project is, by definition, consistent with Policy 111. This is further evidenced by the LCPA description in Chapter 3, Land Use and Development Element, Pebble Beach Company Concept Plan, Requirements Applicable to Water and Wastewater: "Development pursuant to the concept plan may satisfy its water demand through the use of water supply associated with the Pebble Beach Company and Monterey Peninsula Water Management District (MPWMD) Water Entitlement (Entitlement) (identified in the Pebble Beach Company-MPWMD Fiscal Sponsorship Agreement dated October 3, 1989, as amended), consistent with applicable law for such use."
- d) The LCPA describes in Chapter 4 (Land Use Support Element, Water and Wastewater Services, Water Supply Conditions), the origin of the Water Entitlement in the Applicant's financing of the Recycled Water Project, which has resulted in a reduction in potable water withdrawals from the Carmel River. This section of the LCPA specifically describes that use of the Water Entitlement is an exception to the LCP requirement for formal demonstration of a long-term public water

supply in favor of the recognition of the specific circumstances of the origin of the entitlement. As described in the EIR, Section 3.12 (see footnote 2 on Page 3.12-9), even with complete use of the Water Entitlement, the cumulative effect of the Recycled Water Project and full use of the Water Entitlement, would be a net reduction of potable water withdrawals from the Carmel River of approximately 600 AFY.

15. **FINDING:** **INCLUSIONARY HOUSING** – The project is subject to the Monterey County Inclusionary Housing Ordinance #04185, codified in Section 18.40 of the Monterey County Code (MCC).

- EVIDENCE:**
- a) The 20% inclusionary housing requirement for the proposed project to comply with the subject ordinance would amount to 22.4 on-site units, consisting of units at the very low (6%), low (6%), and moderate (8%) income levels.
 - b) The project, as proposed by the Applicant, does not include the construction of on-site inclusionary housing. The Applicant has proposed payment of an in-lieu fee to comply with the inclusionary housing requirement for the project.
 - c) The County's Inclusionary Housing Ordinance allows for this type of modification, subject to approval by the Board of Supervisors. Section 18.40.50.B.2 of the Ordinance allows for the Appropriate Authority to approve modifications to the requirements of the Ordinance based on unusual or unforeseen circumstances. Exceptions may also be allowed to the income level percentage requirements based on unusual and infrequent situations. Specifically, PBC proposed an in-lieu fee versus on-site compliance due to the lack of public services and schools within the Del Monte Forest.
 - d) Compliance is subject to recommendation of the Housing Advisory Committee (HAC) to the Planning Commission. Final project approval would be conditioned by the County of Monterey Board of Supervisors upon recommendation from the Planning Commission.
 - e) The HAC, after considering a number of options for compliance, conducted a duly noticed public meeting on May 22, 2012, and voted unanimously to recommend that the Applicant comply with the 20% inclusionary housing requirement by constructing moderate income units at the Pebble Beach Company Corporation Yard site, with a preference that they be rental housing units, and payment of an in-lieu fee for any remaining fractional obligation.
 - f) The HAC, in its findings, acknowledged the lack of residential serving uses and public transportation, both of which are desirable when developing very low and low affordable housing. The HAC also found that the Applicant employs a significant number of people within the project area who could potentially qualify for inclusionary housing at a moderate income level and who would benefit from the opportunity to live within the project area. The HAC also identified property and road maintenance assessments as justification for the rental preference.
 - g) After consideration of the HAC recommendation, the applicant's testimony, public testimony, and the record as a whole, the Planning Commission recommends that the Board of Supervisors consider requiring the applicant to provide 20% of the total number of new

housing units, including those that will be developed in the project as Inclusionary Units, as on-site inclusionary housing at the Corporation Yard site at the affordability levels required by the Inclusionary Housing Ordinance (6% very low, 6% low, and 8% moderate income) and to pay an in-lieu fee for any remaining fractional unit. If, however, a preferable alternative site or sites on the Monterey Peninsula is identified prior to construction of the inclusionary units at the Corporation Yard, the applicant may request to substitute construction of the required units to those areas with the understanding that County consideration of any such request would be subject to all appropriate environmental review and public hearing processes.

The Planning Commission recognizes the role of the Board of Supervisors as the decision authority with regard to inclusionary housing compliance, and requests the Board consider this recommendation.

- h) The Planning Commission bases its recommendation on the following findings:
- 1) Opportunities for affordable housing within the Monterey Peninsula area are limited.
 - 2) Housing for very low and low income as well as special needs households is an identified need in the Monterey Peninsula area. However, constructing new off-site Inclusionary Housing (either in the cities or in the unincorporated areas) would most likely be extremely challenging due to water and traffic issues, as well as community acceptance. Although not recommending off-site compliance, the Planning Commission recognizes the possibility that off-site inclusionary housing could be substituted in the future if the applicant were to identify a site, provided that any such proposal is subject to all appropriate environmental review and public hearing processes.
 - 3) Given that the project represents the final build-out and preservation of the applicant's remaining undeveloped properties within the Del Monte Forest (DMF), this is the last opportunity in the foreseeable future to have affordable housing built in the DMF.
 - 4) The Pebble Beach Company employs a significant number of people within the project area who could potentially qualify for inclusionary housing and who would benefit from the opportunity to live within the project area.
 - 5) The Corporation Yard site offers the opportunity to construct Inclusionary Units in a higher-density format. This location has been analyzed to include inclusionary units in the project Environmental Impact Report as an Alternative.
 - 6) As an Alternative to the proposed project, the EIR analyzed the impacts associated with developing 10 market-rate lots and 18 inclusionary units at the Corporation Yard site. The Corporation Yard site was selected as a potential on-site location for inclusionary housing based on the terms of the DMF Agreement and subsequent discussions with the CCC staff, which views the Corporation Yard as the only site suitable for higher-density residential housing.

- 7) The project design and process has been under preparation for some time based on a number of competing objectives, including the protection and enhancement of the valuable natural resources within the project area which constrain locating Inclusionary Housing at alternative locations closer to services.
- i) The project will be conditioned to execute an Inclusionary Housing Agreement prior to the recordation of the first final map that will set forth the details of the compliance including, but not limited to, the type, location, and size of the Inclusionary Units, the timing of providing the units, and the payment of the In-Lieu Fee.
- j) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100138.

16. **FINDING:** **RECREATIONAL REQUIREMENTS** – The applicant will be required to comply with the recreational requirements of Title 19, Section 19.12.010.

- EVIDENCE:**
- a) Per MCC Section 19.12.010 D, the minimum amount of dedicated recreation acreage required for the proposed 90 new households in 10 subdivisions within Del Monte Forest is 0.81 acres. The acreage must be shown to provide reasonable access to active and passive recreational activities serving the respective subdivisions.
 - b) The applicant has provided a comprehensive plan showing existing and proposed recreational amenities to serve the proposed 90 new households that meets this requirement when seen in the context of the larger Del Monte Forest community:
 - 1) Three public golf courses open to Del Monte Forest residents (Pebble Beach Golf Links, Spyglass Hill Golf Course, and The Links at Spanish Bay), one nine-hole golf course (the Peter Hay Par-3 Golf Course), the Pebble Beach and Spyglass practice golf facilities, the Northern California Golf Association (NCGA) 18-hole Poppy Hills Golf Course and related practice facilities;
 - 2) Two private clubs, the Cypress Point Club with an 18-hole golf course and the Monterey Peninsula Country Club (MPCC) with two 18-hole golf courses (the Shore Course and the Dunes Course) plus related facilities at each club open to members and their guests;
 - 3) Stevenson School maintains athletic fields, a quarter mile track, and tennis courts, that are available to Del Monte Forest residents;
 - 4) Public stables and equestrian training facilities are maintained by the Pebble Beach Equestrian Center;
 - 5) Thirty-one (31) miles of an existing, dedicated hiking/equestrian trail network connects most of the 90 new households within 10 subdivisions and loops at varying distances through the forest interior and to the shore to provide recreation opportunities in close proximity to the respective neighborhoods. Where some of these trails are removed by subdivision development, an additional 2.4 miles of trail development shall assure neighborhood connections to the larger trail network. Informational kiosks at each trailhead and trail guide signage at other key locations shall identify the recreational use of the trails;

- 6) Twelve (12) miles of Class II public recreational bicycle lanes adjacent to the 17-Mile Drive along the shoreline; and
- 7) Public access to Stillwater Cove, Spanish Bay, Seal Rock and Fan Shell beaches providing beach-related activities such as surfing, and kayaking.
- c) The above existing recreation facilities and user-friendly improvements made to trail networks dedicated to hiking, jogging, and equestrian access, in addition to separate Class II bicycle lanes – all provide access to active recreational activities. Therefore, the Parks Department has determined that the minimum requirement of 0.81 acres dedicated to recreation activities is satisfied by the existing and proposed development listed above to serve the addition of the 90 households pursuant to MCC Section 19.12.010 D.
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100138.

17. **FINDING:**

WILDFIRE PROTECTION STANDARDS IN STATE RESPONSIBILITY AREAS

– The subject project, as conditioned, will ensure standardized basic emergency access and fire protection pursuant to Section 4290 of the Public Resources Code.

EVIDENCE:

- a) The Del Monte Forest area, including all proposed project sites, is within the Monterey County State Responsibility Area. The proposed project would expose people and structures to risk of wildland fire where proposed residential development is adjacent to undeveloped open space, most notably the Corporation Yard.
- b) Monterey County Code Section 18.56, Wildfire Protection Standards in State Responsibility Areas, requires that future design and construction of structures, subdivisions and developments in State Responsibility Areas shall provide for emergency access and perimeter wildfire protection measures. All proposed subdivisions, as designed, provide for emergency access and fire suppression. Development sites would be served by existing and new water lines and roads.
- c) Mitigation measures (PSU-C1, -C2, and -C3) and non-standard fire suppression and protection conditions have been applied to the project to ensure the following: 1) all roads meet minimum requirements regarding width, surface, grade, and turning radius or turnaround; 2) all buildings have required signing and numbering; 3) all sites have adequate emergency water flow; and 4) implementation of vegetation/fuel modification and management plans, and fire safety precautions during declared fire season. Implementation of these mitigations and conditions of approval will ensure that impacts remain less than significant.

18. **FINDING:**

APPEALABILITY - The decision on this project may be appealed to the California Coastal Commission.

EVIDENCE:

- a) California Coastal Commission: Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road

paralleling the sea, development within 100 feet of any wetland, and development that is permitted in the underlying zone as a conditional use.

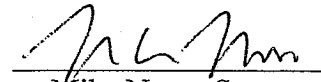
DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Recommend that the Board of Supervisors approve the Combined Development Permits, including the General Development Plans, attached hereto as Attachments 1 and 3 respectively, based on the findings and evidence and subject to the conditions of approval attached hereto as Attachment 2, and in general conformance with the plan set submitted for the project, all incorporated herein by reference; and
2. Recommend that the Board of Supervisors consider requiring the applicant to provide 20% of the total number of new housing units, including those that will be developed in the project as Inclusionary Units, as on-site inclusionary housing at the Corporation Yard site at the affordability levels required by the Inclusionary Housing Ordinance (6% very low, 6% low, and 8% moderate income) and to pay an in-lieu fee for any remaining fractional unit. If, however, a preferable alternative site or sites on the Monterey Peninsula is identified prior to construction of the inclusionary units at the Corporation Yard, the applicant may request to substitute construction of the required units to those areas with the understanding that County consideration of any such request would be subject to all appropriate environmental review and public hearing processes.

PASSED AND ADOPTED this 30th day of May, 2012 upon motion of Commissioner Diehl, seconded by Commissioner Rochester, by the following vote:

AYES: Roberts, Vandevere, Rochester, Diehl, Padilla, Mendez, Hert, Getzelman
NOES: Brown
ABSENT: Salazar
ABSTAIN: None


Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON JUN 08 2012

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

ATTACHMENT 1 to RESOLUTION No. 12-019
COUNTY ENTITLEMENTS / PERMITS FOR
PEBBLE BEACH COMPANY / PLN100138

SUMMARY:

The project consists of applications for Combined Development Permits (CDPs) to allow the phased development and preservation of the remaining Pebble Beach Company properties located within the Del Monte Forest. The CDPs would allow the subdivision of up to 10 sites, resulting in the creation of 90 to 100 single-family residential lots, the renovation and expansion of visitor serving uses, and the preservation of 635 acres as forested open space. The CDPs would also allow new structural development at four primary sites (The Lodge at Pebble Beach, The Inn at Spanish Bay, Spyglass Hill, and the Pebble Beach Equestrian Center), consisting of the following: 1) The Lodge at Pebble Beach – Renovation and expansion of visitor-serving and recreational facilities to include the addition of hospitality and meeting space; relocation of the Pebble Beach Golf Links Driving Range; and construction of 60 visitor-serving guestrooms; 2) The Inn at Spanish Bay – Renovation and expansion of visitor-serving and recreational facilities, to include the addition of hospitality and meeting space; construction of 40 visitor-serving guestrooms; and construction of a surface parking lot to provide approximately 285 parking spaces; 3) Spyglass Hill - Construction of a 100-room resort and spa to include the addition of hospitality and meeting space, a restaurant, a 17,000 square foot spa with underground parking for approximately 40 vehicles, construction of a parking facility with a level at grade and two levels below grade to accommodate approximately 301 vehicles and other ancillary facilities, or an alternative option that would result in the subdivision of this area into 10 single-family residential lots; and 4) Pebble Beach Equestrian Center - Site redevelopment consisting of demolition of the existing equestrian facilities and construction of new equestrian facilities to include a covered arena, employee housing, barns and stalls, vehicle storage, interior roadway, parking, and accessory structures. The CDPs would also allow the relocation of existing trail segments and construction of new trail segments; construction/installation of internal roadway, circulation, and drainage improvements at four intersections (Congress Road and 17-Mile Drive; Congress Road and Lopez Road; Sunridge Road and Lopez Road; and Portola Road and Stevenson Drive); and the reconfiguration of the intersection and main entrance/gate to the Pebble Beach/Del Monte Forest area at the Highway 1/Highway 68/17-Mile Drive intersection. Each area is described in detail below.

The properties are located throughout Pebble Beach (Assessor's Parcel Numbers 007-091-028-000, 007-091-033-000, 007-101-041-000, 007-991-001-000, 008-021-009-000, 008-022-024-000, 008-022-031-000, 008-022-032-000, 008-022-035-000, 008-031-014-000, 008-031-015-000, 008-031-019-000, 008-032-004-000, 008-032-005-000, 008-032-006-000, 008-034-001-000, 008-041-009-000, 008-163-001-000, 008-163-003-000, 008-163-005-000, 008-164-001-000, 008-165-001-000, 008-171-009-000, 008-171-022-000, 008-241-008-000, 008-242-007-000, 008-272-010-000, 008-272-011-000, 008-311-011-000, 008-312-002-000, 008-313-002-000, 008-313-003-000, 008-321-006-000, 008-321-007-000, 008-321-008-000, 008-321-009-000, 008-423-002-000, 008-423-019-000, 008-423-029-000, 008-423-030-000, 008-431-009-000, 008-561-020-000, and 008-991-001-000), Greater Monterey Peninsula Area Plan (Inland) and the Del Monte Forest Land Use Plan (Coastal Zone).

SUBDIVISIONS:

AREA F-2

Coastal Development Permit to allow a standard subdivision vesting tentative map to allow the division of a 19.50 acre parcel (Area F-2) into 16 residential parcels ranging in size from 1 acre to 1.49 acres, and one 1.79 acre roadway and utility parcel (Parcel A). The parcel is located north of Lopez Road, between the 10th, 14th, and 16th fairways of the Poppy Hills Golf Course (Assessor's Parcel Number 008-032-004-000), Gowen Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA I-2

Coastal Development Permit to allow a standard subdivision vesting tentative map to allow division of an 18.74 acre parcel (Area I-2) into 16 residential parcels ranging in size from 1 acre to 1.62 acres, one roadway parcel (Parcel A: 0.32 acre), and one open space parcel (Parcel B: 0.28 acre). The parcel is located north of the intersection of Viscaino and Ronda Roads, adjacent to the 4th fairway of the Poppy Hills Golf Course (Assessor's Parcel Number 008-031-014-000), Middle Fork Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA J

Coastal Development Permit to allow a standard subdivision vesting tentative map to allow division of a 9.38 acre area (Area J) into 5 residential lots ranging in size from 0.55 acres to 0.98 acres, plus 4 open space parcels totaling 5.58 acres (Parcel A: 0.96 acres; Parcel B: 0.63 acres; Parcel C: 0.80 acres; and Parcel D: 3.19 acres). The area is located east of the intersection of Stevenson Drive and Spyglass Woods Drive (Assessor's Parcel Numbers 008-561-020-000, 008-022-024-000, and 008-022-035-000), Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA K (EAST)

Coastal Development Permit to allow a standard subdivision vesting tentative map to allow the merger and division of a 97.30 acre area (including the eastern portion of Area K) into 5 residential lots ranging in size from 0.44 acres to 0.73 acres, 3 roadway parcels totaling 0.77 acres (Parcel B: 0.12 acres; Parcel D: 0.13 acres; and Parcel F: 0.52 acres, and 4 open space parcels totaling 2.84 acres (Parcel A: 0.34 acres; Parcel C: 0.74 acres; Parcel E: 1.14 acres; and Parcel G: 0.62 acres), and 1 recreational parcel (Parcel H: 90.60 acres). The area is located east of Stevenson Drive, adjacent to the Spyglass Hills Golf Course (Assessor's Parcel Numbers 008-022-031-000 and 008-022-032-000), Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA L & AREA K (WEST)

Coastal Development Permit to allow a standard subdivision vesting tentative map to allow division of a 58.57 acre parcel (including Area L and the western portion of Area K) into 13 residential lots ranging in size from 0.54 acres to 0.95 acres, 2 roadway parcels totaling 1.89 acres (Parcel D: 1.76 acres and Parcel E: 0.13 acres), 4 preservation parcels totaling 13.93 acres (Parcel A: 2.73 acres; Parcel B: 1.01 acres; Parcel C: 8.33, and Parcel F: 1.86 acres), and 1 recreational parcel (Parcel G: 33.73 acres). The parcel is located east of the intersection of 17-Mile Drive and Dune Road, between the Indian Village and Spyglass Hills Golf Course (Assessor's Parcel Number 008-021-009-000), Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA M

(Option 1 – Hotel)

Coastal Development Permit to allow a minor subdivision tentative map to allow division of a 74.09 acre area (Area M) into 1 visitor-serving (resort hotel and spa) parcel (Lot 1: 15.78 acres), 1 preservation parcel (Parcel A: 34.12 acres), and one open space parcel (Parcel B: 24.19 acres). The area is located at the site of the former sand quarry northwest of the intersection of Stevenson Drive and Spyglass Hill Road (portion of Assessor's Parcel Number 008-272-011-000), Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

(Option 2 – Residential)

Coastal Development Permit to allow a standard subdivision vesting tentative map to allow division of a 74.09 acre area (Area M) into 10 residential lots ranging in size from 0.90 acres to 1.15 acres, 1 roadway parcel (Parcel A: 2.22 acres), 3 open space parcels totaling 28.09 acres (Parcel B: 2.75 acres; Parcel C: 0.85 acres; and Parcel E: 24.19 acres), and 1 preservation parcel (Parcel D: 34.12 acres). The area is located at the site of the former sand quarry northwest of the intersection of Stevenson Drive and Spyglass Hill Road (portion of Assessor's Parcel Number 008-272-011-000), Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA U / EQUESTRIAN CENTER / COLLINS FIELD

Coastal Development Permit to allow a standard subdivision vesting tentative map to allow division of a 64.77 acre area (Area U, Equestrian Center, and Collins Field) into 7 residential lots ranging in size from 0.71 acres to 0.83 acres, 1 pedestrian and utility parcel (Parcel E: 0.11 acres), 2 preservation parcels totaling 16.69 acres (Parcel A: 7.66 acres and Parcel B: 9.03 acres), 2 recreational parcels (Equestrian Center, Parcel C: 11.79 acres; and Driving Range, Parcel F: 16.48 acres), and 1 multi-use parcel (Special Events Staging Area, Parcel D: 14.22). This Coastal Development Permit would also allow a lot line adjustment to merge two properties commonly known as "Collins Field" or the "Polo Field" (12.9 acres and 15 Conditional Certificates of Compliance) and the "Beetle Farm" (2.5 acres and 4 Conditional Certificates of Compliance), plus an area at the intersection of Portola Road and Stevenson Drive, resulting in Parcel F of 16.48 acres. The properties are generally located in the area between Drake Road, Sombria Lane, Portola Road, Ondulado Road, and Stevenson Drive (Assessor's Parcel Numbers 008-313-002-000, 008-313-003-000, 008-321-006-000, and 008-321-007-000), Pebble Beach Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA V

Coastal Development Permit to allow a standard subdivision vesting tentative map to allow division of a 23.06 acre area (Area V) into 14 residential lots ranging in size from 0.47 acres to 0.50 acres, 1 roadway parcel (Parcel D: 0.77 acres), 2 open space parcels totaling 2.91 acres (Parcel A: 0.48 acres and Parcel B: 2.43 acres), and 1 preservation parcel (Parcel C: 12.56 acres). The parcel is located at the site of the existing Pebble Beach Golf Links Driving Range, east of Stevenson Drive and west of Forest Lake Road (Assessor's Parcel Number 008-312-002-000), Pebble Beach Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

COLLINS RESIDENCE

Coastal Development Permit to allow a standard subdivision vesting tentative map to subdivide a 3.85 acre area (commonly known as the "Collins Residence" parcels) into 4 residential parcels (Lot 1: 0.75 acres; Lot 2: 0.91 acres; Lot 3: 0.91 acres; and Lot 4: 0.77 acres) and 2 roadway

Project Description

PLN100138/Pebble Beach Company

parcels (Parcel A: 0.36 acres and Parcel B: 0.15 acres). The parcels are located east of Alva Lane between Portola Road and Ondulado Road (Assessor's Parcel Numbers 008-321-008-000 and 008-321-009-000), Pebble Beach Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

**CORPORATION YARD & HUCKLEBERRY HILL NATURAL HABITAT AREA
(including AREA G)**

[Staff Note: This entitlement may require revision pursuant to the Planning Commission recommendation to the Board of Supervisors on inclusionary housing.]

Coastal Development Permit to allow a standard subdivision vesting tentative map to allow division of a 472.12 acre parcel (Huckleberry Hill Natural Habitat Area, Area G, and Pebble Beach Company Corporation Yard) into 10 residential lots ranging in size from 0.38 acres to 0.60 acres, 2 roadway and utility parcels totaling 9.66 acres (Parcel C: 1.93 acres and Parcel I: 7.73 acres), 1 corporation yard parcel (Parcel D: 7.42 acres), 1 open space parcel (Parcel B: 1.45 acres), 3 preservation parcels totaling 437.55 acres (Parcel A: 6.96 acres; Parcel E: 23.56 acres; and Parcel H: 405.23 acres), and 2 residential parcels (Parcel F: 9.19 acres and Parcel G: 3.95 acres). The area is located adjacent to the site of the existing Pebble Beach Company Corporation Yard, north of Sunridge Road (Assessor's Parcel Number 008-041-009-000), Huckleberry Hill and Country Club Planning Areas.

THE INN AT SPANISH BAY & THE LINKS AT SPANISH BAY

Coastal Development Permit to allow a Lot Line Adjustment of 1.54 acres between two legal lots of record consisting of Assessor's Parcel Number 007-091-033-000, adjusting 200 acres to 198.46 acres (Parcel 1) and Assessor's Parcel Number 007-091-028-000, 21.17 acres to 22.71 acres (Parcel 2). The properties are located at The Inn at Spanish Bay and The Golf Links at Spanish Bay, 17-Mile Drive and Congress Road (portions of Assessor's Parcel Numbers 007-091-028-000 and 007-091-033-000), Spanish Bay Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREAS B & C

Coastal Development Permit to allow a minor subdivision tentative map to subdivide a 58.22 acre area (Areas B and C) into a parcel for a proposed parking facility (Lot 1: 4.87 acres), two preservation parcels totaling 48.50 acres (Parcel A: 19.45 acres and Parcel B: 29.05 acres), and a road and utility parcel (Parcel C: 4.85 acres). The area is located near The Inn at Spanish Bay at the intersection of 17-Mile Drive and Congress Road (Assessor's Parcel Number 007-101-041-000), Spanish Bay Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

THE LODGE AT PEBBLE BEACH (FAIRWAY ONE)

Coastal Development Permit to allow a lot line adjustment to merge two legal lots of record (Lot 1: 0.82 acres; and Lot 2: 1.36 acres) and a remainder parcel (0.04 acres), resulting in a parcel of 2.22 acres. The properties are located at and near The Lodge at Pebble Beach, adjacent to 17-Mile Drive (Assessor's Parcel Numbers 008-423-002-000, 008-423-019-000, and 008-423-029-000), Pebble Beach Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

COMBINED DEVELOPMENT PERMITS:

AREA F-2

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the removal of approximately 7.11 acres of Monterey pine forest; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA - Monterey pine forest habitat); 3) a Coastal Development Permit to allow the demolition of approximately 24,750 square feet of existing pavement and the construction of road (approximately 40,700 square feet), trail, and infrastructure improvements (i.e.; on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 1,500 cubic yards of cut and 1,500 cubic yards of fill). The parcel is located north of Lopez Road, between the 10th, 14th, and 16th fairways of the Poppy Hills Golf Course (Assessor's Parcel Number 008-032-004-000), Gowen Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA I-2

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the removal of approximately 5.74 acres of Monterey pine forest; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA - Monterey pine forest habitat); 3) a Coastal Development Permit to allow approximately 5,890 square feet of development on slope exceeding 30 percent; 4) a Coastal Development Permit to allow the construction of road (approximately 8,100 square feet), trail, and infrastructure improvements (i.e., on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 100 cubic yards of cut and 100 cubic yards of fill). The parcel is located north of the intersection of Viscaino and Ronda Roads, adjacent to the 4th fairway of the Poppy Hills Golf Course (Assessor's Parcel Number 008-031-014-000), Middle Fork Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA J

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the removal of approximately 1.81 acres of Monterey pine forest; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA - Monterey pine forest habitat); 3) a Coastal Development Permit to allow the construction of road (approximately 2,200 square feet), trail, and infrastructure improvements (i.e., on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 100 cubic yards of cut and 100 cubic yards of fill). The area is located east of the intersection of Stevenson Drive and Spyglass Woods Drive (Assessor's Parcel Numbers 008-561-020-000, 008-022-024-000, and 008-022-035-000), Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA K

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the removal of approximately 3.18 acres of Monterey pine forest; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA - Monterey pine forest habitat); 3) a Coastal Development Permit to allow the construction of road (approximately 11,100 square feet), trail, and infrastructure improvements (i.e., on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 300 cubic yards of cut and 300 cubic yards of fill). The area is located along both sides of Stevenson Drive, adjacent to the Spyglass Hills Golf Course (portions of Assessor's Parcel Numbers 008-

021-009-000 and 008-022-031-000), Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA L

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the removal of approximately 4.48 acres of Monterey pine forest; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA - Monterey pine forest and dune habitats); 3) a Coastal Development Permit to allow approximately 400 square feet of development on slope exceeding 30 percent; 4) a Coastal Development Permit to allow the construction of road (approximately 27,000 square feet), trail, and infrastructure improvements (i.e., on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 1,600 cubic yards of cut and 1,600 cubic yards of fill). The area is located east of the intersection of 17-Mile Drive and Dune Road, between the Indian Village and Spyglass Hills Golf Course (portion of Assessor's Parcel Number 008-021-009-000), Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA M

(Option 1 – Hotel)

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow a General Development Plan for the proposed resort hotel and spa; 2) a Coastal Development Permit and Design Approval to allow the construction of an approximately 124,000 square foot 100 guest unit hotel, including 11 single-story guest buildings (totaling approximately 79,400 square feet), an approximately 44,050 square foot two-story main hotel building (including lobby and reception, meeting and retail space, restaurant and lounge, storage and ancillary facilities, and administrative offices), an approximately 104,000 square foot three-level parking facility, and approximately 157,800 square feet of hardscape (i.e.; motor court, terraces, pathways, and pool); 3) a Coastal Development Permit and Design Approval to allow the construction of an approximately 19,700 square foot spa and fitness facility (including salon, retail, and office space), an approximately 13,500 square foot sub-surface parking facility, and a surface parking lot; 4) a Coastal Development Permit to allow the removal of approximately 5.0 acres of Monterey pine forest; 5) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (ESHA – Monterey pine forest and dune habitats); 6) a Coastal Development Permit to allow approximately 142,000 square feet of development on slope exceeding 30 percent, including the construction of approximately 1,825 linear feet of retaining walls ranging in height from 2 to 10 feet; 7) a Coastal Development Permit to allow the construction of trail and infrastructure improvements (i.e. on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 99,800 cubic yards of cut, 51,500 cubic yards of fill, and net export of 48,300 cubic yards). The area is located at the site of the former sand quarry, northwest of the intersection of Stevenson Drive and Spyglass Hill Road (portion of Assessor's Parcel Number 008-272-011-000), Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA M

(Option 2 – Residential)

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the removal of approximately 2.43 acres of Monterey pine forest; 2) a Coastal Development Permit

to allow development within 100 feet of environmentally sensitive habitat area (ESHA – Monterey pine forest and dune habitats); 3) a Coastal Development Permit to allow approximately 99,000 square feet of development on slope exceeding 30 percent; 4) a Coastal Development Permit to allow the construction of road (approximately 58,500 square feet), trail, and infrastructure improvements (i.e., on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 48,500 cubic yards of cut, 38,700 cubic yards of fill, and net export of 9,800 cubic yards). The area is located at the site of the former sand quarry northwest of the intersection of Stevenson Drive and Spyglass Hill Road (portion of Assessor's Parcel Number 008-272-011-000), Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA U

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the removal of approximately 2.45 acres of Monterey pine forest; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA – Monterey pine forest habitat); 3) a Coastal Development Permit to allow the construction of trail and infrastructure improvements (i.e., on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 6,000 cubic yards of fill/net import). The area is located north of Portola Road, between Stevenson Drive, Drake Road, and Sombria Lane (Assessor's Parcel Numbers 008-313-002-000 and 008-313-003-000), Pebble Beach Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

EQUESTRIAN CENTER AND SPECIAL EVENTS STAGING AREA

Combined Development Permit consisting of: 1) a) a Coastal Development Permit to allow a General Development Plan for the Equestrian Center and Special Events Staging Area; 2) a Coastal Development Permit to allow the removal of approximately 3.18 acres of Monterey pine forest; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA – Monterey pine forest habitat); 4) a Coastal Development Permit and Design Approval to allow the demolition of approximately 54,300 square feet of equestrian, residential, and accessory structures, and the construction of approximately 81,500 square feet of equestrian, accessory, and residential structures (including a 47,040 square foot covered arena, an 1,825 square foot vehicle storage garage, a 3,680 square foot hay barn, 2 single-story 1,325 square foot dwelling units with attached covered carports totaling 2,650 square feet (staff residences), a 2,100 square foot rider's lounge, a 1,635 square foot office, 2 pipe stall structures totaling 4,565 square feet, 6 box/day stall structures and tack room totaling 14,810 square feet, 2,560 square feet of pens, a 600 square foot manure storage area, and turnouts and training rings), and approximately 3,000 linear feet of wood fence and entrance wall; 5) a Coastal Development Permit to allow the construction of interior roadway/walkway and surface parking (approximately 79,950 square feet), trail, and infrastructure improvements (i.e., on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 14,500 cubic yards of cut, 7,200 cubic yards of fill, and net export of 7,300 cubic yards). The area is located north of Portola Road, between Stevenson Drive, Drake Road, and Sombria Lane (Assessor's Parcel Numbers 008-313-002-000 and 008-313-003-000), Pebble Beach Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

COLLINS FIELD (RELOCATED PEBBLE BEACH DRIVING RANGE)

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow a General Development Plan for the Pebble Beach Driving Range; 2) a Coastal Development Permit and Design Approval to allow the construction of a relocated Pebble Beach Golf Links Driving Range and ancillary facilities (including a 3,600 square foot single-story golf academy and kiosk structure, 13,300 square foot surface parking lot, chipping and putting greens; tee boxes; approximately 18,030 square feet of cart paths and walkways, and an approximately 160,000 square foot driving range; 3) a Coastal Development Permit to allow the removal of approximately 0.61 acres of Monterey pine forest; 4) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA – Pacific Grove Clover) (the project includes Draft EIR Alternative 3 – avoidance of Pacific Grove clover at the Collins Field site; 5) a Coastal Development Permit to allow development on approximately 760 square feet of slope exceeding 30 percent; and grading (approximately 36,500 cubic yards of cut, 27,800 cubic yards of fill, and net export of 8,700 cubic yards). The properties are located between Portola Road, Ondulado Road, and Stevenson Drive (Assessor's Parcel Numbers 008-321-006-000 and 008-321-007-000), Pebble Beach Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA V

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the removal of approximately 1.19 acres of Monterey pine forest; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA – Yadon's piperia); 3) a Coastal Development Permit to allow approximately 500 square feet of development on slope exceeding 30 percent; 4) a Coastal Development Permit to allow the construction of road (approximately 20,800 square feet), trail, and infrastructure improvements (i.e., on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 800 cubic yards of cut, 16,500 cubic yards of fill, and net import of 15,700 cubic yards). The area is located at the site of the existing Pebble Beach Golf Links Driving Range, east of Stevenson Drive and west of Forest Lake Road (portion of Assessor's Parcel Number 008-312-002-000), Pebble Beach Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

COLLINS RESIDENCE

Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of approximately 8,030 square feet of habitable and accessory structures and approximately 8,300 square feet of hardscape; 2) a Coastal Development Permit to allow the removal of approximately 27 trees (2 Monterey pine and 25 oak); 3) a Coastal Development Permit to allow the construction of road (approximately 8,350 square feet), trail, and infrastructure improvements (i.e., on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 7,800 cubic yards of fill/net import). The area is located east of Alva Lane between Portola Road and Ondulado Road (Assessor's Parcel Numbers 008-321-008-000 and 008-321-009-000), Pebble Beach Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

CORPORATION YARD & HUCKLEBERRY HILL NATURAL HABITAT AREA (including AREA G)

[Staff Note: This entitlement may require revision pursuant to the Planning Commission recommendation to the Board of Supervisors on inclusionary housing.]

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the removal of approximately 9 trees (8 Monterey pine and 1 oak); 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA – Monterey pine forest habitat); 3) a Coastal Development Permit to allow approximately 24,300 square feet of development on slope exceeding 30 percent; 4) a Coastal Development Permit to allow the construction of road (approximately 41,200 square feet), trail, and infrastructure improvements (i.e., on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 58,000 cubic yards of cut, 75,000 cubic yards of fill, and net import of 17,000 cubic yards). The area is located adjacent to the site of the existing Pebble Beach Company Corporation Yard, north of Sunridge Road (Assessor's Parcel Number 008-041-009-000), Huckleberry Hill and Country Club Planning Areas, Greater Monterey Peninsula Area Plan, Del Monte Forest Land Use Plan, Coastal Zone.

THE INN AT SPANISH BAY AND THE LINKS AT SPANISH BAY

Combined Development Permit consisting of: 1) an Amendment to the General Development Plan for The Inn at Spanish Bay (PC5041); 2) a Coastal Development Permit and Design Approval (to match existing) to allow the construction of approximately 8,815 square feet of one-story and two-story conference center expansion improvements (approximately 4,660 square feet of meeting rooms, and approximately 4,155 square feet of ballroom and pre-function gallery area, plus an approximately 1,575 square foot balcony); 3) a Coastal Development Permit and Design Approval (to match existing) to allow the construction of five two-story 6,400 square feet guest buildings (approximately 32,000 square feet) and a 5,700 square foot hospitality building with adjacent motor court, patio areas and fire-pits, including grading (approximately 2,400 cubic yards of cut and 2,400 cubic yards of fill), and the removal of approximately 15,900 square feet of hardscape and replacement/realignment of approximately 34,000 square feet of hardscape (i.e.; motor court, cart and pedestrian pathways); 4) a Coastal Development Permit to allow the removal of approximately 3.20 acres of Monterey pine forest; 5) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 6) a Coastal Development Permit to allow approximately 3,600 square feet of development on slope exceeding 30 percent; and 7) a Coastal Development Permit to allow the construction of infrastructure improvements (i.e.; on-site and off-site utility, sewer, water, and storm-drain improvements). The properties are located at The Inn at Spanish Bay and The Golf Links at Spanish Bay, 17-Mile Drive and Congress Road (Assessor's Parcel Numbers 007-091-028-000 and a portion of 007-091-033-000), Spanish Bay Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA B

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the construction of an approximately 115,000 square foot surface parking lot (in Area B near the intersection of 17 Mile Drive and Congress Road), including grading (approximately 7,300 cubic yards of cut and 7,300 cubic yards of fill), and a detention basin; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (Monterey pine forest habitat); 3) a Coastal Development Permit to allow the removal of approximately 2.81 acres of Monterey pine forest; 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) a Coastal Development Permit to allow approximately 950 square feet of development on slope exceeding 30 percent; 6) a Coastal Development Permit to allow the construction of trail and infrastructure improvements (i.e.; on-site and off-site utility and storm-drain improvements). The property is located near The Inn at

Spanish Bay and The Golf Links at Spanish Bay, at the intersection of 17-Mile Drive and Congress Road (portion of Assessor's Parcel Number 007-101-041-000), Spanish Bay Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

THE LODGE AT PEBBLE BEACH

Combined Development Permit consisting of: 1) an Amendment to the General Development Plan for The Lodge at Pebble Beach (PC4054); 2) a Coastal Development Permit and Design Approval to allow the construction of accessibility, circulation, and parking improvements (including a two-story, 83,700 square foot parking facility and a reconfigured surface-level parking area, and two roundabouts), and grading (approximately 9,000 cubic yards of cut, 600 cubic yards of fill, and net export of 8,400 cubic yards); 3) a Coastal Administrative Permit and Design Approval (to match existing) to allow the construction of approximately 14,300 square feet of conference center and meeting facility improvements (The Lodge); 4) a Coastal Administrative Permit to allow the demolition of two single family dwellings totaling approximately 15,300 square feet, approximately 1,200 linear feet of retaining walls, and approximately 24,335 square feet of hardscape; 5) a Coastal Development Permit and Design Approval to allow the construction of four one-story and three two-story guestroom buildings (totaling approximately 28,960 square feet), a two-story 4,770 square foot hospitality building, including the construction of approximately 1,825 linear feet of retaining walls ranging in height from 2 to 10 feet, approximately 29,500 square feet of parking, pathway, and patio hardscape, and grading (approximately 4,600 cubic yards of cut, 4,300 cubic yards of fill, and net export of 300 cubic yards); 6) a Coastal Development Permit and Design Approval (to match existing) to allow the construction of an approximately 25,000 square foot three-story visitor-serving building (Colton Building: including an 11,700 square foot sub-surface 31 space parking facility, 13,300 square feet of guestrooms, plus approximately 2,300 square feet of balcony and deck area), and grading (approximately 5,500 cubic yards of cut and net export); 7) a Coastal Administrative Permit to allow the demolition of approximately 15,200 square feet of hardscape; 8) a Coastal Development Permit to allow the removal of approximately 127 trees (19 Monterey pine, 102 oak, and 6 Monterey cypress); and 9) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. The properties are located at and near The Lodge at Pebble Beach, adjacent to 17-Mile Drive (Assessor's Parcel Numbers 008-423-002-000, 008-423-019-000, 008-423-029-000, 008-423-030-000, and 008-431-009-000), Pebble Beach Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

ROADWAY IMPROVEMENTS

Combined Development Permit consisting of: 1) a Coastal Development Permit and Design Approval to allow the construction of internal roadway, circulation, and drainage improvements at five intersections (Congress Road and 17-Mile Drive, Congress Road and Lopez Road, Sunridge Road and Lopez Road, Portola Road and Stevenson Drive, and the reconfiguration/reconstruction of the Highway 1/Highway 68/17-Mile Drive intersection and entrance to the Del Monte Forest), including the construction of approximately 630 linear feet of 8-foot retaining wall; 2) a Coastal Administrative Permit to allow the demolition of approximately 48,000 square feet of hardscape; 3) a Coastal Development Permit to allow approximately 39,500 square feet of development on slope greater than 30 percent; 4) a Coastal Development Permit to allow the removal of 96 trees (95 Monterey pine and 1 oak); 5) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (ESHA – Monterey pine forest habitat); 6) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and grading (approximately 4,800 cubic

yards of cut, 800 cubic yards of fill, and net export of 4,000 cubic yards). The intersections are located in the Spanish Bay, Gowen Cypress, Huckleberry Hill, and Pescadero Planning Areas (portions of Assessor's Parcel Numbers 007-991-001-000, 008-165-001-000, and 008-991-001-000), Del Monte Forest Land Use Plan, Coastal Zone.

OPEN SPACE AND PRESERVATION / CONSERVATION AREAS

The project includes the voluntary granting by the Applicant of scenic and conservation easements and initiation of ongoing resource management activities on approximately 635 acres within the following areas:

Areas B & C: Two preservation parcels of 19.45 and 29.05 acres, totaling 48.50 acres, and two easements totaling 1.12 acres (portion of Assessor's Parcel Number 007-101-041);

Area F (Areas F-1 & F-3): Two preservation parcels of 9.77 and 16.81, totaling 26.58 acres, and two conservation easements totaling 0.78 acres; (Assessor's Parcel Numbers 008-032-005-000 and 008-032-006-000);

Area G: One preservation parcel of 59.97 acres and one conservation easement of 0.56 acres (portion Assessor's Parcel Number 008-041-009-000);

Area H: Two preservation parcels of 25.49 and 24.08 acres, totaling 49.57 acres, and one conservation easement of 1.08 acres (Assessor's Parcel Numbers 008-031-015 and 008-034-001);

Area I (Areas I-1 & I-2): One preservation parcel of 38.16 acres and one open space parcel of 0.28 acres (Assessor's Parcel Numbers 008-031-014-000 and 008-031-019-000);

Area J (Areas J-1, J-2 & J-3): Four open space parcels of 0.96 acres, 0.63 acres, 0.80 acres, and 3.19 acres, totaling 5.58 acres, and conservations easements totaling 0.47 acres (Assessor's Parcels Numbers 008-022-024, 008-561-020-000, and 008-022-035-000);

Area K: Five open space parcels of 0.34 acres, 0.74 acres, 1.14 acres, 0.62 acres, and 1.86 acres, totaling 4.70 acres, and conservation easements totaling 1.14 acres (portions of Assessor's Parcel Numbers 008-021-009-000 and 008-022-031-000);

Area L: Three preservation parcels of 8.33 acres, 1.01 acres, and 2.73 acres, totaling 12.07 acres (only 8.51 acres of new preservation area) and one conservation easement of 0.74 acres (portion of Assessor's Parcel Number 008-021-009-000);

Area M: One preservation parcel of 34.12 acres (portion of Assessor's Parcel Number 008-272-011-000);

Area N: One preservation area of 48.87 acres (portions of Assessor's Parcel Numbers 008-272-010-000 and 008-272-011-000, and Assessor's Parcel Numbers 008-241-008-000 and 008-311-011-000);

Area O: One preservation parcel of 19.5 acres and one conservation easement of 0.48 acres (Assessor's Parcel Number 008-242-007-000);

Areas P, Q, & R: Preservation areas of 245.89 acres (Assessor's Parcel Numbers 008-163-001-000, 008-163-003-000, 008-163-005-000, 008-164-001-000, 008-171-009-000, and 008-171-022-000);

Area U: Two preservation parcels of 7.66 acres and 9.03 acres, totaling 16.69 acres, and one conservation easement of 0.75 acres (Assessor's Parcel Number 008-313-002-000);

Area V: One preservation parcel of 12.56 acres, and one conservation easement of 0.2 acres (Assessor's Parcel Number 008-312-002-000); and

Corporation Yard: One preservation parcel of 6.96 acres (portion Assessor's Parcel Number 008-041-009-000).

Monterey County Planning Department
DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan
PLN100138

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This permit, for the build-out development and preservation of the remaining undeveloped Pebble Beach Company properties located within the Del Monte Forest, renovation and expansion of visitor serving uses, creation of 90 to 100 single-family residential lots, and preservation of 635 acres as primarily forested open space, was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.

Compliance or Monitoring Action to be Performed: Adhere to conditions and uses specified in the permit.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice to contain the Resolution Number 12-003, Monterey County Subdivision Committee, Assessor's Parcel Numbers (007-091-028-000, 007-091-033-000, 007-101-041-000, 007-991-001-000, 008-021-009-000, 008-022-024-000, 008-022-031-000, 008-022-035-000, 008-031-014-000, 008-031-015-000, 008-031-019-000, 008-032-004-000, 008-032-005-000, 008-032-006-000, 008-032-007-000, 008-034-001-000, 008-041-009-000, 008-163-001-000, 008-163-003-000, 008-163-005-000, 008-164-001-000, 008-165-001-000, 008-171-009-000, 008-171-022-000, 008-241-008-000, 008-242-007-000, 008-272-010-000, 008-272-011-000, 008-311-011-000, 008-312-002-000, 008-313-002-000, 008-313-003-000, 008-321-006-000, 008-321-007-000, 008-321-008-000, 008-321-009-000, 008-423-002-000, 008-423-019-000, 008-423-029-000, 008-423-030-000, 008-431-009-000, 008-561-020-000, and 008-991-001-000), permit was approved on June 19, 2012, and the statements "The permit was granted subject to conditions of approval which run with the land" and "A copy of the permit is on file with the Monterey County RMA - Planning Department."

Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.

Compliance or Monitoring Action to be Performed: Proof of recordation of this notice shall be furnished to the RMA - Planning Department.

3. PD003(A) - RESOURCES NEG ARCH

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.

Compliance or Monitoring Action to be Performed: Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the subdivision map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless.

Compliance or Monitoring Action to be Performed: Submit signed and notarized Indemnification Agreement to the Director of RMA - Planning Department for review and signature by the County.

Prior to the issuance of Grading or Building Permits - Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA - Planning Department.

5. PD005 - FISH AND GAME FEE-NEG DEC/EIR

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code § 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Within 5 working days of project approval:
The applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department.

Prior to the recordation of the first subdivision map, the start of use or the issuance of building or grading permits:

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department.

6. PD006 - MITIGATION MONITORING PROGRAM

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Within 60 days after project approval or prior to the issuance of grading and building permits, whichever occurs first, Applicant shall:

- 1) Enter into agreement with the County to implement a Mitigation Monitoring Program.
- 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.

7. PD007 - GRADING-WINTER RESTRICTION

Responsible Department: Building

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA - Planning Department and Building Services Department)

Compliance or Monitoring Action to be Performed: Ongoing: Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

8. PD009 - GEOTECHNICAL CERTIFICATION

Responsible Department: Building

Condition/Mitigation Monitoring Measure: Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning Department and Building Services Department)

Compliance or Monitoring Action to be Performed: Prior to final inspection of the Lodge parking facility, the Are M hotel, and construction at the Corporate Yard:
The applicant shall submit certification by the geotechnical consultant to the RMA - Building Services Department showing project's compliance with the geotechnical report.

9. PD032(A) PERMIT EXPIRATION (Non-Standard)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period consistent with Table 2-5 of the Draft EIR. Phases I and II will expire on June 19, 2015 unless use of the property or actual construction has begun within this period. Phase III will expire on June 19, 2017 unless use of the property or actual construction has begun within this period. Phase IV will expire on June 19, 2020 unless use of the property or actual construction has begun within this period. The time period granted for recordation of subdivision maps shall expire on June 19, 2014.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: As stated in the conditions of approval:
The applicant shall obtain a valid grading or building permit, provide proof of recordation, and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

10. PD045 CERTIFICATES OF COMPLIANCE (LOT LINE ADJUSTMENTS)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: PD045 CERTIFICATES OF COMPLIANCE (LOT LINE ADJUSTMENTS)
The applicant shall request unconditional certificates of compliance for the newly configured parcels at Spanish Bay and Fairway 1.

Compliance or Monitoring Action to be Performed: Concurrent with recording the Record of Survey:
The Surveyor shall prepare legal descriptions and maps for each newly configured parcel. The legal descriptions shall be entitled "Exhibit A", and the maps shall be entitled "Exhibit B." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions and maps with a check, payable to the Monterey County Recorder, for the appropriate fees to record the certificates.

11. PD047 DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439)

Responsible Department: Building

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit:
Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition:
Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.

12. PDSP001 - PRESERVATION AREA EASEMENTS (NON-STANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Easements over all preservation areas shown on the Pebble Beach Company Concept Plan (LUP Figures 9a to 9t) shall be dedicated to the Del Monte Forest Foundation in perpetuity through Open Space Conservation Easements in a form and content approved by the County and the Executive Director of the Coastal Commission. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Foundation (Foundation). These instruments shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Foundation is unable to adequately manage these easements for the intended purpose of scenic, biological and visual resource protection.

Compliance or Monitoring Action to be Performed: Prior to recordation of the first subdivision map or prior to issuance of the first grading or building permit for development in the Concept Plan area, the Owner/Applicant shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the Del Monte Forest Foundation, the RMA - Planning Department and the Executive Director of the Coastal Commission for review and approval. Proof of recordation of these easements shall be provided to the Coastal Commission, County of Monterey RMA Planning Department, and the Del Monte Forest Conservancy

13. PDSP003 - HIGHWAY 68/17-MILE DRIVE IMPROVEMENTS (NON-STANDARD)

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Development proposed by Pebble Beach Company that is based on the Concept Plan shall incorporate improvements on the Highway 68 and 17-Mile Drive areas, including improvements at the Highway 1 gate and improvements to The Lodge area parking and circulation system that improve circulation consistent with all LCP policies.

Compliance or Monitoring Action to be Performed:

- a) Prior to issuance of grading or building permits: Applicant shall apply for and obtain a Caltrans Encroachment Permit.
- b) Within 12 months of project approval, applicant shall begin construction of improvements to the Highway 68/17-Mile Drive intersection area, SR 68/SR 1 southbound off-ramp intersection, and The Lodge area parking and circulations system. Construction improvements shall be completed in accordance with the Traffic Improvement Phasing Plan.

14. PDSP004 - PUBLIC ACCESS MANAGEMENT PLAN (NON-STANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The Pebble Beach Company shall be required to prepare and implement a Del Monte Forest Public Access Management Plan that is subject to review and approval by the County and the Executive Director of the Coastal Commission. The Plan shall clearly describe the manner in which general public access in the Del Monte Forest is to be managed and provided (including through improvements to existing access areas and development of new access areas, as appropriate), with the objective of maximizing public access to all major access points (e.g., all shoreline access locations, trails, parking areas, destinations, facilities, etc.) and all related public access areas, and maximizing utility and enjoyment of all such public access features through siting and design premised on seamlessly integrating them into the built and natural environment, and through provision of appropriate public access amenities (i.e., landscaping, irrigation, restrooms, overlooks, interpretive signs and facilities, bench seating, trash and recycling, bike racks, etc.) and signage/information. The Plan shall include, at a minimum, the elements outlined in the Del Monte Forest CIP Section 20.147.095.I and 20.147.130. The Plan shall also define the number of special events, number of event days, and event locations within the Del Monte Forest by incorporating the elements outlined in the Del Monte Forest Tent Plan dated January 27, 1994.

Compliance or Monitoring Action to be Performed: Prior to issuance of building or grading permits for the first development in the Concept Plan area, the Pebble Beach Company shall prepare a Del Monte Forest Public Access Management Plan for review and approval by the County and the Executive Director of the Coastal Commission.

15. PDSP006 - VISITOR PARKING (NON-STANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The Pebble Beach Company shall ensure parking for visitors at all accessways as a means to improve visitor visual and physical access to the shoreline while maintaining and enhancing public views and protecting sensitive habitat.

Compliance or Monitoring Action to be Performed: Prior to issuance of building or grading permits for the first development proposed within the Pebble Beach Concept Plan area, the Pebble Beach Company shall demonstrate that visitor parking for the development improves visitor visual and physical access to the shoreline while maintaining/enhancing public views and protecting sensitive habitat.

16. PDSP007 AREA M RESIDENTIAL OPTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: In the event that the applicant opts to develop Area M with ten (10) residential lots, in lieu of "Option 1" (Spyglass Hotel), the applicant shall submit an Application Request to the RMA-Planning Department to amend the land use designation and zoning classification of the 15.78 acre parcel proposed for the development within Area M. The amendment to the Del Monte Forest Local Coastal Program (LCP) would amend Figures 5 and 6b of the Del Monte Forest Land Use Plan to change the land use designation from "Visitor-Serving Commercial" to "Low-Density Residential", and amend Section 20-16 of the Monterey County Zoning Maps (Coastal Implementation Plan) to reclassify a 15.78 acre parcel (Assessor's Parcel Number 008-272-TBD-000), Del Monte Forest, Coastal Zone, from the "VSC-D (CZ)" (Visitor Serving Commercial, Design Control Overlay (Coastal Zone)) zoning classification to the "LDR/B-6-D (CZ)" (Low Density Residential, Building Site 6 and Design Control Overlays (Coastal Zone)) zoning classification.

Compliance or Monitoring Action to be Performed: The LCP amendment shall be certified and adopted prior to the issuance of grading or building permits for the site.

17. PDSP009 LOWER-COST VISITOR SERVING ACCOMODATIONS

Responsible Department: Redevelopment

Condition/Mitigation Monitoring Measure: Lower-cost overnight visitor-serving accommodations shall be provided for as a condition of approval of the first development in the concept plan that provides for additional overnight visitor-serving accommodations. The condition should be satisfied by payment of a fee to an organization acceptable to the County and the Coastal Commission's Executive Director to provide for lower-cost overnight visitor accommodations in the coastal zone.

Compliance or Monitoring Action to be Performed: The Applicant agrees to implement this provision by paying \$30,000.00 for 25% of the subject rooms or \$7,500.00 for each room built. The County will require \$1.8 million from the applicant on a pro rata basis as each of the overnight visitor-serving units allowed receive building permits.

18. PDSP012 CONDITION COMPLIANCE AND MITIGATION MONITORING PROGRAM (NON-STANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Third party consultants may be used for monitoring of mitigation measures, pursuant to the Mitigation Monitoring Agreement, at the Applicant's expense. In addition, the agreement shall include provisions that require the applicant to pay an hourly rate for actual work performed for the life of the project to cover the cost for monitoring of all mitigation measures, and any conditions of approval for which staff work is done after the final map is recorded. Payment, payable to the County of Monterey, shall be based upon the fee schedule adopted by the Board of Supervisors and shall be required at the time the property owner submits the signed agreement.

Compliance or Monitoring Action to be Performed: Within 60 days after project approval or upon demand of County Counsel which ever occurs first:
Applicant shall enter into agreement with the County to implement a Mitigation Monitoring Program.

A deposit shall be submitted at the time the applicant submits the signed mitigation monitoring agreement. Thereafter, the deposit shall be replenished on a quarterly basis.

A note shall be included on each final map to be recorded and each of the Resource Management Plans stating that a mitigation monitoring agreement has been adopted for this development.

19. PDSP013 - INCLUSIONARY HOUSING REQUIREMENT

Responsible Department: Redevelopment

Condition/Mitigation Monitoring Measure: [Staff Note: This condition may require revision pursuant to the Planning Commission recommendation to the Board of Supervisors on inclusionary housing.] The project shall comply with the County's Inclusionary Housing Ordinance # 04185 as codified in Section 18.40 of the Monterey County Code in an amount equal to twenty-two (22) Inclusionary Units by constructing a minimum of eighteen (18) Moderate-Income Inclusionary Housing Units on the Project Site and paying an In-Lieu Fee for the remaining four unit obligation.

Compliance or Monitoring Action to be Performed: Prior to the recordation of the first Final Map the applicant/developer shall enter into an Inclusionary Housing Agreement with the County, in a form acceptable to the Economic Development Director, that specifies the details of the required compliance, including but not limited to the type of units and location, the phasing of supplying the units, and preferences for employees. The amount of the In-Lieu Fee shall be based on the adopted In-Lieu Fee Schedule in place at the time that the Project Application was deemed complete by the County.

20. PW0007 - PARKING STD

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection.

Compliance or Monitoring Action to be Performed: Prior to each Building or Grading Permit Issuance, as applicable, the Applicant's engineer or architect shall prepare a parking plan, Owner/Applicant/Engineer to submit plans for review and approval. Construct parking prior to final inspection of structure or commencement of use, as applicable.

21. PW0015 - UTILITIES COMMENTS

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Submit the approved tentative map to impacted utility companies. Subdivider shall submit utility company recommendations, if any, to the Department of Public Works for all required easements.
SITES: All Standard Subdivisions and Minor Subdivisions.

Compliance or Monitoring Action to be Performed: Prior to Recordation of Map Owner/Applicant/Subdivider shall provide tentative map to impacted utility companies for review. Subdivider shall submit utility comments to DPW.

22. PW0016 - MAINTENANCE OF SUBDIVISIONS

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Pay for all maintenance and operation of subdivision improvements from the time of installation until acceptance of the improvements for the Subdivision by the Board of Supervisors as completed in accordance with the subdivision improvement agreement and until a homeowners association or other agency with legal authorization to collect fees sufficient to support the services is formed to assume responsibility for the services.
SITES: All Standard Subdivisions and Minor Subdivisions.

Compliance or Monitoring Action to be Performed: As an ongoing condition Subdivider shall be responsible to maintain improvements until maintenance is assumed by another entity.

23. PW0017 - NATURAL DRAINAGE EASEMENT

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Designate all natural drainage channels on the subdivision maps by easements labeled "Natural Drainage Easement".
SITES: All Standard Subdivisions and Minor Subdivisions.

Compliance or Monitoring Action to be Performed: Prior to Recordation of subdivision Map Subdivider's surveyor shall include labeling as described on subdivision Map.

24. PW0019 - EROSION, ETC CONTROL SCHEDULE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Submit the improvement and grading plans that include implementation schedule of measures for the prevention and control of erosion, siltation, and dust during and immediately following construction, and until erosion control planting becomes established. The Director of Planning and Building Inspection and Department of Public Works shall approve this program.

Compliance or Monitoring Action to be Performed: Prior to recordation of Map(s) Subdivider's Engineer shall include notes on improvement and grading plans.

25. PW0020 - PRIVATE ROADS

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Designate all subdivision roads as private roads.
SITES: All Standard Subdivisions and Minor Subdivisions.

Compliance or Monitoring Action to be Performed: Prior to recordation of Subdivision Maps or Parcel Maps, Subdivider's Surveyor shall designate private roads on subdivision maps.

26. PW0021 - ROAD NAMES

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Submit all proposed road names to the Department of Public Works for approval by County Communications.
SITES: All Standard Subdivisions and Minor Subdivisions.

Compliance or Monitoring Action to be Performed: Prior to Recordation of Subdivision Map Subdivider shall submit proposed road names to DPW. DPW will submit to County Communications for Approval.

27. PW0023 - IMPROVEMENT PLANS

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Applicant shall provide improvement plans for approval of the Department of Public Works. Roads shall be designed and constructed in accordance with the typical section shown on the tentative map. Improvement plans shall be prepared in accordance with County ordinances, requirements and design standards. Improvements shall be designed in accordance with the recommendations of the geotechnical report(s) and all other applicable technical reports.
SITES: All Standard Subdivisions and Minor Subdivisions.

Compliance or Monitoring Action to be Performed: Prior to recordation of Subdivision Map Subdivider shall submit improvement plans prepared by their Engineer to DPW for approval. Improvements to be bonded prior to recordation of Subdivision Map.

28. PW0028 - GEOTECHNICAL REPORT

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: A geotechnical report will be required before recording final maps. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to Recordation of Map(s) Subdivider shall have geotechnical report prepared and submitted to the Department of Public Works.

29. PW0031 - PARCEL MAP

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: File a parcel map delineating all existing and required easements or rights-of-way and monument new lines.
SITES: Areas B, C, Collins Residence, M (Option 1 - Hotel)

Compliance or Monitoring Action to be Performed: Prior to Recordation of Parcel Map, Owner/Applicant/Engineer/Applicant's surveyor shall prepare Parcel Map, and record Parcel Map after all applicable conditions and approvals by the Board of Supervisors have been completed, and submit to DPW for review and approval.

30. PW0031 - SUBDIVISION MAP

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: File a Subdivision Map delineating all existing and required easements or rights-of-way and monument new lines.
SITES: All Standard Subdivisions (Areas F-2, I-2, J, K, L, M (Option 2 - Residential), U, Equestrian Center, Collins Field, V)
map delineating all existing and required easements or rights-of-way and monument new lines.
SITES: All Standard Subdivisions (Areas F-2, I-2, J, K, L, M (Option 2 - Residential), U, Equestrian Center, Collins Field, V)

Compliance or Monitoring Action to be Performed: Prior to Recordation of Subdivision Map, Owner/Applicant/Engineer/Applicant's surveyor shall prepare Parcel Map, and record Parcel Map after all applicable conditions and approvals by the Board of Supervisors have been completed, and submit to DPW for review and approval.

31. PW0032 - AS BUILT PLANS

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: A Registered Civil Engineer shall file as-built plans (originals) in the Department of Public Works with a letter certifying improvements have been made in conformance to improvement plans and local ordinance.

Compliance or Monitoring Action to be Performed: Prior to Release of Bonds Subdivider/Engineer shall submit as built plans and stamped notice of completion letter to DPW for review and approval.

32. PWSP001 - SEWER IMPROVEMENT PLANS

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Sewer improvement plans shall be prepared by a registered civil engineer and approved by PBCSD prior to issuance of grading permits or subdivision maps. All sewer main lines will be placed in utility easements accessible to PBCSD and easements will be required to be shown on the subdivision map.

Compliance or Monitoring Action to be Performed:

33. PWSP002 - SEWER IMPROVEMENTS CERTIFICATE OF ACCEPTANCE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Sewer improvements will be constructed in accordance with the approved plans.

Compliance or Monitoring Action to be Performed: Prior to final inspection of any building permits for project areas that require construction of sewer improvements, the owner shall install the required improvements and obtain a certificate of acceptance of the improvements and related easements from PBCSD.

34. PWSP003 TRAFFIC IMPROVEMENT PHASING PLAN

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The applicant shall prepare a Traffic Improvement Phasing Plan. The plan shall address the timing of on-site and off-site improvements as they relate to the phasing of the project. The applicant shall submit the plan to the General Manager of the PBCSD for review and recommendation, and subject to the approval of the Director of Public Works.

Compliance or Monitoring Action to be Performed: Applicant shall submit a Traffic Improvement Phasing Plan to DPW for approval .
Applicant shall prepare and submit plan prior to issuance of the first Building Permit or grading permit or commence of construction activities, whichever occurs first.

35. PWSP004 TRAFFIC AND CIRCULATION - PEBBLE BEACH EVENT TRAFFIC

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The applicant shall prepare an access plan for Pebble Beach event traffic during the construction phases of the Pebble Beach Company Project subject to review by the PBCSD and subject to approval of Public Works (Public Works)

Compliance or Monitoring Action to be Performed: Applicant shall prepare and submit an access plan for Pebble Beach event traffic at least 60 days prior to said event.

36. PWSP005 SUBDIVISION IMPROVEMENT AGREEMENT

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The applicant shall enter into an Agreement with the County of Monterey to install subdivision improvements. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to recordation of individual Maps, Owner/Applicant shall enter into an Agreement with the County to construct improvements. Improvements shall be bonded and constructed in accordance with the Agreement.

37. PWSP006 TRAFFIC AND CIRCULATION HIGHWAY 68/HIGHWAY1/17 MILE DRIVE INTERSECTION IMPROVEMENTS

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Applicant shall construct intersection improvements and install a traffic signal and/or roundabout(s) at the intersection of Highway 68/Highway 1 and 17 Mile Drive. This intersection shall be designed to operate at level of service (LOS) C or better in the year of project buildout with improvement plans approved by the Director of Public Works. The applicant shall obtain a Caltrans encroachment permit to construct improvements within the State right-of-way.

Compliance or Monitoring Action to be Performed: Applicant shall construct improvements and/or roundabout(s) at the listed intersection. Intersection shall be designed to operate at LOS C or better in the year of project buildout with a street section approved by the Director of Public Works. Improvements shall be constructed in accordance with the approved Phasing Plan.

The applicant shall obtain a Caltrans encroachment permit to construct improvements within the State right-of-way.

38. EHSP01 - WATER SYSTEM IMPROVEMENTS (STATE PERMITTED SYSTEM)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design the water system improvements to meet the standards as found in Titles 17 and 22 of the California Code of Regulations and as found in the Residential Subdivision Water Supply Standards and the California Plumbing Code. (Environmental Health)

Compliance or Monitoring Action to be Performed: SITE - AREA F 2, AREA I 2, AREA K,, AREA J, AREA L, AREA U, COLLINS RESIDENCE, PBC CORPORATION YARD
Prior to issuance of grading/building permits FOR THE SUBDIVISION: Applicant shall submit engineered plans for the water system improvements to California Department of Public Health, Division of Drinking Water and Environmental Management, Monterey office (CDPH) for review and approval. Submit evidence to the Director of Environmental Health that the proposed water system improvements have been approved by CDPH prior to installing the improvements.

39. EHSP02 - FIRE FLOW STANDARDS

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency.
(Environmental Health)

Compliance or Monitoring Action to be Performed: SITE - AREA F 2, AREA I 2, AREA J, AREA K, AREA L, AREA U, AREA V, COLLINS RESIDENCE, PBC CORPORATION YARD
Prior to issuance of grading/building permits - Applicant shall:
Submit plans for the proposed water system improvements to the local fire protection agency for review and approval.
Submit a set of signed or wet-stamped water system plans approved by the local fire protection agency to EHB for review and approval.

Prior to final building inspection: Water system improvements shall be inspected and approved by the local fire protection agency.

40. EHSP03 - SEWER SYSTEM IMPROVEMENT DESIGN

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Engineered plans for the sewer system including all necessary redundancies and separation shall be submitted to and approved by the Carmel Area Wastewater District (CAWD). Plans shall be in conformance with Monterey County Code, Chapter 19.13 and the California Plumbing Code, Title 24 part 5 of the California Code of Regulations. (Environmental Health)

Compliance or Monitoring Action to be Performed: SITE - AREA F 2, AREA I 2, AREA J, AREA K, AREA L, AREA U, AREA V, COLLINS RESIDENCE, PBC CORPORATION YARD

Prior to filing the subdivision map - Applicant shall:

1. Submit plans to CAWD and PBCSD for review and approval.
2. Submit written verification from CAWD and PBCSD to the Environmental Health Bureau that plans have been reviewed and approved.

41. EHSP04 - MANURE MANAGEMENT PLAN

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: MANURE MANAGEMENT PLAN
Provide a Manure Management Plan for equestrian facility to the Environmental Health Bureau (EHB) for review and approval. The Manure Management Plan shall include the following aspects:

- The volume of waste generated, method and time frame of continual disposal off-site, and necessary controls for vector, odor and waste run-off
- Detailed timeline to provide evidence to EHB that the plan is being implemented and the methods in place are controlling vectors, odor and waste run-off
- Appropriate mechanism to allow for public comment of neighbors to assess compliance to the plan.

The approved Manure Management Plan will be on file at the Environmental Health Bureau, File Number APN008-313-001-000/008-991-001-000 and available to the public upon request. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits for the equestrian facility - Applicant shall:
Submit two copies of the plan and monitoring timeline to the Environmental Health Bureau for review and approval.

The applicant shall operate the facility in a manner consistent with public health and safety requirements

42. EHSP05 - CALIFORNIA RETAIL FOOD CODE

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: All improvements shall comply with the California Health and Safety Code, Division 104, Part 7, California Retail Food Code. (Environmental Health)

Compliance or Monitoring Action to be Performed: SITE - SPANISH BAY RESORT, THE LODGE AT PEBBLE BEACH, SPYGLASS HOTEL

Prior to issuance of building permits for commercial structures - Applicant shall:
Submit plans and necessary review fees to Consumer Health Protection Services of the Environmental Health Bureau for review and approval.

43. EHSP06 - POOLS / SPAS

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Public pools and/or spas shall be designed and installed per the standards found in California Code of Regulations Title 22, Chapter 20 and Title 24, Chapter 31B. (Environmental Health)

Compliance or Monitoring Action to be Performed: SITE - SPANISH BAY RESORT, THE LODGE AT PEBBLE BEACH, SPYGLASS HOTEL
Prior to issuance of building permits - Applicant shall:
Submit plans and necessary review fees to Consumer Health Protection Services of the Environmental Health Bureau for review and approval

Prior to final inspection: Environmental Health will inspect pools and/or spas to verify construction according to Code.

44. WR49 - WATER AVAILABILITY CERTIFICATION (NON-STANDARD CONDITION)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form.

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permits where the use involves new water usage, or intensification of existing water usage, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval. Construction shall be in compliance with said Release Form.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us.

45. WR50 - CC&R'S WATER CONSERVATION PROVISIONS (NON-STANDARD CONDITION)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a copy of the subdivision Covenants, Conditions, and Restrictions containing the following provisions from Monterey County Water Resources Agency Ordinance No. 3932: "All new construction shall incorporate the use of low water use plumbing fixtures including, where applicable, hot water recirculation systems; the front yards of all homes shall be landscaped at the time of construction; low water use or drought tolerant plants shall be used together with water efficient irrigation systems; leak repair is the property owner's responsibility; vehicle and building washing shall use hoses equipped with shutoff nozzles; no potable water to be used for sidewalk washing; no water spillage into streets, curbs, and gutters; no emptying or refilling of swimming pools except for structural repairs or if required for public health regulations; no fountains unless water is recycled within the fountain."

Compliance or Monitoring Action to be Performed: Prior to recordation of any subdivision map, the owner/applicant shall submit the CC&R's to the Water Resources Agency for review and approval. Construction shall be conducted in accordance with said CC&R's.

46. WR51 - LANDSCAPING REQUIREMENTS (NON-STANDARD CONDITION)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: A notice shall be recorded on the deed for each lot stating: "The front yards of all homes shall be landscaped at the time of construction. Low water use or drought tolerant plants shall be used together with water efficient irrigation systems."

Compliance or Monitoring Action to be Performed: Prior to recordation of any subdivision map, the owner/applicant shall submit a signed and notarized notice to the Water Resources Agency for review and approval.

A copy of the County's standard notice can be obtained at the Water Resources Agency or online at: www.mcwra.co.monterey.ca.us.

The notice shall be recorded concurrently with the subdivision map for each subdivision.

47. WRSP1 - DRAINAGE NOTE (NON-STANDARD CONDITION)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: A note shall be recorded on the subdivision map for each subdivision stating: "Prior to issuance of any construction permits, a drainage plan shall be prepared by a registered civil engineer, to mitigate on-site and off-site impacts. The plan shall include stormwater detention facilities. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency."

Compliance or Monitoring Action to be Performed: Prior to recordation of any subdivision map, the owner/applicant shall submit a copy of the subdivision map including the appropriate notation to the Water Resources Agency for review and approval.

48. WRSP2 - COMPLETION CERTIFICATION (NON-STANDARD CONDITION)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a registered civil engineer or licensed contractor that drainage facilities have been constructed in accordance with the approved drainage plan.

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

This condition is applicable to any construction permits that include detention facilities or oil/grit separators.

49. Non-Standard FIRE PROTECTION AND SUPPRESSION CONDITION 3

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Emergency fire access road improvement plans shall be approved by PBCSD prior to issuance of grading permits. An engineering report must substantiate weight-bearing requirements for Fire Department equipment (60,000 lbs. over 2 axles) and must also address erosion control for all types of weather conditions specific to the PBCSD area. An agreement designating ownership and maintenance requirements for all access roads shall be approved by the PBCSD prior to recording the subdivision map. (Fire) SITES: ALL SITES

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "Fire Department Notes".

Applicant shall schedule a fire department clearance inspection for each phase of development.

50. Non-Standard FIRE PROTECTION AND SUPPRESSION CONDITION 4

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All raised medians and gates shall be set back 30 feet from face of curb or edge of pavement to minimize vehicle stacking effects for emergency equipment. Vertical clearance requirement of 15' shall be maintained through travel path at all gate entrances. The design height of all portions of gate structures shall accommodate a safe, unobstructed angle of approach and departure for all emergency fire apparatus. All gates must be at least 12 feet wide and have Knox Rapid Entry systems. (Fire) SITES: ALL SITES

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "Fire Department Notes".

Applicant shall schedule a fire department clearance inspection for each phase of development.

51. Non-Standard FIRE PROTECTION AND SUPPRESSION CONDITION 5

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All lots shall comply with PBCSD Ordinance 19 and the practical intent of California Public Resources Code (PRC) 4291 for clearances of flammable vegetation from structures. (Fire) SITES: ALL SITES

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "Fire Department Notes".

Applicant shall schedule a fire department clearance inspection for each phase of development.

52. Non-Standard FIRE PROTECTION AND SUPPRESSION CONDITION 6

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Fuel Modification Plans that address fuel reduction requirements for open space areas shall be approved by PBCSD prior to the issuance of grading permits. Setbacks for structural defensible space shall meet the requirements of current California Fire Code, local amendments, PRC 4290, and PRC 4291. Provisions shall be made for perpetual maintenance of open space areas. (Fire) SITES: ALL SITES

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "Fire Department Notes".

Applicant shall schedule a fire department clearance inspection for each phase of development.

53. Non-Standard FIRE PROTECTION AND SUPPRESSION CONDITION 7

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The minimum fire flow for fire hydrants shall meet the current California Fire Code for the residential and commercial areas. The minimum fire flow for fire hydrants serving residential areas shall be 1500 gallons per minute (gpm) for 2 hours at 20 psi residual pressure. The minimum fire flow for fire hydrants serving commercial areas shall be determined by the fire flow tables in the current California Fire Code. (Fire) SITES: ALL SITES

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "Fire Department Notes".

Applicant shall schedule a fire department clearance inspection for each phase of development.

54. Non-Standard FIRE PROTECTION AND SUPPRESSION CONDITION 8

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Fire hydrant spacing shall conform at a minimum to the standards set forth in the current California Fire Code Appendix CC. All fire hydrants shall have (1) 2 1/2' x (2) 4' outlets, James Jones 3775 series or equivalent. All fire hydrants must be installed and accepted by PBCSD prior to the placement of combustible materials on any lot. Blue reflective hydrant markers shall be provided and installed per PBCSD standards. (Fire) SITES: ALL SITES

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "Fire Department Notes".

Applicant shall schedule a fire department clearance inspection for each phase of development.

55. Non-Standard FIRE PROTECTION AND SUPPRESSION CONDITION 9

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Fire protection water system improvement plans shall be prepared by a registered civil engineer and approved by PBCSD prior to issuance of grading permits or subdivision map recordation. (Fire) SITES: ALL SITES

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "Fire Department Notes".

Applicant shall schedule a fire department clearance inspection for each phase of development.

56. Non-Standard FIRE PROTECTION AND SUPPRESSION CONDITION 10

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Prior to recording the subdivision map for areas that require construction of fire protection water system improvements, the owner shall install or provide adequate bonding for construction of the required improvements in accordance with the approved plans and obtain final approval from PBCSD. (Fire) SITES: ALL SITES

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "Fire Department Notes".

Applicant shall schedule a fire department clearance inspection for each phase of development.

57. SUPPRESSION CONDITION 1

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All proposed building improvements are required by the Pebble Beach Community Services District (PBCSD) to be consistent with current California Fire Code and local amendments, including residential fire protection sprinkler systems. (Fire) SITES: ALL SITES

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "Fire Department Notes".

Applicant shall schedule a fire department clearance inspection for each phase of development.

58. SUPPRESSION CONDITION 2

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Street and fire access roads shall meet the requirements of the current California Fire Code and local amendments and must be completed prior to the placement of combustible materials on any lot. These standards shall be established and maintained year-round by the Pebble Beach Company for the full driving height and width of the road surface. (Fire) SITES: ALL SITES

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "Fire Department Notes".

Applicant shall schedule a fire department clearance inspection for each phase of development.

59. MM AES A1. INCORPORATE DESIGN FEATURES AND LANDSCAPING REQUIREMENTS IN DESIGN PLANS AND SPECIFICATIONS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM AES A1. INCORPORATE DESIGN FEATURES AND LANDSCAPING REQUIREMENTS IN DESIGN PLANS AND SPECIFICATIONS FOR ALL DEVELOPMENT SITES
Incorporate design features and landscaping requirements in design plans and specifications for all development sites that involve construction of new structures or modification of existing structures. For all development, landscape buffers will be preserved along the perimeters of all development sites to maximize screening of public views. Additional landscape screening will be placed in the areas along 17 Mile Drive where canopy gaps in roadside vegetation allow for additional shrub and tree infill plantings. Landscape species will be selected and placed to appear compatible with the existing vegetation in this area. Under no circumstances will any invasive plant species be used at any location. For visitor serving development, architectural treatments of visitor serving facilities will incorporate building facade and roofline articulation designed to reduce their apparent building mass. Architectural treatments of visitor serving facilities will incorporate building facade and roofing materials, including the selection of exterior paint colors, which are consistent with the visual character of existing buildings located on the site and existing buildings surrounding the site. For residential development, structures associated with new single family residential development will be set back from parcel property lines consistent with County zoning and development standards to minimize the proposed projects visibility, as seen from sensitive public viewing locations. New landscaping in residential developments will be specified and placed in a manner that blends into the surrounding natural landscape.

Compliance or Monitoring Action to be Performed: Prior to project construction, the applicant will incorporate design features and landscaping, as described in this Measure, into plans for all development as outlined in the conditions for review and approval by the County and enumerate as "MM AES A1 (Design Features and Landscaping) - Planning Department Notes". The applicant will be responsible for maintaining and monitoring the landscaping at all visitor serving facilities and within public views from 17 Mile Drive.

60. MM AES A2. PREPARE AND IMPLEMENT A LANDSCAPE PLAN FOR THE INTERSECTION RECONFIGURATION OF SR1, S

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM AES A2. PREPARE AND IMPLEMENT A LANDSCAPE PLAN FOR THE INTERSECTION RECONFIGURATION OF SR1, SR68 and 17 MILE DRIVE AND THE INTERNAL ROADWAY INTERSECTION IMPROVEMENTS.

Prepare and implement a landscape plan for the intersection reconfiguration of SR1, SR68 and 17 Mile Drive and the internal roadway intersection improvements. The landscape plan will include the following components. 1. The species composition of the landscape plan will reflect species that are native and indigenous to the project area. The species list should include trees, shrubs, and an herbaceous understory of varying heights. Plantings will be installed to mimic natural patterns. If space does not allow or the slope is greater than 2 to 1, a native perennial hydroseed mix will be applied at a minimum. 2. Native perennial hydroseed mix will be applied at all locations with exposed soil and steep slopes to prevent soil erosion, reduce water pollution, and help preserve the existing landscape character. Other erosion control and water pollution prevention practices will also be utilized, as recommended by the project landscape architect and or project designer. Hydroseeded areas treated prior to the wet season between September 15 and October 15 will not require irrigating. Areas treated prior to that might require periodic truck watering to facilitate seed growth. 3. The landscape architect will work with the engineers to ensure the landscape plan addresses retaining walls and grade transitions. Retaining wall design, colors and treatment will be approved by Caltrans and the County. Gradual grade transitions like slope rounding will be incorporated into the landscape design at hinge and catch points of earthwork slopes, and flatter slopes at 1-to-4 slope ratios will be implemented where applicable to preserve the existing grade around the base of trees that are to remain, so that tree roots are not affected by cut or fill earthwork. 4. Vegetation will be planted within the first year following completion of the intersection improvements. 5. An irrigation and maintenance program will be implemented during the plant establishment period. The irrigation system will utilize a smart watering system that evaluates the existing site conditions and plant material against weather conditions to avoid overwatering of such areas. The irrigation system will be managed in such a manner that broken spray heads, pipes, or other components of the system are fixed within 1 to 2 days, or the zone or system will be shut down until it can be fixed to avoid undue water flows. The irrigation system will be managed by the applicant within Del Monte Forest and by Caltrans within state right of way. 6. Under no circumstances will any invasive plant species be used at any location.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM AES A2 (Roadway Improvements) - Planning Department Notes".

As part of the final design for intersection improvements, the applicant will prepare a landscape plan for the intersection improvements of SR1 SR 68 and 17 Mile Drive and the internal intersection improvements as outlined in the conditions to be approved by Caltrans for the portion within the Caltrans ROW and the County for the portion outside the Caltrans ROW and all internal intersections. Caltrans will be responsible for maintenance within the State ROW, and the applicant will be responsible for the portion of the improvements located within Del Monte Forest.

61. MM AES C1. INCORPORATE LIGHT AND GLARE REDUCTION MEASURES IN DESIGN PLANS AND SPECIFICATIONS.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM AES C1. Incorporate light and glare reduction measures in design plans and specifications. The design plans and specifications for all proposed visitor serving development will include exterior lighting that provides for the safety and security of people using the facilities in the evening but that is not intrusive and glaring. Light and glare reduction measures include but are not limited to the following. 1. All exterior lighting will be directed downward and toward the development site. 2. All exterior lighting will be installed at the lowest allowable height, the lowest allowable wattage will be used, and the number of nighttime lights used will be minimized. 3. The design of exterior light fixtures will incorporate shielding to prevent glare. 4. Nonglare fixtures will be specified for outdoor project lighting. 5. Where appropriate, trees will be planted along roadway frontages to reduce potential glare. 6. Nonreflective colors and finishes will be used for all exterior building and structure treatment. 7. Project lighting including locations and specific fixture types will be subject to the County's design review process.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM AES C1 (Lighting) - Planning Department Notes".

Prior to project construction, the applicant will ensure that design plans and specifications for all proposed visitor serving development include exterior lighting that provides for the safety and security of people using the facilities in the evening, but that is not intrusive and glaring. The design plans will be reviewed and approved by the County.

Prior to final building inspection and regarding any future construction in the project area: Lighting shall be installed and maintained in accordance with this Measure.

62. MM AQ C1. IMPLEMENT MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM AQ C1. Implement measures to control fugitive dust emissions during construction. The applicant will ensure the construction specifications include the following measures, recommended by the MBUAPCD to the extent feasible and practicable to control PM10 emissions from construction activities. 1. Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure. 2. Prohibit all grading activities during periods of high wind more than 15 miles per hour. 3. Apply chemical soil stabilizers on inactive construction areas such as disturbed lands within construction projects that are unused for at least four consecutive days. 4. Apply non-toxic binders like latex acrylic copolymer to exposed areas after cut and fill operations and hydroseed area. 5. Maintain at least 2 feet of freeboard on haul trucks. 6. Cover all trucks hauling dirt sand or loose materials. 7. Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land, prior to construction. 8. Plant vegetative ground cover in disturbed areas as soon as possible. 9. Cover inactive storage piles. 10. Install wheel washers at the entrance to construction sites for all exiting trucks. 11. Pave all roads on construction sites prior to use by construction equipment. 12. Sweep streets if visible soil material is carried out from the construction site and check at least once daily. 13. Post a publicly visible sign that specifies the telephone number and person to contact regarding dust complaints. This person will respond to complaints and take corrective action within 48 hours. The phone number of the MBUAPCD will be visible to ensure compliance with Rule 402 Nuisance. 14. Limit the area under construction at any one time.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM AQ C1 (Dust Control) - Planning Department Notes".

Prior to construction, the applicant will ensure the construction specifications include the requirements outlined in this Measure during construction as verifiable upon County inspection

63. MM AQ C2. IMPLEMENT MEASURES TO CONTROL CONSTRUCTION RELATED EXHAUST EMISSIONS DURING CONSTRUCTION.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM AQ C2. IMPLEMENT MEASURES TO CONTROL CONSTRUCTION RELATED EXHAUST EMISSIONS DURING CONSTRUCTION. Implement measures to control construction related exhaust emissions during construction. The construction specifications will include the following measures, recommended by the MBUAPCD to the extent feasible and practicable to reduce emissions from heavy duty off road diesel-powered construction equipment. 1. Limit use of equipment. 2. Replace diesel powered equipment with gasoline powered equipment. 3. Modify engine with ARB verified retrofit. 4. Repower with current standard diesel technology. 5. Repower with compressed natural gas and or liquid natural gas technology. 6. The applicant will ensure that the construction specifications require construction contractors to retrofit and install diesel particulate filters capable of achieving an 85 percent reduction in PM10 exhaust emissions Level 3 on all off road construction equipment and diesel oxidation catalysts and Level 3 DPFs on all on road soil hauling.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM AQ C2 (Emission Control) - Planning Department Notes".

Prior to project construction, the applicant will ensure that construction specifications include the measures listed in the conditions to the extent feasible and practicable to reduce emissions from heavy duty off road diesel powered construction equipment. The construction contractor will ensure these measures are implemented during construction as verifiable upon County inspection.

64. MM AQ E1. PREPARE AND IMPLEMENT A MANURE MANAGEMENT PLAN.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM AQ E1. Prepare and implement a manure management plan. The plan will require daily management of liquid and solid wastes, and disposal of these wastes off the site at least twice weekly or as required by Environmental Health Bureau, EHB. In accordance with EHSP04 Manure Management Plan, the plan will include the following. 1. The volume of waste generated, method and time frame of continual disposal offsite, and necessary controls for vector, odor and waste runoff. 2. Detailed timeline to provide evidence to EHB that the plan is being implemented and the methods in place are controlling vectors, odor and waste runoff. 3. Appropriate mechanism to allow for public comment of neighbors to assess compliance of the plan. 4. Odor complaint tracking and abatement program. The applicant will design and implement an odor complaint tracking and abatement program to address and respond to odor complaints for the Equestrian Center. The program will require the project applicant to post a telephone number and contact person at the project site where odor complaints may be made. The program will detail how upon receipt of an odor complaint the project applicant will evaluate facility operations to ensure that odor complaints are tracked, investigated, and minimized. The program will be developed after the Equestrian Center is reconstructed and before residential lots in Area U are prepared for development whichever occurs first, and the program will be developed in coordination with and approved by the County. 5. Place manure and waste receptacles as far as possible from sensitive receptors. The applicant will locate manure and waste receptacles as far as possible from sensitive receptors to reduce the potential for exposure of sensitive receptors to odors from animal waste. The location will be included in the final design plans which will be approved by the County. 6. Include additives and supplements to feedstock to help reduce manure odors. Various feedstock additives and supplements are available that will help minimize odor-generating microorganisms and compounds. The applicant will make available additives and supplements to animals housed or using the Equestrian Center at cost to help reduce odors from animal waste. The approved manure management plan will be on file at EHB and available to the public upon request. The applicant will operate the Equestrian Center in a manner consistent with the plan and any additional requirements set forth by EHB.

Compliance or Monitoring Action to be Performed: Prior to issuance of a building permit for the equestrian center reconstruction, the applicant will prepare a manure management plan and submit it to the Monterey County Health Department, Environmental Health Bureau for review and approval.

65. MM BIO A1. DEVELOP AND IMPLEMENT A SITE SPECIFIC RESOURCE MANAGEMENT PLAN BASED ON THE MASTER R

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

MM BIO A1. Develop and implement site specific resource management plans (SSRMPs) based on the Master Resource Management Plan (RMP) for each of the six preservation areas. 1. Signal Hill Dune Preservation Area in Area M. 2. Combined SSRMP for the contiguous preservation areas in Areas N, O, U, and V and the preserved occurrence of Pacific Grove clover in Collins Field if the in-situ preservation mitigation option is selected. 3. Combined SSRMP for preservation areas B and C. 4. Combined SSRMP for contiguous areas including Huckleberry Hill Natural Habitat Area and SFB Morse Preserve, preservation areas F-1, F-3, G, H, I-2 and Corporation Yard and possibly a portion of area D. 5. Combined SSRMP in Lower Seal Rock Creek Area for preservation areas I-1, J, K and L and management of Hickman's potentilla and Pacific Grove clover in Indian Village. 6. Preservation Area PQR. Each SSRMP will include specific management measures for Monterey pine forest, Monterey pygmy forest, coastal dune habitat, riparian habitat, wetlands and waters, special status plant species, special status wildlife species including CRLF, nesting raptors and MBTA regulated bird species, and pallid bat. The SSRMP will include description of the resource and management measures to protect the resource; specific protection, restoration, and management methods, including timing and personnel; and monitoring methods and reporting procedures, including timing and personnel. For Monterey pine forest restoration and management and for each special status plant that is targeted for reestablishment, transplantation, propagation, outplanting, or in situ management, the USFWS policy guidelines regarding controlled propagation of listed species will be followed for the reintroduction or establishment of new populations of federally listed species. For special status plants, each SSRMP will include 1. Detailed transplantation, propagation, and outplanting methods. 2. Description and mapped locations for donor sites. 3. Site selection methods including donor sites, reestablishment sites, and transplantation sites. 4. Site protection measures. 5. Adaptive management plan including weed control. 6. Success criteria. 7. Monitoring-reporting methods conducted annually for the first 5 years and then every 2 years until the success criteria have been met. Each SSRMP will include a County-approved annual work plan and monitoring report that includes an education program for maintenance staff whereby a qualified biologist will provide information on special status plant and wildlife species. The applicant will ensure the measures are implemented by monitoring for at least 20 years. The use of invasive non-native species is prohibited in the landscaping for Equestrian Center Reconstruction; New Employee Parking in Area B; Residential Lot Subdivisions in Areas J, K, L, M Spyglass Hill, U, V, Corporation Yard, and any other commercial or residential landscaping adjacent to existing or proposed preservation areas. Landscaping plans shall be prepared for all development in these areas and submitted to County for review and approval prior to issuance of building permits for each site. The prohibition of use of invasive nonnative species will be a condition of issuance of building permits for each site. This measure requires educational outreach to property owners in areas adjacent to proposed preservation areas as well as property owners in the DMF in general regarding invasive nonnative species and the threat they pose to native vegetation and habitats in the DMF, how to recognize non-native species, how to report their presence, and appropriate methods of removal. Additionally, the site conditions for the New Employee Parking in Area B will specify that outside lighting will not be directed at the Area B preservation area and will be directed downward or inward toward the parking lot.

**Compliance or
Monitoring
Action to be Performed:**

MM BIO A1. DEVELOP AND IMPLEMENT A SITE SPECIFIC RESOURCE MANAGEMENT PLAN BASED ON THE MASTER RMP FOR EACH PRESERVATION AREA.

Prior to issuing building permits, the applicant will be required to provide funds for the County to contract a qualified third-party biologist to develop and implement the SSRMPs, including the detailed work plan and monitoring report described above and based on the guidance and framework provided in Master RMP. The contracted biologist shall include the PBCSD Fire Department as a party to the development of the SSRMPs. The SSRMPs and monitoring reports will be reviewed and approved by the County. The applicant will ensure the measures are implemented by monitoring for a minimum of 20 years.

66. MM BIO A2. DEDICATE CONSERVATION EASEMENTS TO THE DEL MONTE FOREST FOUNDATION FOR ALL PRESERVA

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO A2. DEDICATE CONSERVATION EASEMENTS TO THE DEL MONTE FOREST FOUNDATION FOR ALL PRESERVATION AREAS.

The applicant will be required to dedicate conservation easements to the Del Monte Forest Foundation or other approved entity for proposed preservation areas, which includes undeveloped land within Areas B, C, F-1, F-3, G, H, I, J, K, L, M, N, O, PQR, U, V, and Corporation Yard as identified in Appendix C. The conservation easements will incorporate specific development prohibitions based on the protection measures outlined in the Master RMP in Appendix C in Volume I of EIR and the SSRMPs to be developed per MM BIO A1. The conservation easements will contain specific restrictive language that permanently prohibits all future development in the preservation areas, with the following three exceptions. 1. Existing trails and utility uses and their maintenance. 2. New recreational trails and utility lines within the applicant's proposed preservation areas. 3. Limited expansion of trails, but not expansion of formal recreational facilities, utility lines or corridors, nor construction of any additional supporting facilities. The conservation easements will also contain a guarantee of full funding for implementation and monitoring by the applicant of all agency approved resource management methods established in all agreements and MOUs, and a statement that these dedicated areas cannot be used for the mitigation of any other past, present, or future projects. The intent of this language is to prevent the possibility of later revision, amendment, or interpretive disputes concerning the conservation easements that might directly or indirectly result in the loss of habitat area and quality that is intended and required solely as mitigation for this project's effects. The intent is also to ensure the implementation of proposed resource management activities that are intrinsic to enhancing and maintaining the forest's ecological values, such as implementation of resource and wildfire management practices.

Compliance or Monitoring Action to be Performed: Prior to obtaining building permits, the applicant will be required to dedicate conservation easements to the Del Monte Forest Foundation or other approved entity for proposed preservation areas.

67. MM BIO B1 C. DEDICATE ADDITIONAL AREA OF UNDEVELOPED MONTEREY PINE FOREST.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO B1 C. The applicant will dedicate an additional 7 acres or more of undeveloped pine forest in Area D, Old Capitol site, or Aguajito site to offset the contribution of the proposed project to a substantial cumulative loss of Monterey pine forest. Area D, which is west of Highway 1, mostly north of the Sawmill Gulch site, and adjacent to the HHNHA. If this site is selected, 7 acres would be preserved contiguous to forested areas within Del Monte Forest adjacent to the HHNHA. The portion of Area D to be preserved would include the entire area between Congress Road and SFB Morse Drive and approximately 3 acres to the east of SFB Morse Drive. The Old Capitol site is east of SR 1 in the City of Monterey and south of Del Monte Shopping Center and contains Monterey pine forest, Yadon's piperia, and possibly other sensitive biological resources. The applicant has entered into a MOU with USFWS to preserve 16 acres of Monterey pine forest at this site containing Yadon's piperia. The 7 acres required by this measure could be fulfilled within 16 acres required by the MOU. The Aguajito site is east of SR 1, south of SR 68, and north of Jack's Peak County Park and contains Monterey pine forest, Yadon's piperia and possibly other sensitive biological resources. The applicant has entered into a MOU with USFWS to preserve the 83 acres of Monterey pine forest at this site containing Yadon's piperia. The 7 acres required by this measure could be fulfilled within 83 acres required by the MOU. Resource management of the 7 acre dedicated area will be conducted in accordance with MM BIO A1, and the dedications will be in accordance with the requirements of MM BIO A2.

Compliance or Monitoring Action to be Performed: Prior to issuance of development permits, the applicant will dedicate an additional 7 acres or more of undeveloped pine forest as described above.

68. MM BIO B2. INCLUDE ADDITIONAL MEASURES IN RESOURCE MANAGEMENT PLAN FOR AREAS M AND L TO AVOID IN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO B2. INCLUDE ADDITIONAL MEASURES IN RESOURCE MANAGEMENT PLAN FOR AREAS M AND L TO AVOID INDIRECT IMPACTS ON DUNE HABITAT. The applicant previously prepared a site specific RMP for coastal dune scrub for a previously proposed DMF PDP project, see Zander Associates 2001a. The applicant subsequently prepared a Biological Resources Review for the current project that summarized recommended mitigation measures to maintain and manage dune habitat in Area L as well as in Area M, see Zander Associates 2010. As part of the project conditions of approval, a site specific RMP will implement protection, restoration, and preservation measures to avoid direct and deleterious indirect effects to special status dune plant species within the dune habitat in Preservation Areas L and M including the following. 1. Irrigation systems will be designed to ensure that, under windless conditions, restored dune habitat is not subject to substantial overspray. 2. Drainage improvements will direct run off from roads and paved surfaces away from dune habitat, and drainage improvements within the adjacent Spyglass Hill Golf Course will be located entirely within the golf course not dune habitat. 3. Nonnative species will be removed and controlled to prevent invasion of dune species habitat. 4. Rare plant dune restoration areas will be located away from the perimeter of existing golf courses. 5. Permanent physical barriers will be installed along the edge of the "Green Trail," the Dunes Road, and other portions of the dune habitat as necessary to prevent encroachment into this habitat. Adequate signage will identify dune habitat and indicate that pedestrian traffic within such areas is not permissible. Monitoring shall be conducted as necessary to support resource management.

Compliance or Monitoring Action to be Performed: Prior to obtaining building permits for development near Preservation Areas L and M, the applicant will ensure implementation of the protection, restoration, and preservation measures identified in the site specific RMPs for special status dune plant species within dune habitat in Preservation Areas L and M. The applicant will ensure a qualified biologist under contract to the County conducts monitoring as necessary to support resource management.

69. MM BIO B3. INCLUDE ADDITIONAL MEASURES IN HHNHA RMP TO PROTECT SENSITIVE RESOURCES AND USE DIRECTED LIGHTING AND ENVIRONMENTAL EDUCATION FOR NEW RESIDENCES AT CORPORATION YARD.

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

MM BIO B3. INCLUDE ADDITIONAL MEASURES IN HHNHA RMP TO PROTECT SENSITIVE RESOURCES AND USE DIRECTED LIGHTING AND ENVIRONMENTAL EDUCATION FOR NEW RESIDENCES AT CORPORATION YARD.

The following six measures will be incorporated into the site specific RMPs and Annual Work Plan and Monitoring Plan required by Mitigation Measure BIO-A1 to control trail use impacts in the HHNHA. 1. Implement an annual program of erosion control and trail maintenance along trails. 2. Permanently close and revegetate all informal trails. 3. Provide environmental education about sensitive resources for new residents at Corporation Yard such as staying on marked trails, crossing drainages only at marked crossings, and avoiding the introduction of invasive species. 4. Monitor trails and trail crossings of drainages during wet season, temporarily close single-track trails and other trails when substantial erosion potential exists, and conduct maintenance as necessary to prevent soil erosion and sedimentation from subsequent storm events.. 5. Conduct at least annual and more frequent if necessary weed control surveys both along and off trails and use manual, mechanical, and appropriate chemical or other means of control where infestation of noxious weeds is identified. 6. Monitor HHNHA for feral animals in cooperation with the Monterey County Animal Services, and remove feral colonies to protect native wildlife species. The following three measures will be incorporated into site conditions for all residential development at Corporation Yard. 1. Outside lighting will not be directed at the HHNHA preservation areas. 2. Direct outside lighting downward or inward toward development areas. 3. Provide environmental education about HHNHA sensitive resources to homebuyers and residents at the Corporation Yard residential area including measures that individuals can implement to lower their impact such as crossing drainages at marked crossings, staying on designated trails, controlling pets, avoiding spread of non-native invasive species, and directing temporary and permanent lighting inward.

**Compliance or
Monitoring
Action to be Performed:**

Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM BIO B3 (Sensitive Resources) - Planning Department Notes".

Prior to issuance of applicable building permits, the applicant will ensure the additional measures are incorporated into the site specific RMP and the annual work plan and monitoring plan for the Huckleberry Hill Natural Habitat Area, and will develop a protocol for implementing and monitoring the temporary trail closures and periodic maintenance that will be incorporated into the HHNHA RMP.

70. MM BIO C1. AVOID OR COMPENSATE FOR THE LOSS OF WETLANDS AND IMPLEMENT RESOURCE MANAGEMENT MEASURES TO MAINTAIN WETLANDS IN PRESERVATION AREAS.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO C1. AVOID OR COMPENSATE FOR THE LOSS OF WETLANDS AND IMPLEMENT RESOURCE MANAGEMENT MEASURES TO MAINTAIN WETLANDS IN PRESERVATION AREAS.

Avoid or compensate for the loss of wetlands and implement resource management measures to maintain wetlands in the preservation areas.

The applicant will modify the lot in Area U and the roadway in Area L to avoid direct impacts on wetlands and drainages, and or the applicant will compensate for the loss of wetlands and wetland functions through creation of new wetlands or enhancement of existing wetlands in one or more preservation areas, such that no net loss of wetland functions occurs. The applicant previously prepared a Wetland Management Plan for the project that includes general measures for wetland and riparian management within preservation areas. These measures include maintaining existing water budgets, protecting water quality, restoring hydrologic continuity and movement corridors for wildlife, enhancing plant community diversity, and regulating use, see Wetlands Research Associates 2001. These measures will be incorporated into the site-specific RMPs specified in MM BIO A1.

Compliance or Monitoring Action to be Performed: Prior to final design approval for Area U and Area L development, the applicant will modify the lot in Area U and roadway in Area L to avoid direct impacts on wetlands and drainages or provide compensation as described in condition text, to be approved by the County and qualified biologist.

71. MM BIO D1. IMPLEMENT RESOURCE MANAGEMENT MEASURES TO MAINTAIN AND ENHANCE YADONS PIPERIA HABITAT.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO D1. IMPLEMENT RESOURCE MANAGEMENT MEASURES TO MAINTAIN AND ENHANCE YADONS PIPERIA HABITAT.

Include the following eight measures in site-specific RMPs for preservation areas to maintain and enhance Yadons piperia (YP) habitat. 1. Maintain natural conditions including current drainage patterns and understory vegetation and prohibit understory clearing in proposed YP preservation areas. 2. Protect YP populations adjacent to existing golf courses in preservation parcels at Areas K and L from unintended disruptions by pedestrians and golfers by fencing perimeter of forested open space areas if could be affected by pedestrian traffic. Install temporary protective fencing during large golf tournaments and during species' blooming and fruiting period if area could be affected by pedestrian traffic. Fencing height must allow wildlife movement but deter golfers. 3. Remove nonnative invasive species within preservation areas. 4. Restrict maintenance to avoid YP flowering and fruiting season. 5. Maintain, sign and direct use of designated trails to reduce potential for informal access through YP areas and locate any new trails to avoid occupied YP. Install vehicle barriers at key locations to reduce potential for off-road vehicle and bike access. Close and restore informal trails in existing YP habitat. 6. Manage stormwater runoff to reduce effects on known YP habitat. Repair erosion gullies on trails and in areas determined necessary via periodic site inspections. 7. Implement education program to inform landowners, workers, and golfers about the sensitivities in areas adjacent to YP habitat. 8. Continue to support research regarding YP management and enhancement and fund new research if monitoring indicates substantial diminishment of existing YP populations in preservation areas. If monitoring indicates populations are substantially declining, additional required enhancement activities may include protection against herbivory, increased invasives management, vegetation management, or other adaptive management actions as determined by biologist.

Compliance or Monitoring Action to be Performed: Prior to issuance of building or grading permits, the applicant will provide funding to ensure these eight measures are incorporated into the site-specific RMPs, implemented, and monitored by appropriate staff, including a qualified biologist as necessary under contract to the County.

72. MM BIO D2. RESTORE 1.6 ACRES GOWEN CYPRESS AND BISHOP PINE HABITAT AT HHNHA AND IMPLEMENT RESOUF

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO D2. RESTORE 1.6 ACRES GOWEN CYPRESS AND BISHOP PINE HABITAT AT HHNHA AND IMPLEMENT RESOURCE MANAGEMENT MEASURES TO MAINTAIN AND ENHANCE GOWEN CYPRESS HABITAT.
Restore 1.6 acres of Gowen cypress and Bishop pine habitat at the Huckleberry Hill Natural Habitat Area (HHNHA) and implement resource management measures to maintain and enhance Gowen cypress habitat. Restoration of 1.6 acres of Gowen cypress and Bishop pine habitat at the HHNHA shall include the following five measures. 1. Elimination of existing nonnative vegetation and native species that do not occur within the adjacent undisturbed native forest through slashing, uprooting or targeted herbicide application. 2. Restoration may need to be phased in order to control non-native invasive species colonization. 3. Gowen cypress and Bishop pine seedlings grown from Huckleberry Hill stock will be outplanted in the fall with the objective of having sapling densities of at least 400 per acre. 4. Initial planting densities will be 10 to 30 percent higher than target density with exact percentage to be determined in the RMP for HHNHA. 5. Replacement plantings and contingent actions carried out in accordance with monitoring of success criteria. The following two resource management measures will be implemented. 1. Landscaping in residential development areas adjacent to the HHNHA including Corporation Yard and Areas F-2 and I-2 will be prohibited from using cultivated horticultural Gowen cypress trees to avoid genetic contamination of the native Gowen cypress trees in the nearby HHNHA and SFB Morse Botanical Preserve. 2. Identify management issues unique to Gowen cypress and Bishop pine forest and develop specific management measures necessary to maintain this habitat type in Area F-1, F-3, and the HHNHA. Incorporate these measures into the site-specific RMPs required by MM BIO A1.

Compliance or Monitoring Action to be Performed: Prior to building permit, the applicant will provide funding to ensure these measures are incorporated into the site-specific RMPs, implemented, and monitored by appropriate staff, including a qualified biologist as necessary under contract to the County.

73. MM BIO D3. REDESIGN THE PROPOSED DRIVING RANGE TO AVOID PACIFIC GROVE CLOVER

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Applicant will ensure relocated Driving Range will avoid the 0.20 acre Pacific Grove clover (PGC) habitat area, and the following four resource management measures will be implemented. 1. Preconstruction survey to identify the location and extent of the occurrence at Collins Field. 2. Protective fencing to avoid the PGC clover occurrence will be 4 feet high bright color synthetic mesh or an equivalent. All construction activities will be restricted from fenced area. A qualified biologist will define specific management and enhancement methods for the PGC population and incorporate these methods into a site specific RMP, annual workplan, and monitoring report and will monitor PGC and its habitat.

Compliance or Monitoring Action to be Performed: Prior to building permit issuance. Applicant will ensure fencing is installed before construction equipment is allowed onto the site and before construction activities take place and will remain until construction complete.

A qualified biologist will define specific management and enhancement methods for the PGC population and incorporate these methods into a site specific RMP.

Ongoing: Applicant shall submit an annual PGC workplan and monitoring report to the County RMA - Planning Department.

74. MM BIO D4. MANAGE THE INDIAN VILLAGE OCCURRENCE OF PACIFIC GROVE CLOVER TO ENSURE ITS CONTINUED S

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO D4. MANAGE THE INDIAN VILLAGE OCCURRENCE OF PACIFIC GROVE CLOVER TO ENSURE ITS CONTINUED SURVIVAL.

The applicant will manage the Indian Village occurrence of Pacific Grove clover to ensure its continued survival by implementing the following. With the approval of the Del Monte Forest Foundation property owner, the applicant will manage the existing Pacific Grove clover population at Indian Village to ensure its survival. The site population will be monitored periodically to examine potential changes over time. Alterations to current disturbance regimes should be cautiously attempted. Disturbance regimes should be gradually transitioned toward controlled disturbance management. Fencing of the population will not be required if monitoring shows the population to be stable over time. A resource management plan, describing management measures for this population that has been approved by the Del Monte Forest Foundation will be provided to Monterey County for review and approval prior to issuance of the first building or grading permit for residential development at Areas J, K and L. Monterey County will circulate and consider comment from DFG prior to approval of the plan. The RMP will follow the same requirements as indicated in MM BIO A1 above. The applicant will be responsible to implement the plan in perpetuity.

Compliance or Monitoring Action to be Performed: Prior to issuance of the first building or grading permit for residential development area in Areas J, K and L, the applicant will hire a qualified biologist to prepare a resource management plan that is then approved by the Del Monte Forest Foundation, County and DFG.

Prior to final inspection of first applicable building permit: Applicant shall provide the Planning Department with a report from a qualified biologist confirming adherence to this Measure.

75. MM BIO D5. CONDUCT PRECONSTRUCTION SURVEYS FOR PINE ROSE, IMPLEMENT AVOIDANCE AND PROTECTION M

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO D5. CONDUCT PRECONSTRUCTION SURVEYS FOR PINE ROSE, IMPLEMENT AVOIDANCE AND PROTECTION MEASURES IF FOUND AND CONDUCT CONSTRUCTION MONITORING.

The applicant will hire a qualified biologist and ensure the following three measures will be incorporated into construction specifications and implemented to protect pine rose. 1. Prior to construction, a qualified biologist will conduct preconstruction surveys at proposed development sites in Areas F-2, I-2, L, U, and V and roadway improvement locations to identify the location and extent of the occurrences of pine rose. This will be documented and mapped for use by the construction contractor. 2. During construction, the construction contractor will avoid and protect identified occurrences of pine rose by installing protective fencing prior to construction. A 4 foot tall, brightly colored synthetic-mesh fence or equivalent approved by County will be installed before allowing any construction equipment to be moved onto the site and before any construction activities take place. No construction activities, including grading, will be allowed until this condition is satisfied. No grading, clearing, or storage of equipment or machinery, or similar activity, may occur until a representative of the County has inspected and approved all temporary construction fencing. This restriction applies to both onsite and offsite improvements. The temporary fencing will be maintained until all construction activities are complete. If necessary for project development, the County must first approve any encroachment within the fenced area. The contractor may remove the fencing only after all construction activities have been completed and equipment removed from the site. 2. A qualified biologist will be present for monitoring during all ground-disturbing construction activities. 3. If avoidance and protection is not possible, a qualified biologist will remove and transplant pine rose to suitable areas located in Preservation Area G, H, I-1, and or L.

Compliance or Monitoring Action to be Performed: Prior to completing construction specifications, the applicant will hire a qualified biologist to conduct surveys, document and map results, and install fencing for construction contractor to avoid. County will inspect and approve before any grading, clearing, storage or other construction activities will occur.

Prior to final inspection of first applicable building permit: Applicant shall provide the Planning Department with a report from a qualified biologist confirming adherence to this Measure.

76. MM BIO D6. AVOID HYDROLOGICAL EFFECTS TO THE INDIAN VILLAGE HICKMANS POTENTILLA POPULATION AND EX

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: MM BIO D6. AVOID HYDROLOGICAL EFFECTS TO THE INDIAN VILLAGE HICKMANS POTENTILLA POPULATION AND EXPAND EXISTING PROTECTION AND MANAGEMENT. Prior to construction, the applicant will implement the following. 1. Demonstrate that the drainage design for Residential Area L will not increase flows to the Indian Village due to new impervious surfaces and new residential irrigation. The final design will be reviewed and approved by Monterey County prior to issuance of the first building or grading permit for Area L. 2. Improve management of existing population, with approval from Del Monte Forest Foundation, as follows. 2a. Move and or consolidate active recreation activities to one area so grassland can recover and Hickman's potentilla has better chance to establish. All designated habitat will be fenced off from pedestrian and equestrian traffic and signage will be used to inform site users to avoid. 2b. Manage site to keep grasses from outcompeting Hickman's potentilla and to prevent Monterey pines from creating excessive shade. Adaptive management program should be applied that would test light, mowing, and grazing as possible vegetation management. 2c. Manage herbivory by fencing off population to prevent deer and large animal access. Manage site and adjacent areas for slugs, snails, voles, gophers, and mice as feasible to reduce predation. 2d. Continue and expand efforts to reduce hydrologic effects of year-round flows from Spyglass Hill golf course. Consider intercepting flows from golf course and redirecting to new storm drain along the new access road for new residences in Area L. 3. Provide a resource management plan describing these measures to Monterey County who will consider USFWS and DFG comments prior to plan approval and issuance of the first building or grading permit for residential development at Areas J, K and L. The RMP will follow the same requirements as indicated in Mm BIO A1 above. The applicant will be responsible to implement the plan in perpetuity.

Compliance or Monitoring Action to be Performed: Prior to approval of the final design for Area L, the applicant will implement the measures listed in conditions above and demonstrate that the drainage design for Residential Area L will not increase flows to the Indian Village due to new impervious surfaces and new residential irrigation. The final design will be reviewed and approved by Monterey County prior to issuance of the first building or grading permit for Area L. The resource management plan describing these measures will be approved by Del Monte Forest Foundation and County prior to issuance of the first building or grading permit for residential development at Areas J, K and L. Monterey County will circulate and consider comment from both USFWS and DFG prior to approval of the plan. Applicant will be responsible to implement the plan in perpetuity.

77. MM BIO D7. MINIMIZE SPECIAL STATUS SPECIES HABITAT DISTURBANCE DURING TRAIL CONSTRUCTION.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant will hire a qualified biologist to ensure trail design and construction minimizes special status species habitat, avoids tree removal, and avoids removal of special status plant species other than Hookers manzanita wherever feasible.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM BIO D7 (Trail Design) - Planning Department Notes".

Prior to final design of trails, the applicant will hire qualified biologist to ensure trail design minimizes special status species habitat disturbance.

Following completion of trails, applicant shall provide the Planning Department with a report from a qualified biologist confirming adherence to this Measure.

78. MM BIO E1. CONDUCT PRECONSTRUCTION SURVEYS FOR CALIFORNIA RED LEGGED FROG, IMPLEMENT PROTECTIO

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO E1. CONDUCT PRECONSTRUCTION SURVEYS FOR CALIFORNIA RED LEGGED FROG, IMPLEMENT PROTECTION MEASURES IF FOUND, AND CONDUCT CONSTRUCTION MONITORING.

The applicant will hire a qualified biologist and ensure the following four measures will be incorporated into construction specifications and implemented to protect California red legged frog CRLF. 1. Conduct preconstruction surveys in all areas with suitable upland habitat immediately adjacent to aquatic habitat, as determined by the surveying biologist, in areas proposed for temporary or permanent disturbance in Areas J, K, L U and V. The Equestrian Center and the Corporation Yard residential area do not need to be surveyed, but exclusion fencing will be placed around the Equestrian Center work area to prevent ingress by CRLF during construction. 2. If CRLF are found, capture and relocate to nearby suitable habitat within a preservation area to encourage perpetuation of the individual and species. It may be necessary to construct temporary exclusion fencing to prohibit CRLF from entering construction areas. 3. Use signs and fencing as necessary during construction to maintain a suitable buffer around all wetlands. 4. Have a qualified biologist present for monitoring during ground-disturbing construction activities at Areas J, K, L, U, and V within 300 feet of aquatic habitat.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM BIO E1 (CRLF Protection) - Planning Department Notes".

Prior to construction in applicable areas, the applicant will hire a biologist to ensure the measures outlined in conditions above are incorporated into construction specifications and implemented.

On an annual basis until total buildout of applicable areas, applicant shall provide the Planning Department with a report from a qualified biologist confirming adherence to this Measure.

79. MM BIO E2. DESIGN NEW CALIFORNIA RED LEGGED FROG BREEDING HABITAT ALONG SEAL ROCK CREEK IN ACCO

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO E2. DESIGN NEW CALIFORNIA RED LEGGED FROG BREEDING HABITAT ALONG SEAL ROCK CREEK IN ACCORDANCE WITH CRITERIA TO ESTABLISH CALIFORNIA RED LEGGED FROG HABITAT CHARACTERISTICS.

The applicant will hire a qualified restoration ecologist and biologist to design and create new CRLF breeding ponds within the Seal Rock Creek watershed in areas determined suitable by a qualified biologist. The restoration ecologist and biologist will determine the most suitable locations to create CRLF breeding ponds based on the size and natural characteristics of each preservation area, as well as the number of feasible breeding ponds to most benefit CRLF breeding requirements. The four following CRLF habitat characteristics will be incorporated into the designs for the new breeding ponds. 1. Ponded water depth should be at least 3 feet with water present through July, drying down completely at least every other year from late summer to early fall during years with typical rainfall. 2. A fringe of native species should be planted around the ponds' perimeter, with a mix of native bullrush and spikerush. 3. Vegetation monitoring should be incorporated with the overall revegetation monitoring plan to ensure that plantings survive. Replanting should occur if success criteria are not met for planting survival. Sediment removal should be conducted, if required to maintain ponded water depth. The minimum monitoring period should be 5 years after planting. A survival rate of 75 percent after 5 years should be attained before monitoring ceases. 4. These standards should be reviewed during federal biological opinion development to verify that they are adequate.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM BIO E2 (CRLF Protection) - Planning Department Notes".

Prior to construction activities within the Seal Rock Creek watershed, the applicant will hire a qualified ecologist and biologist to design and create new CRLF breeding ponds within the watershed. The standards listed in the conditions above will be reviewed and approved by the USFWS.

Prior to final inspection of any building or grading permits issued for construction within the Seal Rock watershed, applicant shall provide the Planning Department with a report from a qualified biologist confirming adherence to this Measure.

80. MM BIO E5. CONDUCT PRECONSTRUCTION SURVEYS FOR LEGLESS LIZARD, IMPLEMENT PROTECTION MEASURES II

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

MM BIO E5. CONDUCT PRECONSTRUCTION SURVEYS FOR LEGLESS LIZARD, IMPLEMENT PROTECTION MEASURES IF FOUND, AND CONDUCT CONSTRUCTION MONITORING FOR GROUND DISTURBING CONSTRUCTION ACTIVITIES.

The applicant will hire a qualified biologist to conduct preconstruction surveys and construction monitoring to protect legless lizard. This survey will include three. 1. Systematic subsurface searching as legless lizards are fossorial or burrowing. 2. Staking the limits of the survey areas and fencing them with small-mesh construction fencing, buried to a minimum depth of 6 to 10 inches below grade to reduce the likelihood of lizards reentering the construction zone. 3. Capture and release of found legless lizards into nearby remnant dune areas designated by the project biologist. The construction monitoring will be conducted during ground disturbing activities by a qualified biologist with authority to temporarily stop construction activities if legless lizards are found and until such legless lizards can be successfully relocated.

**Compliance or
Monitoring
Action to be Performed:**

Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM BIO E5 (Legless Lizard Protection) - Planning Department Notes".

Prior to construction or restoration activities in or near remnant dune areas in Areas L and M, the biologist will conduct a pre-construction survey for legless lizards where there is potential for project impacts from construction and restoration activities. The survey will be done within 48 hours before ground disturbing activities. A biologist will be present during ground-disturbing activities.

Prior to final inspection of any building or grading permits issued for construction in or near remnant dune areas in Areas L and M applicant shall provide the Planning Department with a report from a qualified biologist confirming adherence to this Measure.

81. MM BIO E6. CONDUCT PRECONSTRUCTION SURVEY FOR WOODRATS AND WOODRAT NESTS AND IMPLEMENT PROT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO E6. CONDUCT PRECONSTRUCTION SURVEY FOR WOODRATS AND WOODRAT NESTS AND IMPLEMENT PROTECTION MEASURES IF FOUND FOR GROUND DISTURBING CONSTRUCTION ACTIVITIES.

The applicant will hire a qualified biologist to implement the following two measures to protect woodrats. 1. Prior to any construction or restoration activities in wooded terrain in Areas J, K and L conduct a preconstruction survey for woodrats and woodrat nests where there is potential for project effects from construction and restoration activities. This survey will be conducted by a qualified third-party consultant under contract to the County. The survey will be conducted during the winter prior to construction when visibility is improved due to dormancy of poison oak. The biologist will identify and flag all woodrat nests. If nests are determined to be occupied, each woodrat will be relocated to suitable habitat in consultation with DFG. If young are observed in a nest, nesting material will be replaced until the young have been weaned. Following weaning, the nest will be dismantled and relocated to suitable habitat. 2. During ground disturbing construction activities, all woodrat nests will be avoided. A qualified biologist will be present and will have the authority to temporarily stop construction activities if woodrats or woodrat nests are found, and until such woodrats or woodrat nests can be successfully relocated, as described above.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM BIO E6 (Woodrat Protection) - Planning Department Notes".

Prior to any construction or restoration activities in wooded terrain in Areas J, K and L, a qualified biologist will conduct surveys and implement measures outlined in conditions of approval. During ground disturbing construction activities in these areas, a biologist will be present.

Prior to final inspection of any building or grading permits issued for construction within Areas J, K and L, applicant shall provide the Planning Department with a report from a qualified biologist confirming adherence to this Measure.

82. MM BIO E7. RETAIN DEAD TREES OR SNAGS WHEREVER FEASIBLE IN DEVELOPMENT AND PRESERVATION AREAS T

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO E7. RETAIN DEAD TREES OR SNAGS WHEREVER FEASIBLE IN DEVELOPMENT AND PRESERVATION AREAS TO PROVIDE ROOSTING HABITAT FOR PALLID BATS.

In all development and preservation areas, dead trees or snags will be left in place wherever feasible to provide roosting habitat for pallid bats. While roosting habitat will be lost due to tree removals, this mitigation will require retention of sufficient roosting habitat for pallid bats in preservation areas to avoid significant adverse effect on pallid bat population levels.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM BIO E7 (Pallid Bat Protection) - Planning Department Notes".

The applicant will ensure the construction specifications in all future development within preservation areas will include retaining dead trees or snags wherever feasible in a fire-safe manner as verified by the PBCSD Fire Department.

83. MM BIO G1. INCLUDE ADDITIONAL MEASURES IN THE RESOURCE MANAGEMENT PLANS FOR PRESERVATION AREA .

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO G1. INCLUDE ADDITIONAL MEASURES IN THE RESOURCE MANAGEMENT PLANS FOR PRESERVATION AREA J, K, L AND PQR TO AVOID INDIRECT TRAIL USE IMPACTS ON SENSITIVE RESOURCES.

The applicant will incorporate the following five measures into the site specific RMPs and Annual Work Plan and Monitoring Plan required by Mitigation Measure BIO-A1 to control trail use impacts in Areas J, K and PQR. 1: Implement an annual program of erosion control and trail maintenance. 2. Permanently close and revegetate all informal social trails. 3. Provide environmental education about the sensitive resources for new residents of Areas J and K including measures that individuals can implement to lower their impact such as staying on marked trails, crossing drainages only at marked crossings, and avoiding the introduction of invasive species. 4. Monitor trails and trail crossings of drainages during the wet season, temporarily close single-track trails and other trails when monitoring identifies that a substantial erosion potential exists, and conduct periodic maintenance as necessary to prevent soil erosion and sedimentation from subsequent storm events. The applicant will develop a protocol for implementing monitoring, temporary trail closures, and periodic maintenance that will be incorporated into the SSRMPs for these areas. 5. Conduct at least annual and more frequent if necessary weed control surveys both along trails and off trails and use manual, mechanical, and appropriate chemical or other means of control where infestation of noxious weeds is identified.

Compliance or Monitoring Action to be Performed: Prior to obtaining building permits, the applicant will incorporate the additional measures outlined above into the SSRMPs for Areas J, K and PQR.

On an annual basis, applicant shall provide the Planning Department with a report from a qualified biologist confirming adherence to this Measure.

84. MM BIO I1. CONDUCT PRECONSTRUCTION AND BREEDING SEASON RAPTOR SURVEYS AND IMPLEMENT PROTECTIO

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO I1. CONDUCT PRECONSTRUCTION AND BREEDING SEASON RAPTOR SURVEYS AND IMPLEMENT PROTECTION MEASURES.

The applicant will hire a qualified biologist to implement the two following measures to protect raptors. 1. Prior to construction activities, conduct preconstruction raptor surveys during the breeding season typically February 28 through July 1 but no more than 30 days prior to construction. The survey will include all accessible suitable habitat within 250 feet of areas where ground clearing, tree removal, residential development, or infrastructure improvements will occur, or where other construction activities could result in disturbance of nesting raptors. 2. Conduct a breeding season survey typically February 1 through July 31 prior to tree removal or construction activities in all areas including a 100 foot buffer where trees will be removed for construction, resource management, residential development, and infrastructure improvements, or where other construction activities could result in disturbance of nesting raptors. The breeding season survey will be conducted during the season when trees are to be removed and will be valid only for that season. Subsequent surveys will be required if tree removal is delayed into the next breeding season. If an active raptor nest is found in any tree to be removed or within the 100 foot buffer, the project biologist will establish a site specific, non disturbance buffer zone around the nest site. Tree and vegetation removal may begin when the biologist determines that the nest is no longer being used for that season typically around July 1 or if it can be demonstrated that the nesting birds are not being affected by construction activities. If no active raptor nests are found in any of the trees to be removed or within a 100 foot buffer from construction activities, no further mitigation will be required. In addition, trees may be removed without any mitigation during the non breeding season typically July 1 through February 28.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans requiring tree removal, as "MM BIO I1 (Raptor Protection) - Planning Department Notes".

Prior to construction activities requiring tree removal, a qualified biologist will conduct preconstruction raptor surveys during the breeding season typically February 28 through July 1 but no more than 30 days prior to construction. Also conduct a breeding season survey typically February 1 through July 31 prior to tree removal or construction activities in all areas including a 100 foot buffer where trees will be removed.

On an annual basis until total buildout of applicable areas, applicant shall provide the Planning Department with a report from a qualified biologist confirming adherence to this Measure.

85. MM BIO J1. INCORPORATE SPECIFIC TREE REMOVAL AND REPLANTING GUIDELINES INTO THE SITE SPECIFIC RESO

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

MM BIO J1. INCORPORATE SPECIFIC TREE REMOVAL AND REPLANTING GUIDELINES INTO THE SITE SPECIFIC RESOURCE MANAGEMENT PLANS.

The applicant will hire a qualified arborist to develop tree removal and replanting guidelines that include the following seven stipulations. 1. Utilize removal and disposal techniques for Monterey pine trees infected with pitch canker following principles delineated by the Pitch Canker Task Force. 2. Evaluate oak trees for symptoms of sudden oak death and the presence of the pathogen *Phytophthora ramorum*. If infection is identified within development areas, the maximum number of uninfected coast live oaks will be retained and incorporated into the preservation area. If any infected oaks are identified within areas of oak removal, removal and disposal activity and techniques will incorporate current best management and control recommendations for pathogen control from the California Oak Mortality Task Force. 3. For tree replacement planting, tree stock must be derived from healthy, mature local trees, preferably growing more than 500 feet from known non-local plantings. A qualified forester or arborist will make selection of suitable trees for planting stock. 4. Seed sources will be from stands that exhibit characteristics similar to those in the target planting areas. 5. Monterey pine forest planting stock will include pitch canker-resistant individuals from a diverse genetic background. Coast live oak planting stock selection will follow current recommendations of the California Oak Mortality Task Force in the event that sudden oak death is identified in any oaks assessed within Del Monte Forest. 6. The understory, duff, and or soil at replanting locations will be treated as necessary to maximize the vigor and long-term success of mitigation plantings. 7. A qualified County approved forester or arborist will monitor replacement plantings annually during the first 5 years, and every 5 years thereafter up to 20 years, as part of the overall monitoring plan.

**Compliance or
Monitoring
Action to be Performed:**

Prior to final design for construction activities that involve tree removal, the applicant will hire a qualified arborist to develop tree removal and replanting guidelines as described above.

On an annual basis, applicant shall provide the Planning Department with a report from a qualified arborist confirming adherence to this Measure.

86. MM BIO J2. PROTECT RETAINED TREES FROM CONSTRUCTION DISTURBANCE.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO J2. Applicant will ensure the following eight tree protection measures will be included in construction specifications and implemented. 1. Around each tree or group of trees to be preserved adjacent to construction sites, a boundary of orange fencing supported by wood or metal stakes or functional equivalent will be erected along the approximate drip lines of such protected trees or closer where specifically approved by a qualified forester, arborist, or the County of Monterey. Where guidance of a tree professional is used, encroachment into the drip line of retained trees may occur in order to minimize tree removals. 2. No excavation, storage of excavated fill, equipment, or construction materials, nor parking of vehicles will be permitted within the drip lines of these fence protected trees. 3. No soil may be removed from within the drip line of any tree and no fill of additional soil will exceed two inches within the drip lines of trees, unless it is part of approved construction, is reviewed by a qualified forester or certified arborist, and is approved by architectural review staff. 4. Bark injury to any tree from equipment or materials will be prevented by faithfully respecting the tree protection fencing required above. 5. Roots exposed by excavation will be pruned to promote callusing, closure, and regrowth, and will be recovered as soon as possible if tree health is to be reasonably maintained. 6. All tree work will be monitored by a qualified forester or certified arborist and completed by qualified tree service personnel. 7. Site specific and individual tree recommendations per individual residential lot will be addressed on each individual lot as specific site plans for construction are developed. 8. Diseased trees especially pitch canker infected trees from which disease might spread to nearby forested areas as verified in writing by a qualified professional forester selected from the County's list of consulting foresters will be removed.

Compliance or Monitoring Action to be Performed: Prior to finalizing the construction specifications for development requiring tree protection, the applicant will ensure the construction specifications include the eight measures outlined above to protect retained trees during construction. A county approved monitor will be present during construction and will monitor after construction.

87. MM CC A1. IMPLEMENT BEST MANAGEMENT PRACTICES FOR GHG EMISSIONS DURING CONSTRUCTION.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM CC A1. Prior to starting construction activities, the project applicant will ensure the construction contractor includes the following three best management practices in the construction specifications, to the extent feasible, to reduce construction related GHG emissions. 1. Use alternative fueled like biodiesel and electric construction vehicles and equipment for at least 15 percent of the fleet. 2. Use local building materials where reasonably available within the general Monterey Bay area defined as Monterey County, Santa Cruz County, and San Benito County. 3. Recycle at least 50 percent of construction waste or demolition materials. Prior to issuance of grading or building permits of any phase of this project, the project applicant will submit to Monterey County for review and approval a report of construction specifications demonstrating implementation of BMPs.

Compliance or Monitoring Action to be Performed: Prior to starting construction activities, the project applicant will ensure the construction contractor includes the 3 best management practices as described above in the construction specifications. Prior to issuance of grading or building permits of any phase of this project, the project applicant will submit to Monterey County for review and approval a report of construction specifications demonstrating implementation of the BMPs. During construction, the 3 best management practices shall be continually in use as verifiable by County inspectors.

88. MM CC A2 A. REDUCE ANNUAL GREENHOUSE GAS EMISSION BY 24 PERCENT RELATIVE TO BUSINESS AS USUAL US

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

MM CC A2 A. REDUCE ANNUAL GREENHOUSE GAS EMISSION BY 24 PERCENT RELATIVE TO BUSINESS AS USUAL USING A COMBINATION OF DESIGN FEATURES, REPLANTING OR OFFSET PURCHASES, OR IMPLEMENT MM CC A2 B.

The project applicant will develop and implement a GHG Reduction Plan to reduce annual emissions of the proposed project by 24 percent below the unmitigated annual emissions level of 5,468 and 4,056 MT CO₂e per year for Area M Options 1 and 2, respectively. The Plan will identify specific design measures proposed to reduce GHG emissions from the project, their timing, and responsible party. The Plan will provide for mitigation of both annual operational emissions and one time emissions due to tree removal. Annual emissions are estimated 5,187 MT CO₂e per year for Option 1 to 3,704 MT CO₂e per year for Option 2. One time emissions due to tree removal are estimated 4,605 MTCO₂e for Option 1 and 4,320 MTCO₂e for Option 2. The Plan will demonstrate how the project specific measures and state measures will result in project annual emissions of no more than 3,942 MT CO₂e per year for Option 1 and 2,815 MT CO₂e per year for Option 2. The Plan will also provide for 24 percent mitigation of emissions associated with one time carbon loss due to tree removal. The mitigation required is estimated 1,105 MTCO₂e to 1,037 MT CO₂e depending on Option 1 or 2. Mitigation for the one time losses shall be provided prior to or no later than 2 years after tree removal. The applicant will evaluate all the specific measures related to building energy use, alternative energy generation, lighting, transportation, water, area landscaping, solid waste, carbon sequestration, offsite mitigation, and carbon offsets for potential inclusion in the Plan. The Plan also will consist of design measures or demonstrate that alternative measures will collectively meet the overall performance standard and will document the application of all final measures to proposed new development and demonstrate their effectiveness. These measures and additional detail are in the attached MMRP.

**Compliance or
Monitoring
Action to be Performed:**

Prior to grading or ground disturbance or vegetation removal for any phase of the project, the applicant will provide GHG Reduction Plan to the County for review and approval.

During construction, the approved GHG Reduction Plan shall be continually in effect as verifiable by County inspectors.

89. MM CC A2 B. VALIDATE THE GHG EMISSION OFFSET VALUE OF PRESERVING MONTEREY PINE FOREST DESIGNATED

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM CC A2 B. VALIDATE THE GHG EMISSION OFFSET VALUE OF PRESERVING MONTEREY PINE FOREST DESIGNATED FOR DEVELOPMENT USING CLIMATE ACTION REGISTRY FOREST PROJECT PROTOCOL AND PRESERVE LANDS IN PERPETUITY. The proposed project includes the preservation of 635 acres, which includes approximately 598 acres of Monterey pine forest. The existing LCP designates approx 437 acres for residential or commercial development with remainder for open space forest. The Climate Action Reserve or CAR Forest Project Protocol indicates the preservation may qualify as Avoided Conversion which uses conservation easement or transfer of lands to public ownership to prevent forest land being converted to non-forest land, with a preservation time commitment of 100 years. If so, lands are considered sinks and reservoirs for carbon due to the preservation and growth of forested lands. Because proposed development represent technically feasible locations for development, the County preliminarily finds that lands proposed for preservation are designated for development in the existing LUP meet the test for avoided deforestation in the Forest Project Protocol. The applicant will be required to submit an application to CAR for proposed preservation areas following Forest Practices Protocol and obtain third party verification to validate use of such lands for mitigation credit. If CAR validates an amount of offset greater than or equal to the predicted emissions of project described above, County will accept preservation of land as mitigation. If no validation, applicant will implement MM CC A2 A. If validated, applicant will establish preservation areas to prohibit a minimum of 598 acres of forested land designated for development under the existing Coastal Plan from being developed into non forested land. The preservation areas established by applicant will be consistent with CARs Forest Project Protocol and will ensure that the preservation areas are maintained for a minimum of 100 years.

Compliance or Monitoring Action to be Performed: Applicant must submit application to CAR for the proposed preservation following the Forest Practices Protocol to obtain third party validation for mitigation credit. If the applicant is unable to validate the preservation, the applicant will be required to implement Mitigation Measure CC-A2-A.

90. MM CR B1. CONDUCT WORKER AWARENESS TRAINING FOR ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURC

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM CR B1. CONDUCT WORKER AWARENESS TRAINING FOR ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES PRIOR TO GROUND DISTURBING CONSTRUCTION ACTIVITIES.

Prior to the initiation of any site preparation and or start of construction, the applicant will ensure that all construction forepersons and field supervisors, who will be involved in grading and other ground-disturbing activities, receive training overseen by a qualified professional archaeologist and paleontologist as defined by Society of Vertebrate Paleontology's Conformable Impact Mitigation Guidelines Committee and who are experienced in teaching non-specialists, to ensure that forepersons and field supervisors can recognize archaeological and paleontological resources such as areas of shellfish remains, chipped stone or groundstone, historic debris, building foundations, human bone, fossil materials in the event that any are discovered during construction. Training will also be provided to all other construction workers who will be involved in grading and other ground-disturbing activities, but the training may include videotape of the initial training and or the use of written materials rather than in-person training. Training will identify portions of the proposed project that possess a high sensitivity for paleontological resources including areas underlain by Pleistocene terrace deposits and Miocene to Paleocene marine sedimentary formations. This mitigation applies to all project elements, including the residential lot subdivisions because it is anticipated that excavation will be required to install building foundations and infrastructure for access roads, utilities and drainage facilities. Regarding future residential construction contracted by private property owners, the applicant will inform the new property owners of the requirement at the time lots are purchased, and the County will include the requirement in the conditions of approval applied to residential development. The requirement will be applicable to construction involving future excavation such as basement, cellar, or swimming pool.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans requiring grading and other ground-disturbing activities, as "MM CC A2 B (Worker Training) - Planning Department Notes".

Prior to the initiation of any site preparation and or start of construction for development requiring grading and other ground-disturbing activities, the applicant will ensure that all construction forepersons and field supervisors, who will be involved in grading and other ground-disturbing activities, receive training overseen by a qualified professional archaeologist and paleontologist.

91. MM CR B2. STOP WORK IF BURIED CULTURAL DEPOSITS OR HUMAN REMAINS ARE ENCOUNTERED DURING GROUND

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

MM CR B2. STOP WORK IF BURIED CULTURAL DEPOSITS OR HUMAN REMAINS ARE ENCOUNTERED DURING GROUND DISTURBING CONSTRUCTION ACTIVITIES.
If, during the course of construction, cultural, archaeological, historical or paleontological surface or subsurface resources are uncovered at the site, work will be halted immediately within 165 feet of the find until a qualified professional archaeologist can evaluate it. Resources may include shellfish remains, chipped stone or groundstone, historic debris, building foundations, and bone. The Planning Department and a qualified archaeologist registered will be immediately contacted by the responsible individual present onsite and will immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. If buried resources in the form of bones or human remains are accidentally discovered, there will be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the county coroner is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner will contact the Native American Heritage Commission NAHC and the Planning Department within 24 hours. The NAHC will identify the person or persons from a recognized local tribe to be the most likely descendent who may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods, or where the conditions as specified in the details of this mitigation measure, included in the attached MMRP. The requirements of this condition will be included as a note on all grading and building plans, on the Subdivision Improvement Plans, in the codes, covenants, and restrictions, and will be included as a note on an additional sheet of the subdivision map.

**Compliance or
Monitoring
Action to be Performed:**

The applicant will ensure the construction specifications for all ground-disturbing activities such as grading and excavation include the stop work order and follow up actions consistent with the County's standard conditions of approval above. The requirements of this condition will be included as a note on all grading and building plans, on the Subdivision Improvement Plans, in the codes, covenants, and restrictions, and will be included as a note on an additional sheet of the subdivision map.

92. MM CR D1. IMPLEMENT STOP WORK ORDER IF VERTEBRATE FOSSIL MATERIALS ARE ENCOUNTERED DURING GROU

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

MM CR D1. IMPLEMENT STOP WORK ORDER IF VERTEBRATE FOSSIL MATERIALS ARE ENCOUNTERED DURING GROUND DISTURBING CONSTRUCTION ACTIVITIES. If any indication of a paleontological resource such as vertebrate fossil materials is discovered during any project activity, all ground disturbing work within 50 feet of the find will stop immediately until a qualified paleontologist can assess the nature and importance of the find in a timely manner and recommend appropriate treatment. Recommendations could include modifications to the stop-work radius based on the nature of the find, site geology, and the activities occurring on the site; and could include continued monitoring. Paleontological monitoring, if required, will consist of periodically inspecting disturbed, graded, and excavated surfaces. The monitor will have authority to divert grading or excavation away from exposed surfaces temporarily in order to examine disturbed areas more closely, and or recover fossils. The monitor will coordinate with the construction manager to ensure that monitoring is thorough but does not result in unnecessary delays. Paleontologist recommendations for any required treatment will be consistent with Society of Vertebrate Paleontology guidelines and currently accepted scientific practice. If required, treatment for fossil remains may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection, and may also include preparation of a report for publication describing the finds. The applicant will be responsible for ensuring that treatment is implemented and that information on the nature, location, and depth of all finds is readily available to the scientific community through university curation or other appropriate means.

**Compliance or
Monitoring
Action to be Performed:**

The applicant will ensure the construction specifications for all ground-disturbing activities such as grading and excavation include the stop work order and follow up actions consistent with the County's standard conditions of approval above. The requirements of this condition will be included as a note on all grading and building plans, on the Subdivision Improvement Plans, in the codes, covenants, and restrictions, and will be included as a note on an additional sheet of the subdivision map.

93. MM GSS A1. ENSURE FINAL DESIGN AND CONSTRUCTION SPECIFICATIONS INCLUDE RECOMMENDATIONS CONTAIN

Responsible Department: Building

**Condition/Mitigation
Monitoring Measure:**

MM GSS A1. ENSURE FINAL DESIGN AND CONSTRUCTION SPECIFICATIONS INCLUDE RECOMMENDATIONS CONTAINED IN SITE-SPECIFIC GEOLOGIC AND GEOTECHNICAL REPORTS.

The applicant will ensure that final design of all proposed structures includes recommendations contained in the site-specific geologic and geotechnical reports which include, but are not limited to, the following summary, and any additional recommendations made by the engineer of record during the final stages of project design. At all development sites, design all built structures in accordance with current CUBC for seismic safety and remove expansive soils and replace them with non-expansive engineered fill. At The Lodge, The Inn and Area M Spyglass Hill construct subsurface drainage for excavations and permanent structures. For Meeting Facility Expansion at The Lodge, construct curtain drains on the north side upslope to protect the foundation from groundwater. Improvements at this area might affect existing subterranean retaining walls and should be evaluated by a structural engineer to determine if additional improvements or protection measures are necessary. At Area M Spyglass Hill, remove unengineered fill in the quarry area down to firm in situ earth materials and replace with compacted engineered fill inclined at 2 to 1 slope or flatter in areas designated to support improvements. For Residential Lot Subdivision Area K, the structural foundation elements will be set back at least 20 feet from the crest of cutbanks of drainage channels. For the Conference Center Expansion at The Inn, design the foundation elements to penetrate undocumented fill and be imbedded into competent native soil or the undocumented fill could be sub-excavated to the underlying native bedrock and replaced with engineered fill to provide uniform bearing support. For Residential Lot Subdivision at Corporation Yard, remove existing landfill materials and reclaim building sites with engineered fill placed in accordance with standard engineered fill procedures to provide adequate load-bearing support and adequate surface and subsurface drainage during and after construction.

**Compliance or
Monitoring
Action to be Performed:**

The applicant will ensure that final design of all proposed structures includes recommendations contained in the site-specific geologic and geotechnical reports.

94. MM GSS C1. PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN.

Responsible Department: Building

**Condition/Mitigation
Monitoring Measure:**

The applicant with a qualified consultant will prepare and implement an erosion and sediment control plan for proposed development activities. The plan will be prepared in accordance with the requirements of the County's Erosion Control Ordinance Chapters 16.08 through 16.12 of the County Code and be approved by the County Building Services Department. The plan will contain details and specifications for a variety of standard and site-specific BMPs that will be implemented to control wind and water erosion, stormwater runoff, sediment, and other construction-related pollutants during project construction. The plan will also include additional erosion control measures, as required by the Monterey County Erosion Control Ordinance Section 16.12.090, such as use of mulching, construction of sediment catch basins and cessation of operations when soils are saturated and other measures as needed to control erosion. The plan will remain in effect until all areas disturbed during construction have been permanently stabilized. Many of the erosion and sediment control BMPs that will be used during project construction are described in the BMP plan by Questa 2003. Additional measures may be prescribed during the final stages of project design and construction. The Erosion and Sediment Control Plan for each portion of the proposed project will be submitted to Monterey County Building Services Department for review and approval prior to issuance of any grading permit for that portion of the proposed project. This measure can be combined with requirements of MM HWQ C1 to prepare a SWPPP in compliance with NPDES general construction permit requirements.

**Compliance or
Monitoring
Action to be Performed:**

The applicant with a qualified consultant will prepare and implement an erosion and sediment control plan for proposed development activities. The Erosion and Sediment Control Plan for each portion of the proposed project will be submitted to Monterey County Building Services Department for review and approval prior to issuance of any grading permit for that portion of the proposed project.

95. MM GSS D1. DEWATER EXCAVATIONS AND SHORE TEMPORARY CUTS DURING CONSTRUCTION OF THE UNDERGROU

Responsible Department: Building

**Condition/Mitigation
Monitoring Measure:**

MM GSS D1. DEWATER EXCAVATIONS AND SHORE TEMPORARY CUTS DURING CONSTRUCTION OF THE UNDERGROUND FACILITIES.

The applicant will ensure construction specifications require dewatering and shoring as necessary to handle drainage and potential excavation wall stability during construction of underground facilities. Underground facilities include parking structures for the New Resort Hotel at Area M Spyglass Hill under Option 1 and for the Parking and Circulation Reconstruction and the New Colton Building at The Lodge at Pebble Beach. Additionally, there could be underground facilities at new residential development at Area M Spyglass Hill under Option 2.

**Compliance or
Monitoring
Action to be Performed:**

Prior to approval of construction specifications, the application will ensure the specifications require dewatering and shoring as necessary for underground facilities.

Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans in the New Resort Hotel at Area M Spyglass Hill under Option 1 and for the Parking and Circulation Reconstruction and the New Colton Building at The Lodge at Pebble Beach, as "MM GSS D1 (Dewatering and Shoring) - Building Department Notes".

96. MM GSS E1. CONDUCT PHASE II INVESTIGATION CONSISTING OF SUBSURFACE SOIL BORINGS AND INITIATE REMEDIATION

Responsible Department: Building

Condition/Mitigation Monitoring Measure: MM GSS E1. CONDUCT PHASE II INVESTIGATION CONSISTING OF SUBSURFACE SOIL BORINGS AND INITIATE REMEDIAL ACTION IF WARRANTED.

In order to prevent potential worker and or resident exposure to potential hazardous materials that might have been placed in the Corporation Yard fill area, the applicant will hire a qualified consultant to conduct a subsurface soil investigation, including analytical testing of subsurface soil samples from within the fill, for the presence of hazardous constituents. The sampling results will be provided to Monterey County Environmental Health Bureau and the California Department of Toxic Substances Control. If warranted based on the results, the applicant will remediate the site as necessary to prevent significant exposure of workers and or future residents to hazardous constituents, if found. Remedial action, if warranted, will be conducted in compliance with all applicable local, state, and federal regulations regarding hazardous material and hazardous waste. Remedial action, if warranted, will be completed prior to construction of the infrastructure for the residential subdivision at the Corporation Yard.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans in the Corporation Yard area, as "MM GSS E1 (Subsurface Soil Investigation) - Building Department Notes".

Prior to issuance of any construction permits at the Corporation Yard site, the applicant will conduct a Phase II investigation at the Corporation Yard site as described above. Remedial action, if warranted, will be completed prior to construction of the infrastructure for the residential subdivision at the Corporation Yard.

97. MM GSS E2. ASSESS POTENTIAL FOR METHANE OFF GASSING AT THE CORPORATION YARD FILL AREA AND INCORPORATE INTO CONSTRUCTION PLANS AND FINAL DESIGN

Responsible Department: Building

Condition/Mitigation Monitoring Measure: MM GSS E2. ASSESS POTENTIAL FOR METHANE OFF GASSING AT THE CORPORATION YARD FILL AREA AND INCORPORATE METHANE CONTROLS AND OR VENTING INTO CONSTRUCTION PLANS AND FINAL DESIGN IF WARRANTED.

In order to prevent hazardous conditions such as explosion or asphyxiation, the applicant will hire a qualified consultant to assess the potential for methane off gassing including collection of soil gas samples to result in unsafe conditions for workers during construction and or future residents. The assessment will be provided to the Monterey County Environmental Health Bureau. If warranted based on the assessment, the applicant will incorporate methane control measures such as geomembranes and or venting in design plans as necessary to avert hazardous conditions. Monitoring of methane will be conducted post-construction, if determined necessary by the County, to confirm the effectiveness of any implemented control measures. Design changes will be included in final engineering plans submitted to County prior to issuance of grading permit.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans in the Corporation Yard area, as "MM GSS E2 (Methane Off Gassing Controls) - Building Department Notes".

Prior to issuing any construction permits at the Corporation Yard, the applicant will hire qualified consultant to assess methane off gassing, and the assessment will be reviewed by the Monterey County Environmental Health Bureau. If warranted based on the assessment, the applicant will incorporate methane control measures such as geomembranes and or venting in design plans as necessary to avert hazardous conditions and will conduct monitoring of methane post-construction.

98. MM HYD A1. ENSURE ONSITE DETENTION OF STORMWATER RUNOFF AT DEVELOPMENT SITES, INSTALL OIL GREASE

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: MM HYD A1. ENSURE ONSITE DETENTION OF STORMWATER RUNOFF AT DEVELOPMENT SITES, INSTALL OIL GREASE SEPARATORS AT PARKING LOTS, PREPARE AND IMPLEMENT APPROVED DRAINAGE PLAN.
Prior to filing the subdivision map, the applicant will provide a drainage plan prepared by a registered civil engineer addressing onsite and offsite flow with supporting calculations and construction detail. The drainage plan will include onsite stormwater detention facilities designed to limit the 100 year post development runoff rate to the 10 year pre development rate including supporting flow calculations. It will include oil grease separators for all parking areas with 20 or more parking spaces as required by Monterey County Water Resources Agency. The drainage plan will incorporate the recommendations from the Geotechnical and Geologic Feasibility Update Letters by Haro, Kasunich and Associates 2010 and include closed detention facilities to address soils and subsurface constraints. The final drainage plan will be submitted to MCWRA for review and approval. Once approved by MCWRA, the applicant will implement the final Drainage Plan by including it in the final design, mapping, and construction specifications. Regarding future residential construction contracted by private property owners, the applicant will inform the new property owners of the onsite detention requirements at the time lots are purchased, and the County will include the requirements in the conditions of approval applied to residential development.

Compliance or Monitoring Action to be Performed: Prior to filing the subdivision map, the applicant will provide a drainage plan prepared by a registered civil engineer addressing onsite and offsite flow with supporting calculations and construction detail. Prior to filing the subdivision map, the applicant will provide a drainage plan prepared by a registered civil engineer addressing onsite and offsite flow with supporting calculations and construction detail

99. MM HYD A2. MAINTAIN AND MONITOR DRAINAGE AND FLOOD CONTROL FACILITIES, AND PREPARE ANNUAL REPORT

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: MM HYD A2. MAINTAIN AND MONITOR DRAINAGE AND FLOOD CONTROL FACILITIES, AND PREPARE ANNUAL REPORTS THAT DESCRIBE CONDITION, MAINTENANCE PERFORMED AND REQUIRED IMPROVEMENTS.

The applicant will be responsible for maintenance and reporting responsibilities for all drainage and flood control facilities associated with the proposed project, including the individual stormwater detention systems proposed for future development in the residential lot subdivision areas. The applicant will prepare a Drainage and Flood Control Systems Agreement that includes required annual maintenance activities and provisions for preparation of an annual drainage and flood control report. For future residential construction, the applicant will inform new property owners of the inspection, maintenance and reporting responsibilities at the time lots are purchased. Once sites have been developed, the applicant will hire a registered civil engineer to prepare an annual report that documents the effectiveness of the drainage facilities, the maintenance performed, and any required improvements or additional maintenance required. The MCWRA will notify the applicant if any action is required. If after notice the applicant fails to properly maintain, repair, or operate the drainage and flood control facilities, the MCWRA will be granted the right by property owners to enter property to perform repairs, maintenance, or improvements necessary to properly operate the drainage and flood control facilities. The MCWRA will have the right to collect the cost for said repairs, maintenance, or improvements from the applicant as determined appropriate by the Board of Supervisors. The signed Drainage and Flood Control Systems Agreement will be recorded concurrently with the subdivision map. For future residential construction contracted by private property owners, the applicant will inform the new property owners of the requirements at the time lots are purchased, a modified Drainage and Flood Control Systems Agreement will be signed by applicant and property owner, and County will include the requirements in the conditions of approval applied to residential development.

Compliance or Monitoring Action to be Performed: Prior to filing the subdivision map, the applicant will provide a signed and notarized Drainage and Flood Control Systems Agreement to the MCWRA for review and approval. The applicant will inform the new property owners of the inspection, maintenance and reporting responsibilities at the time lots are purchased. Once sites have been developed, the applicant will hire qualified engineer to prepare annual report that addresses each development site and submit to MCWRA by August 15. The applicant will take actions required by MCWRA.

100. MM HYD C1. PREPARE AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN TO PREVENT AND REDUCE

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM HYD C1. PREPARE AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN TO PREVENT AND REDUCE SEDIMENTS AND CONTAMINANTS IN STORMWATER RUNOFF DURING CONSTRUCTION.

Prior to project construction, the applicant will ensure the general contractors prepare a SWPPP to prevent sedimentation or other contamination of stormwater runoff in compliance with NPDES general construction permit requirements. The SWPPP will include standard and site specific measures to address soil stabilization, wind and water erosion, stormwater runoff, sediment, and other construction-related pollutants. Typical BMPs considered for inclusion in the SWPPP include the following. Temporary sediment control with silt fence, sandbag, straw bale, and fiber roll barrier. Temporary soil stabilization with hydraulic or straw mulch, seeding, soil binders, and erosion control mats or blankets. Preservation of existing vegetation. Scheduling to avoid rainfall season. Stockpile management with size restriction, runoff control, and covers. Sediment tracking control with street sweeping and covered hauling trailers. Waste management with spill prevention, concrete waste management, material delivery and storage, vehicle fueling and cleaning. Dewatering with clear water diversion, desilting basins, filter discharges, discharge to grass fields, monitor discharges and restrict if necessary. The SWPPP will include emergency spill control and response measures to reduce the potential for impacts through prevention and rapid cleanup should a spill occur. All elements of the SWPPP will be reviewed by Monterey County staff to ensure that measures are included to conform to the erosion control ordinance and provisions of the CIP. Under the direction of County staff, the general contractors and subcontractor will be responsible for constructing or implementing, regularly inspecting, and maintaining the BMPs in good working order. All construction activities will be subject to this requirement. The number of NOIs and SWPPPs prepared will depend on the phasing of each project element. Applications for various project elements can be separate or combined.

Compliance or Monitoring Action to be Performed: Prior to project construction, the applicant will ensure the general contractors prepare a SWPPP in compliance with NPDES general construction permit requirements. All elements of the SWPPP will be reviewed by Monterey County staff. The applicant will require the general contractors to file an NOI to discharge stormwater and an application for the NPDES stormwater permit for general construction activity with the RWQCB before starting construction. The construction specifications will include site specific BMPs.

101. MM HYD C2. PROVIDE REGULAR INSPECTION AND MAINTENANCE OF OPERATIONAL BEST MANAGEMENT PRACTICE

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: MM HYD C2. PROVIDE REGULAR INSPECTION AND MAINTENANCE OF OPERATIONAL BEST MANAGEMENT PRACTICES TO ENSURE FUNCTION AND MINIMIZE DISCHARGE OF POLLUTANTS TO SURFACE WATER.

The applicant will provide inspection and maintenance as needed but no less than annually of all operational best management practices such as sediment traps, vegetated filtering strips, and swales to ensure effectiveness and proper function. Where deficiencies are identified, the applicant will take corrective action to restore the structure to a proper working condition. This mitigation measure could be combined with MM HYD A2 described above.

Compliance or Monitoring Action to be Performed: After proposed project elements are constructed, the applicant will provide regular inspection and maintenance of all operational best management practices consistent with conditions of approval for MM HYD A2.

102. MM HYD C3. PREPARE AND IMPLEMENT AN INTEGRATED PEST MANAGEMENT PROGRAM FOR THE RELOCATED PEB

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

MM HYD C3. PREPARE AND IMPLEMENT AN INTEGRATED PEST MANAGEMENT PROGRAM FOR THE RELOCATED PEBBLE BEACH DRIVING RANGE.
Prior to operation, the applicant will prepare and implement an integrated pest management IPM program that describes irrigation and pesticide application management procedures for the Pebble Beach Driving Range. The IPM program will use the best available monitoring technology to manage course operations and use the smallest amount of pesticides possible. The applicant will identify a selected list of potential pesticides, herbicides, and fungicides and the typical application areas where they would be used. As part of the IPM program and before the relocated driving range begins operating, the applicant will develop a risk management plan pursuant to California Department of Food and Agricultural regulations to manage the risk of pesticides, herbicides and fungicides contaminating surface waters. The plan will describe responsibilities of the Pebble Beach Driving Range management for planning, implementing, and supervising all grounds maintenance activities. Staff organizational structure, professional qualifications, and associated licensing requirements of principal course employees will be identified, including those requiring a Qualified Applicator Certificate QAC as certified by the California Department of Food and Agriculture, and Pest Control Operator licensing. Water quality monitoring and reporting procedures will be addressed for implementation during the winter rainfall season to verify that discharges to Carmel Bay do not contain contaminants at levels harmful to aquatic life. The plan will also include an equipment washdown and recycling system that will be used to clean mowers and other equipment that could be contaminated with driving range chemicals, oils, and grease. The IPM program will use the best available monitoring technology to manage course operations and utilize slow-release fertilizers to limit run-off of nutrients.

**Compliance or
Monitoring
Action to be Performed:**

Prior to operation of the relocated Pebble Beach Driving Range, the applicant will prepare and implement an integrated pest management program (IPM) that describes irrigation and pesticide application management procedures for the driving range and a risk management plan pursuant to California Department of Food and Agricultural regulations to manage the risk of pesticides, herbicides and fungicides contaminating surface waters. Said IPM shall be reviewed and approved by the Monterey County Agricultural Commissioners Office prior to implementation.

103. MM NOI A1. EMPLOY NOISE REDUCING TREATMENTS ON PARKING STRUCTURE FAN SYSTEMS.

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

MM NOI A1. The applicant will employ noise reducing treatments on parking structure fan systems such that noise from the fans does not increase the ambient noise level by more than 5 dB at the nearest residences. Noise from the fans and the ambient noise level will be expressed in terms of Ldn. Treatments may include but are not limited to Use of acoustical louvers for the supply and exhaust air vent openings, acoustically lining the ductwork between the inlets and outlets of the fans, and acoustically shielding the fan inlets and outlets from the closest noise sensitive receivers.

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of building permits for the parking facilities, the applicant will submit a report to the County detailing the noise control design of the fan systems and how the appropriate noise reduction will be achieved.

Final building inspection shall include verification that ambient noise levels do not exceed 5dB at the nearest residences.

104. 90. MM NOI B1. LIMIT HOURS OF CONSTRUCTION ACTIVITIES.

Responsible Department: Building

Condition/Mitigation Monitoring Measure: MM NOI B1. The applicant will ensure the construction specifications limit activities to the hours between 8 am and 6 pm on weekdays and between 9 am and 5 pm on Saturdays. Construction will not be allowed on Sundays or national holidays. These requirements will be included in all relevant construction contracts and shown on construction plans.

Compliance or Monitoring Action to be Performed: Applicant shall enumerate as notes on all construction plans as "MM NOI B1 (Hours of Construction) - Building Department Notes".

Prior to approval of all construction plans, the applicant will ensure the construction specifications include the limited hours of construction activities. These requirements will be included in all relevant construction contracts and shown on construction plans, and will be implemented during construction as verifiable upon County inspection.

105. MM NOI B2. LOCATE CONSTRUCTION EQUIPMENT AS FAR FROM NOISE SENSITIVE RECEPTORS AS PRACTICABLE.

Responsible Department: Building

Condition/Mitigation Monitoring Measure: MM NOI B2. LOCATE CONSTRUCTION EQUIPMENT AS FAR FROM NOISE SENSITIVE RECEPTORS AS PRACTICABLE.
The applicant will ensure the construction specifications locate all stationary noise generating equipment, such as pumps and generators as far as possible from nearby noise sensitive receptors as practicable. Where possible, noise generating equipment will be shielded from nearby noise sensitive receptors by noise attenuating buffers such as structures or haul truck trailers. Stationary noise sources located closer than 500 feet from noise sensitive receptors will be equipped with noise reducing engine housings. Portable acoustic barriers will be placed around noise generating equipment located within 200 feet of residences. Water tanks and equipment storage, staging, and warm-up areas will be located as far from noise sensitive receptors as possible. These requirements will be included in all relevant construction contracts and shown on construction plans.

Compliance or Monitoring Action to be Performed: Applicant shall enumerate as notes on construction plans for all sites within 500 feet of a sensitive receptor as "MM NOI B2 (Noise Mitigation) - Building Department Notes".

Prior to approval of construction plans for all sites within 500 feet of a sensitive receptor, the applicant will ensure these requirements will be included in all relevant construction contracts and shown on construction plans, and will be implemented during construction as verifiable upon County inspection.

106. MM NOI B3. USE SOUND CONTROL DEVICES ON COMBUSTION POWERED CONSTRUCTION EQUIPMENT.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM NOI B3. The applicant will ensure the construction specifications specify all construction equipment powered by gasoline or diesel engines has sound control devices at least as effective as those originally provided by the manufacturer. No equipment will be permitted to have an unmuffled exhaust. These requirements will be included in all relevant construction contracts and shown on construction plans.

Compliance or Monitoring Action to be Performed: Applicant shall enumerate as notes on all construction plans as "MM NOI B3 (Noise Mitigation) - Building Department Notes".

Prior to approval of construction plans for each development site, the applicant will ensure these requirements will be included in all relevant construction contracts and shown on construction plans, and will be implemented during construction as verifiable upon County inspection.

107. MM NOI B4. SHIELD OR SHROUD ANY IMPACT TOOLS USED DURING CONSTRUCTION.

Responsible Department: Building

Condition/Mitigation Monitoring Measure: MM NOI B4. The applicant will ensure the construction specifications specify that any impact tools used during demolition of existing infrastructure are shrouded or shielded. These requirements will be included in all relevant construction contracts and shown on construction plans.

Compliance or Monitoring Action to be Performed: Applicant shall enumerate as notes on all construction plans as "MM NOI B4 (Noise Mitigation) - Building Department Notes".

Prior to approval of all construction plans, the applicant will ensure these requirements will be included in all relevant construction contracts and shown on construction plans, and will be implemented during construction as verifiable upon County inspection.

108. MM NOI B5. SHUT OFF MACHINERY WHEN NOT IN USE DURING CONSTRUCTION

Responsible Department: Building

Condition/Mitigation Monitoring Measure: MM NOI B5. The applicant will ensure the construction specifications specify that any mobile noise-generating equipment or machinery is shut off when not in use. These requirements will be included in all relevant construction contracts and shown on construction plans, and will be implemented during construction.

Compliance or Monitoring Action to be Performed: Applicant shall enumerate as notes on all construction plans involving impact tools as "MM NOI B5 (Noise Mitigation) - Building Department Notes".

Prior to approval of all construction plans, the applicant will ensure these requirements will be included in all relevant construction contracts and shown on construction plans, and will be implemented during construction as verifiable upon County inspection.

109. MM NOI B6. USE SHORTEST PRACTICABLE TRAVELING ROUTES DURING CONSTRUCTION.

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM NOI B6. The applicant will ensure the construction specifications specify that construction vehicles accessing the site use the shortest possible route to and from local freeways, provided the routes do not expose additional receptors to noise. The applicant will ensure that all planned routes are reviewed and approved by the Monterey County Public Works Department. These requirements will be included in all relevant construction contracts and shown on construction plans.

Compliance or Monitoring Action to be Performed: Applicant shall enumerate as notes on all construction plans as "MM NOI B6 (Noise Mitigation) - Public Works Department Notes".

Prior to issuance of any grading or building permits, the applicant shall submit a construction vehicle route plan to Public Works for review and approval. Applicant shall submit vehicle route plan to Pebble Beach Community Services District (PBCSD) for review and recommendation prior to submitting plan to Public Works.

Prior to approval of all construction plans, the applicant will ensure these requirements will be included in all relevant construction contracts and shown on construction plans, and will be implemented during construction as verifiable upon County inspection.

110. MM NOI B7. DISSEMINATE ESSENTIAL INFORMATION TO RESIDENCES AND IMPLEMENT A COMPLAINT RESPONSE TR

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: MM NOI B7. DISSEMINATE ESSENTIAL INFORMATION TO RESIDENCES AND IMPLEMENT A COMPLAINT RESPONSE TRACKING PROGRAM DURING CONSTRUCTION.

The applicant and the construction contractor will ensure that residents within 500 feet of the construction area are notified of the construction schedule in writing before construction begins. The project applicant and construction contractor will designate a noise disturbance coordinator who is responsible for responding to complaints regarding construction noise. The coordinator will determine the cause of any complaint and ensure that reasonable measures are implemented to correct the problem. A contact telephone number for the noise disturbance coordinator will be posted conspicuously on construction site fences and will be included in the written notification of the construction schedule sent to nearby residents. These requirements will be included in all relevant construction contracts and shown on construction plans.

Compliance or Monitoring Action to be Performed: Prior to approval of construction plans, the applicant will ensure these requirements will be included in all relevant construction contracts and shown on construction plans, and will be implemented during construction.

111. MM NOI B8. IMPLEMENT ADDITIONAL MITIGATION MEASURES AS NEEDED TO REDUCE EXPOSURE OF OUTDOOR ACT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: MM NOI B8. IMPLEMENT ADDITIONAL MITIGATION MEASURES AS NEEDED TO REDUCE EXPOSURE OF OUTDOOR ACTIVITY AREAS OF NOISE SENSITIVE LAND USES TO SUSTAINED CONSTRUCTION NOISE LEVELS GREATER THAN 85 DBA DURING CONSTRUCTION.

Throughout the construction period, the contractor will implement additional noise mitigation measures at the request of the County as needed such that construction noise levels do not exceed 85 dBA at the nearest outdoor activity area of a noise-sensitive land use. Additional measures might include changing the location of stationary noise generating equipment, shutting off idling equipment, rescheduling construction activity, installing acoustic barriers around stationary sources of construction noise, temporarily relocating residents where practicable, using alternative equipment or construction methods that produce less noise, and other site-specific measures as appropriate. These requirements will be included in all relevant construction contracts and shown on construction plans.

Compliance or Monitoring Action to be Performed: Prior to approval of construction plans, the applicant will ensure these requirements will be included in all relevant construction contracts and shown on construction plans, and will be implemented during construction.

112. MM NOI C1. LIMIT CONSTRUCTION ACTIVITIES THAT CAUSE VIBRATION TO SPECIFIED TIMES, PROVIDE ADVANCE NO

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM NOI C1. LIMIT CONSTRUCTION ACTIVITIES THAT CAUSE VIBRATION TO SPECIFIED TIMES, PROVIDE ADVANCE NOTICE TO RESIDENTS, AND TEMPORARILY RELOCATE RESIDENTS IF WARRANTED.

Limit construction activities that result in vibration to specified times, provide advance notice to adjacent residents of such schedules, and temporarily relocate residents if requested and if vibration testing demonstrates that levels exceed Federal Transit Administration vibration thresholds. The applicant and construction contractor will ensure that construction scheduling identifies the times and duration of vibration causing effects due to construction of underground parking garages. These construction activities will be limited to a specified period during the day, as determined by the applicant and construction contractor with approval from the Monterey County Planning Department, with advance notice given to adjacent residents. The project applicant will offer residents who will be exposed to vibration levels exceeding threshold levels temporary relocation offsite during subterranean parking garage construction and excavation activities. These requirements will be included in all relevant construction contracts and shown on construction plans.

Compliance or Monitoring Action to be Performed: Applicant shall enumerate as notes on all construction plans as "MM NOI C1 (Noise Mitigation) - Building Department Notes".

Prior to approval of underground parking garage construction plans, the applicant will ensure these requirements will be included in all relevant construction contracts and shown on construction plans, and will be implemented during construction as verifiable upon County inspection.

113. MM PSU C1. IMPLEMENT VEGETATION MANAGEMENT PLANS AND MAINTENANCE IN HIGH RISK FIRE AREAS.

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: MM PSU C1. The applicant will coordinate with PBCSD Fire Department and the County to develop and implement a fire prevention and management plan for those sites adjacent to open space, or an equivalent mitigation as determined by the fire department, to reduce the risk of wildland fires. Implementation of this plan might include an approved landscape planting list, and or funding by the applicant for ongoing vegetation management, and maintenance of vegetation management zones adjacent to wildland locations with high fire risk.

Compliance or Monitoring Action to be Performed: Prior to issuance of a development permit for development areas adjacent to open space, the applicant will coordinate with PBCSD Fire Department and the County to develop a fire prevention and management plan for those sites.

114. MM PSU C2. IMPLEMENT FIRE SAFETY PRECAUTIONS DURING THE DECLARED FIRE SEASON WHEN PERFORMING MAINTENANCE ON NATURAL OPEN SPACE AREAS.

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: MM PSU C2. IMPLEMENT FIRE SAFETY PRECAUTIONS DURING THE DECLARED FIRE SEASON WHEN PERFORMING MAINTENANCE ON NATURAL OPEN SPACE AREAS. The applicant will implement fire safety precautions during the declared fire season, as determined by the PBCSD Fire Department, when performing maintenance activities within and adjacent to natural open space areas to reduce the risk of wildland fires. These precautions include the following. The applicant or their maintenance contractor will obtain a site inspection and approval by the PBCSD Fire Department during declared fire season prior to using any equipment or performing any maintenance activity that may create an increased fire hazard, such as using chippers and chainsaws, clearing brush, or other vegetation removal efforts. The applicant or maintenance contractor party performing vegetation management will keep adequate and working fire suppressant equipment on site at all times when performing maintenance and vegetation management activities.

Compliance or Monitoring Action to be Performed: During construction and operation, the applicant will implement fire safety precautions when performing maintenance activities within and adjacent to natural open space areas during declared fire season, as verified by the PBCSD Fire Department.

115. MM PSU C3. IMPROVE WATER FLOW REQUIREMENTS WHERE NEEDED TO ENSURE PROPER FIRE FLOW.

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: MM PSU C3. The applicant will coordinate with PBCSD Fire Department to assess existing and planned infrastructure and evaluate water flow requirements for each development site to reduce risk of loss, injury or death from wildland fires. Where the PBCSD Fire Department determines it is needed, the applicant will install adequate infrastructure to ensure water flow requirements are met to ensure proper fire flows exist. In addition, PBCSD will ensure that fire hydrants and or fire valves are installed in accordance with Monterey County Fire Code. Cal Am has stated that it can provide sufficient water flows and pressure when the need for fire protection services arises.

Compliance or Monitoring Action to be Performed: Prior to issuing building permits, the applicant will coordinate with PBCSD Fire Department to assess existing and planned infrastructure and evaluate flow requirements to ensure adequate water flow requirements at each development site, and the applicant will make improvements as determined necessary by PBCSD.

116. MM PSU F1. COORDINATE WITH THE APPROPRIATE UTILITY SERVICE PROVIDERS AND RELATED AGENCIES TO REDU

Responsible Department: Building

Condition/Mitigation Monitoring Measure: MM PSU F1. COORDINATE WITH THE APPROPRIATE UTILITY SERVICE PROVIDERS AND RELATED AGENCIES TO REDUCE SERVICE INTERRUPTIONS PRIOR TO CONSTRUCTION.

Prior to construction, the applicant and or its construction contractor will coordinate with the appropriate utility service providers and related agencies to determine the location of utilities and develop a plan to reduce service interruptions. The plan will be approved by the construction contractor and utility provider, and will be incorporated into the construction specifications. Utilities will include, but may not be limited to water, reclaimed water, sewer, gas, electricity, telephone, cable. This coordination will include the following three steps. 1. The applicant will contact the Underground Service Alert of Northern California and Nevada at least 48 hours before excavation work begins to verify the nature and location of existing underground utilities. The applicant will also notify all public and private utility owners at least 48 hours prior to the commencement of work adjacent to any existing utility, unless the excavation permit specifies otherwise. 2. The applicant will coordinate with Cal Am as the water purveyor and the PBCSD Fire Department to minimize or eliminate potential water interruptions. Such coordination efforts may include requiring the construction contractor to hot-tap existing water lines for new water line connections when possible to maintain service of existing water lines. Another option is to isolate construction areas and back feed water through alternate lines to provide continuous service. Hot-tap means drilling into a pipe that is live, currently providing water, as a means of temporarily providing water, so service is not interrupted when connecting new lines to existing lines. 3. The applicant will coordinate with PBCSD, as the wastewater agency, to minimize or eliminate potential interruptions of service when connections are made between sewer lines. Efforts may include coordination with the construction contractor to bypass sewage flows in the affected areas through use of a portable pipeline that connects to unaffected sewage lines.

Compliance or Monitoring Action to be Performed: Applicant shall enumerate as notes on all construction plans as "MM PSU F1 (Service Interruption Minimization) - Building Department Notes".

Prior to construction, the applicant and or its construction contractor will coordinate with the appropriate utility service providers, Monterey County Building Department and related agencies to determine the location of utilities and develop a plan to reduce service interruptions. The plan will be approved by the construction contractor, utility provider and Building Department, and will be incorporated into the construction specifications.

117. MM TRA A1. SCHEDULE CONSTRUCTION WORK AND TRUCK TRIPS TO COMPLY WITH DEL MONTE FOREST ARCHITECT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM TRA A1. SCHEDULE CONSTRUCTION WORK AND TRUCK TRIPS TO COMPLY WITH DEL MONTE FOREST ARCHITECTURAL BOARD DESIGN GUIDELINES.

The construction contractor will limit construction activities to between 8 am and 6 pm Monday through Saturday per the Del Monte Forest Architectural Board Design Guidelines which are imposed on development within Pebble Beach. No work is permitted on Sundays or holidays. Workers may be onsite before 8 am and after 6 pm, but no work will be performed that will disturb neighboring residents. This requirement will be incorporated into the traffic control plan required by MM TRA A2.

Compliance or Monitoring Action to be Performed: Applicant shall enumerate as notes on all construction plans as "MM TRA A1 (Construction Schedule) - Building Department Notes".

During construction, the applicant will ensure the construction specifications restrict construction activities to between the hours of 8 am and 6 pm Monday through Saturday as verifiable upon County inspection.

118. MM TRA A2. DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN.

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA A2. A traffic control plan, including a comprehensive set of traffic control measures, will be prepared by the construction contractor, submitted to Monterey County for review and approval, before issuance of grading or building permits. The plan will include procedures for scheduling major truck trips and deliveries to avoid special event activity in Del Monte Forest and minimize peak hour activity on roads operating below LOS significance thresholds. Lane closure procedures, including signs, cones, and other warning devices for drivers, will be identified as appropriate. Use of steel plates to maintain through traffic on roads will be considered, and construction access routes will be identified. Construction staging is anticipated to occur onsite for all project components and will be verified by the County. Onsite parking will be provided for all construction workers to minimize the impact on area roads. When onsite parking cannot be provided, alternative parking and shuttle systems will be developed and verified by the County.

Compliance or Monitoring Action to be Performed: Prior to issuing grading or building permits or construction activities, whichever occurs first, the applicant or construction contractor shall prepare a traffic control plan to be reviewed and approved by Monterey County.

119. MM TRA A3. OBTAIN APPROVAL FOR CONSTRUCTION TRUCK TRAFFIC ROUTES FROM MONTEREY COUNTY AND IN

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA A3. OBTAIN APPROVAL FOR CONSTRUCTION TRUCK TRAFFIC ROUTES FROM MONTEREY COUNTY AND INCLUDE ROUTES IN ALL CONTRACTS. PBC will provide a plan which must be approved by the County that ensures that wherever possible construction truck travel will occur on collector and arterial roads, not on local or residential streets. Traffic control will be used during major off hauling activities. Any damage attributable to haul trucks on haul routes will be repaired to the satisfaction of the appropriate agency by PBC. Approved truck traffic routes will be included in the traffic control plan required by MM TRA A2 and be reviewed and approved by Monterey County prior to issuance of grading or building permits.

Compliance or Monitoring Action to be Performed: Prior to issuance of permits to allow construction activities involving construction truck traffic, the applicant will provide a plan that ensures construction truck traffic travels on collector and arterial roads and not local or residential streets wherever possible. The plan will be reviewed and approved by Monterey County.

120. MM TRA A4. IMPLEMENT INTERSECTION RECONSTRUCTION OF SR 1, SR68 AND 17

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: To address the impacts of construction worker traffic on the surrounding road system, PBC will seek to implement the intersection improvements at the SR 68, SR 1 southbound off-ramp within 6 to 12 months of beginning construction on the developments included in the proposed project. With this improvement in place, traffic flow in and out of Del Monte Forest and traffic flow through the intersection of SR 1, SR 68, 17 Mile Drive will improve over the current deficient conditions. The exact timing of this measure will be based on more refined construction staging during the permit review process and take into consideration factors outside the control of PBC, such as Caltrans approval of the design and supporting documentation.

Compliance or Monitoring Action to be Performed: Prior to construction activities, the applicant shall prepare and submit a Traffic Improvement and Phasing Plan to the County and Caltrans to implement the intersection reconstruction of SR 1, SR 68 and 17 Mile Drive. Improvements shall be constructed in accordance with the Phasing Plan.

121. MM TRA C1. PAY FAIR SHARE CONTRIBUTION TO INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF SR 68 AND SKYLINE DRIVE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA C1. PAY FAIR SHARE CONTRIBUTION TO INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF SR 68 AND SKYLINE DRIVE, AND WIDEN SR 68 FROM TWO TO FOUR LANES THROUGH THE INTERSECTION.

PBC will make a fair share contribution for a traffic signal at the intersection of SR 68 and Skyline Forest Drive and to widen the intersection to four lanes. The contribution will be made prior to issuance of the first project building permit. The widening is necessary to accommodate traffic signal operations and minimize vehicle queues; it would generally occur within 500 to 600 feet on either side of Skyline Forest Drive. This intersection meets the peak hour traffic signal warrant with the proposed project under 2015 conditions. Based on the project contribution to this intersection over the total traffic, the estimated project share of impact is 1.68 percent. The estimated cost of this mitigation is \$2,444,000 per Fehr and Peers 2011. Thus, the estimated mitigation fair-share fee for this impact is \$41,000. This mitigation measure is not included in any existing local or regional traffic improvement program. The County shall have the discretion to concentrate funds derived from PBC's fair share contributions to other project mitigation measures to accelerate the funding and implementation of one or more mitigation measures.

Compliance or Monitoring Action to be Performed: Prior to issuance of the first project building permit allowing a use that would generate operational daily traffic, the applicant will pay their fair share contribution to install a traffic signal at the intersection of Skyline Drive and SR 68 as described in this condition.

122. MM TRA C2. PAY FAIR SHARE CONTRIBUTION TO CONSTRUCT FULL SR 68 WIDENING PROJECT AS MODIFIED BY CIT

Responsible Department: Public Works Department

**Condition/Mitigation
Monitoring Measure:**

MM TRA C2. The applicant will make a fair share contribution to construct the full SR 68 Widening Project as modified by the City of Monterey, to eliminate signalization of the SR 68 and Professional Center intersection, eliminate left turns to southbound SR 68 from the CPC, and allow exiting eastbound traffic to make a U turn at the Community Hospital intersection through the TAMC Regional Impact Fee Program as the widening project is included in the TAMC program. The full SR 68 Widening Project as identified in the Regional Transportation Plan extends from the SR 1 southbound off ramp intersection to the Community Hospital intersection and includes signalization of the Carmel Hill Professional Center or CHPC intersection. The full SR 68 Widening Project identified in the RTP includes the following six features. 1. Widen SR 68 from two to four lanes on section from the ramp terminal intersection with SR 1 through the Community Hospital intersection. 2. Widen the SR 68 overcrossing at SR 1. 3. Replace the Scenic Drive overcrossing to accommodate the four lane SR 68. 4. Widen the SR 1 southbound off ramp for more vehicle storage and provide a left-turn lane. 5. Reconfigure the SR 1 southbound on ramp to separate Pebble Beach and highway related traffic. 6. Extend SR 1 southbound on ramp merge from Pebble Beach. The adopted Highway 68 Widening Project also includes signalizing the CHPC at SR 68, but this MM TRA C2 proposed a change to the project to instead eliminate left turns to southbound SR 68 instead of a signal. Consistent with City of Monterey Condition of Approval 19 for CHOMP expansion permit, the intersection of SR 68 and CHPC driveway will be modified to eliminate the southbound left turn movement from the CHPC driveway approach to this intersection. Elimination of this left turn will prohibit left turn movements onto eastbound SR 68. Vehicles will be allowed to turn right on SR 68 and use the CHOMP driveway to make a U turn to turn left onto eastbound SR 68 toward SR 1 at this signalized intersection. The signing and striping required to execute this condition shall be approved by the City of Monterey Traffic Engineer prior to installation. The radius is also subject to Caltrans approved. The 68 Widening Project without the modification described above has an estimated cost of \$25,000,000. Based on the project's portion of total traffic at the PM peak hour of 3.05 percent at the SR 1 and SR 68 interchange, the fair share contribution for this mitigation would be approximately \$762,500. The actual fair share contribution will need to be determined by the County and TAMC, taking into account the Regional Impact Fee Program requirements, the mitigation value of the Phase 1B improvements which are part of the Highway 68 Widening project valued at approximately \$4,000,000, the local access benefit of the Phase 1B improvement to the applicant previously calculated as 25 percent for the prior 2005 project, which would correspond to \$1,000,000 and the calculation of the project's fair share for project impacts to SR 68 West. The fee would also need to be adjusted due to the modifications described above. Fair-share contribution to the TAMC Regional Impact Fee Program relative to the SR 68 Widening project West shall not be redirected to other mitigation measures like for other mitigation measures not related to SR 68 Widening Project as modified above. At this time, the Highway 68 Widening Project includes a 5 leg intersection at the intersection of the SR 1 SB offramp and SR 68 which is the Phase 1B improvement. If a roundabout solution to this intersection were approved by Caltrans and TAMC for inclusion in the regional impact fee program, sufficiently soon such that conditions at the SR1-SR68 intersection are improved without further delay, then the Applicant's fair share contribution can be applied to roundabout improvements.

**Compliance or
Monitoring
Action to be Performed:**

MM TRA C2. PAY FAIR SHARE CONTRIBUTION TO CONSTRUCT FULL SR 68 WIDENING PROJECT AS MODIFIED BY CITY OF MONTEREY.

Prior to issuance of the first project building permit, the applicant will make a fair share contribution to construct the full SR 68 widening project as modified by the City of Monterey, as described in this condition.

123. MM TRA C3. PAY FAIR SHARE CONTRIBUTION TO CONSTRUCT NEW TURN LANES AND ESTABLISH NEW TRAFFIC SIG

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA C3. PAY FAIR SHARE CONTRIBUTION TO CONSTRUCT NEW TURN LANES AND ESTABLISH NEW TRAFFIC SIGNAL TIMINGS AT THE INTERSECTION OF SR 1 AND OCEAN AVENUE.
PBC will make a fair share contribution to construct new turn lanes and establish new traffic signal timing at the intersection of SR 1 and Ocean Avenue. The new turn lanes included in this mitigation are right turn lanes on Ocean Avenue westbound and eastbound approach to SR 1. The eastbound right turn lane at the intersection of SR 1 and Ocean Avenue was also identified in the September Ranch EIR prepared by County of Monterey 2004 as a mitigation measure with the understanding that the September Ranch Project would contribute its fair share to construct the improvement. PBC is responsible for a fair share contribution to this mitigation based on total traffic as the intersection is already deficient under existing conditions. Based on the projects contribution to this intersection over the total traffic, the project's estimated share of impact is 0.66 percent. The estimated cost of this mitigation is \$192,800 per Fehr and Peers 2011. Thus, the estimated mitigation fair share fee for this impact is \$1,200. This mitigation measure is not included in any existing local or regional traffic improvement program. The County shall have the discretion to concentrate funds derived from PBCs fair share contributions to other mitigation measures to accelerate the funding and implementation of one or more mitigation measures.

Compliance or Monitoring Action to be Performed: Prior to issuance of the first project building permit, the applicant will make a fair share contribution to construct new turn lanes and establish new traffic signal timing at the intersection of SR 1 and Ocean Avenue as described in this condition.

124. MM TRA C4. PAY FAIR SHARE TRAFFIC IMPACT FEE FOR VARIOUS IMPROVEMENTS TO SR1, SR 68 AND SR 156 BASEI

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA C4. PAY FAIR SHARE TRAFFIC IMPACT FEE FOR VARIOUS IMPROVEMENTS TO SR1, SR 68 AND SR 156 BASED ON CONDITIONS DESCRIBED IN THE TAMC REGIONAL DEVELOPMENT IMPACT FEE PROGRAM.
PBC shall make a contribution to the TAMC Regional Development Impact Fee Program based on the program requirements. The contribution will be made prior to issuance of the first project building permit. Fair share contribution to the TAMC Regional Impact Fee Program shall not be redirected to other mitigation measures. The calculation of the regional impact fee shall take into account the direct fair share for impacts to SR 68 west noted above in MM TRA C2 relative to the Highway 68 Widening Project and any payments made by the Applicant for construction of Phase 1B improvement to ensure that total mitigation requirements for the project do not exceed the Applicant's overall fair share for impacts to regional highways. Monterey County and TAMC shall coordinate on the determination of the amount of the regional impact fee to ensure that no double counting of fair share contributions is made concerning improvements to SR 68 west.

Compliance or Monitoring Action to be Performed: Prior to issuance of the first project building permit, the applicant will make a fair share contribution to the TAMC Regional Development Impact Fee Program based on the program requirements as described in this condition.

125. MM TRA C5. PAY FAIR SHARE CONTRIBUTION TO REPLACE THE SR 1 NORTHBOUND MERGE AT SR 68 WEST WITH AN

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA C5. PAY FAIR SHARE CONTRIBUTION TO REPLACE THE SR 1 NORTHBOUND MERGE AT SR 68 WEST WITH AN AUXILIARY LANE BETWEEN SR 68 WEST AND MUNRAS AVENUE.
Prior to issuance of the first build permit for the proposed project, PBC will make a fair share contribution to replace the SR 1 northbound merge at SR 68 west with an auxiliary lane between SR 68 west and Munras Avenue. An auxiliary lane between SR 68 west and Munras Avenue will alleviate operational problems in the future with the merge. Based on the project's contribution to this intersection over the total traffic, the project's estimated share of impact is 1.37 percent. The estimated cost of this mitigation is \$5,584,800 per Fehr and Peers 2011. Thus, the estimated mitigation fair-share fee for this impact is \$76,000. This mitigation measure is not included in any existing local or regional traffic improvement program. The County will have the discretion to concentrate funds derived from PBC's fair share contributions to several mitigation measures to accelerate the funding and implementation of one or more mitigation measures.

Compliance or Monitoring Action to be Performed: Prior to issuance of the first project building permit, the applicant will make a fair share contribution to replace the SR 1 northbound merge at SR 68 west with an auxiliary lane between SR 68 west and Munras Avenue as described above to alleviate operational problems in the future with the merge.

126. MM TRA C6 C. PAY FAIR SHARE CONTRIBUTION TO RESTRIPE THE WESTBOUND APPROACH AT THE INTERSECTION

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA C6 C. PAY FAIR SHARE CONTRIBUTION TO RESTRIPE THE WESTBOUND APPROACH AT THE INTERSECTION OF SUNSET DRIVE AND CONGRESS AVENUE TO PROVIDE A LEFT TURN POCKET.
PBC will pay a fair-share contribution to restripe the westbound approach at the intersection of Sunset Drive and Congress Avenue to provide a left turn pocket. PBC is responsible for its fair share contribution to this mitigation based on new traffic growth because the intersection operates at acceptable levels under existing conditions. The contribution will be made prior to issuance of the first building permit for this development. Based on the projects contribution to this intersection over new traffic growth, the projects estimated share of impact is 20.82 percent. The estimated cost of this mitigation is \$4,200 per Fehr and Peers 2011. Thus, the estimated mitigation fair share fee for this impact is \$874. This mitigation measure is not included in any existing local or regional traffic improvement program. The County will have the discretion to concentrate funds derived from PBCs fair share contributions to several mitigation measures to accelerate the funding and implementation of one or more mitigation measures.

Compliance or Monitoring Action to be Performed: Prior to issuance of the first building permit for development, the applicant will pay a fair share contribution to restripe the westbound approach at the intersection of Sunset Drive and Congress Avenue to provide a left turn pocket as outlined in this condition.

127. MM TRA C7 C. PAY FAIR SHARE CONTRIBUTION TO OPTIMIZE SIGNAL TIMINGS AND PHASING AT THE INTERSECTION

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA C7 C. PAY FAIR SHARE CONTRIBUTION TO OPTIMIZE SIGNAL TIMINGS AND PHASING AT THE INTERSECTION OF FOREST AVENUE AND DAVID AVENUE. PBC will pay a fair share contribution for new traffic signal timings and phasing for the intersection of Forest Avenue and David Avenue to allow protected left turns with lead lag operations from the westbound and eastbound approaches after the visitor serving uses of the proposed project have been developed. The timings will be adjusted while maintaining the same offsets to the adjacent signalized intersections in the corridor. PBC is responsible for its fair share contribution to this mitigation based on new traffic growth because the intersection operates at acceptable levels under existing conditions. The contribution will be made prior to issuance of the first building permit for this development. Based on the projects contribution to this intersection over new traffic growth, the projects estimated share of impact is 10.94 percent. The estimated cost of this mitigation is \$143,800 per Fehr and Peers 2011. Thus, the estimated mitigation fair share fee for this impact is \$15,732. This mitigation measure is not included in any existing local or regional traffic improvement program. The County will have the discretion to concentrate funds derived from PBC's fair share contributions to several mitigation measures to accelerate the funding and implementation of one or more mitigation measures.

Compliance or Monitoring Action to be Performed: Prior to issuance of the first building permit for development, the applicant will pay a fair share contribution for new traffic signal timings and phasing for the intersection of Forest Avenue and David Avenue as outlined in this condition.

128. MM TRA C8 C. PAY FAIR SHARE FOR THIRD EB LANE ON SR 68 FROM CHPC DRIVEWAY TO SR 1 AND FOR 68 WIDENIN

Responsible Department: Public Works Department

**Condition/Mitigation
Monitoring Measure:**

PBC will pay a fair share contribution to construct the full SR 68 Widening Project excluding the signalization of the intersection of Carmel Hill Professional Center CHPC Driveway and SR 68 as modified by MM TRA C2. PBC also will pay a fair share contribution to construct a third eastbound lane on SR 68 from east of the Carmel Hill Professional Center driveway through the SR1 intersection. Of the three eastbound lanes on SR 68, one would become a dedicated lane to the SR 1 southbound on-ramp, and the other two would continue across a widened SR 68 overcrossing and merge into a single lane before the Aguajito Road intersection. PBC is responsible for its fair share contribution to this mitigation based on total traffic because this intersection is deficient under existing conditions. The contribution will be made prior to issuance of the first building permit for this development. The 68 Widening Project is part of the Regional Impact Fee Program with an estimated cost of \$25,000,000 per Fehr and Peers 2011, not including any cost changes relative to the modifications in MM TRA C2. The estimated cost of the Widening Project with the additional third eastbound lane would be \$26,690,000 per Fehr & Peers 2011 for an additional cost of \$1,690,000 for the third eastbound lane. Based on the projects portion of total traffic at the PM peak hour of 3.05 percent at the interchange of SR 1 and SR 68, the fair share contribution for this mitigation would be approximately \$813,029. The actual fair share contribution will need to be determined by the County and TAMC, taking into account the Regional Impact Fee Program requirements, the mitigation value of the Phase 1B improvements which are part of the Highway 68 Widening project valued at approximately \$4,000,000, the local access benefit of the Phase 1B improvement to the applicant previously calculated as 25 percent for the prior 2005 project and thus an estimated \$1,000,000 for the present project the calculation of the fair share, and the costs of the modifications per MM TRA C2. The third eastbound lane is not included in any existing local or regional traffic improvement program. Fair share contribution to the TAMC Regional Impact Fee Program relative to the SR 68 Widening Project west shall not be redirected to other mitigation measures as other mitigation measures not related to SR 68 Widening Project. At this time, the Highway 68 Widening Project includes a 5 legged intersection at the SR 1 southbound offramp and SR 68 intersection, the Phase 1B improvement. If a roundabout solution to this intersection were approved by Caltrans and by TAMC for inclusion in the regional impact fee program sufficiently soon such that conditions at the intersection of SR 1 and SR 68 are improved without further delay, then the Applicant's fair share contribution can be applied to roundabout improvements.

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of the first building permit for development, the applicant will pay its fair share contribution to this mitigation as described in the condition above.

129. MM TRA C9 C. PAY FAIR SHARE CONTRIBUTION TO CONSTRUCT A REFUGE LANE ON SR 68 FOR TRAFFIC TURNING L

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA C9 C. PAY FAIR SHARE CONTRIBUTION TO CONSTRUCT A REFUGE LANE ON SR 68 FOR TRAFFIC TURNING LEFT OUT OF THE AGUAJITO ROAD INTERSECTION. PBC will make a fair-share contribution to construct a refuge lane on SR 68 for traffic turning left out of the Aguajito Road intersection with SR 68. PBC is responsible for its fair share contribution to this mitigation based on new traffic because the intersection operates at acceptable levels under existing conditions. The contribution will be made prior to issuance of the first building permit for this development. Based on the project's contribution to this intersection over new traffic growth, the projects estimated share of impact is 10.80 percent. The estimated cost of this mitigation is \$201,400 per Fehr and Peers 2011. Thus, the estimated mitigation fair-share fee for this impact is \$21,749. This mitigation measure is not included in any existing local or regional traffic improvement program. The County will have the discretion to concentrate funds derived from PBCs fairshare contributions to several mitigation measures to accelerate the funding and implementation of one or more mitigation measures.

Compliance or Monitoring Action to be Performed: Prior to issuance of the first building permit for development allowing a use that would generate operational daily traffic, the applicant shall pay a fair share contribution to the County to this mitigation as described in the condition above.

130. MM TRA C10 C. PAY FAIR SHARE CONTRIBUTION TO OPTIMIZE SIGNAL TIMINGS AT THE INTERSECTION OF SR 1 AND

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA C10 C. PAY FAIR SHARE CONTRIBUTION TO OPTIMIZE SIGNAL TIMINGS AT THE INTERSECTION OF SR 1 AND CARPENTER STREET. PBC will pay a fair share contribution to optimize signal timings at the intersection of SR1 and Carpenter Street. New traffic signal timings will be established by the County and Caltrans at this intersection after the visitor serving uses of the proposed project have been developed. The timings will be adjusted, while maintaining the same offsets to the adjacent signalized intersection at Ocean Avenue. PBC is responsible for its fair share contribution to this mitigation based on total traffic because the intersection operates at deficient levels under existing conditions. The contribution will be made prior to issuance of the first building permit for this development. Based on the projects contribution to this intersection over total traffic growth, the projects estimated share of impact is 0.61 percent. The estimated cost of this mitigation is \$16,900 per Fehr and Peers 2011. Thus, the estimated mitigation fair share fee for this impact is \$100. This mitigation measure is not included in any existing local or regional traffic improvement program. The County will have the discretion to concentrate funds derived from PBC's fair share contributions to several mitigation measures to accelerate the funding and implementation of one or more mitigation measures.

Compliance or Monitoring Action to be Performed: Prior to the issuance of the first building permit for development, the applicant will pay a fair share contribution to optimize timing at the intersection as described above.

131. MM TRA D1. ENSURE COMPLIANCE WITH THE DEL MONTE FOREST TRANSPORTATION POLICY AGREEMENT.

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA D1. PBC will conform all subsequent site plan development and engineering design to the Del Monte Forest Transportation Policy Agreement as it relates to intersections within the forest road system including driveways. General design criteria are described under Regulatory Setting. The County will conduct site plan review as part of the building permit process to ensure compliance.

Compliance or Monitoring Action to be Performed: Prior to issuing a building permit, the applicant will ensure all site plan development and engineering design conforms to the Del Monte Forest Transportation Policy, and the County will review and approve to ensure compliance.

132. MM TRA D2. INCORPORATE A 25 FOOT TRANSITION BETWEEN ALL DRIVEWAYS AND ROADWAYS THAT HAS NO MOR

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA D2. INCORPORATE A 25 FOOT TRANSITION BETWEEN ALL DRIVEWAYS AND ROADWAYS THAT HAS NO MORE THAN 2 PERCENT GRADE. PBC will design all driveway intersections to the Del Monte Forest road system to incorporate a 25 foot transition between the driveway and road that has no more than a 2 percent grade. This will help to ensure that drivers have maximum sight distance. The County will conduct site plan review as part of the building permit process to ensure compliance.

Compliance or Monitoring Action to be Performed: Applicant shall enumerate as notes on all construction plans as "MM TRA D2 (Driveway Transition Grade) & Public Works Department Notes". Applicant shall incorporate this design in all improvement plans.

Prior to issuing building permits for site development, the County will conduct site plan review to ensure that there is a 25 foot transition between the driveway and road that has no more than a 2 percent grade. Adherence to this Measure shall be confirmed upon final County inspection of driveways.

133. MM TRA D3. AT THE LODGE AT PEBBLE BEACH, ADD A CROSSWALK TO ADDRESS A PEDESTRIAN DESIRE LINE WHE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA D3. AT THE LODGE AT PEBBLE BEACH, ADD A CROSSWALK TO ADDRESS A PEDESTRIAN DESIRE LINE WHERE PEDESTRIANS WILL WALK WHEN CROSSING THE CIRCULATION ROAD. PBC will install a crosswalk at The Lodge at Pebble Beach to facilitate safe pedestrian crossings. The required design modification is shown in Appendix G.3 in the Lodge Circulation Plan figure in EIR Volume II. The County will conduct site plan review as part of the building permit process to ensure compliance.

Compliance or Monitoring Action to be Performed: Pedestrian crossing shall be included in site improvement plans. Applicant shall submit plans to Pebble Beach Community Services District (PBCSD) for review and recommendation prior to submitting plan to Public Works. Prior to issuing building permits for the parking and circulation reconstruction at The Lodge at Pebble Beach, the County will conduct site plan review to ensure there is an adequate crosswalk to facilitate pedestrian crossings. Installation of said crosswalk shall be confirmed prior to final County inspection of the relocated Driving Range.

134. MM TRA D4. AT THE LODGE AT PEBBLE BEACH, MODIFY THE DESIGN OF THE TWO TRAFFIC CIRCLES TO FACILITATE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA D4. AT THE LODGE AT PEBBLE BEACH, MODIFY THE DESIGN OF THE TWO TRAFFIC CIRCLES TO FACILITATE EFFICIENT VEHICLE FLOW.

PBC will modify the design of the two traffic circles to facilitate efficient vehicle flow. The required design modifications to ensure that vehicle channelization is well defined are shown in Appendix G.3 in the Lodge Circulation Plan figure and the Lodge Area Traffic Circle Review figure in EIR Volume II. The County will conduct site plan review as part of the building permit process to ensure compliance.

Compliance or Monitoring Action to be Performed: Prior to issuing the building permit for the parking and circulation reconstruction at The Lodge at Pebble Beach, the County will conduct site plan review to ensure the design of the two traffic circles has been modified to facilitate efficient vehicle flow.

135. MM TRA D5. AT THE LODGE AT PEBBLE BEACH, INSTALL YIELD SIGNS TO CONTROL THE THREE LEGGED TRAFFIC C

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA D5. AT THE LODGE AT PEBBLE BEACH, INSTALL YIELD SIGNS TO CONTROL THE THREE LEGGED TRAFFIC CIRCLE WHILE THE OTHER TRAFFIC CIRCLE SHOULD HAVE NO VEHICLE TRAFFIC CONTROLS.

PBC will add yield signs to control the three legged traffic circle. The required design modification is shown in Appendix G.3 in the Lodge Area Traffic Circle Review figure, in EIR Volume II. The County will conduct site plan review as part of the building permit process to ensure compliance.

Compliance or Monitoring Action to be Performed: Required improvements shall be shown on plans. Applicant shall submit plans to Pebble Beach Community Services District (PBCSD) for review and recommendation prior to submitting plans to the County. Prior to issuing the building permit for the parking and circulation reconstruction at The Lodge at Pebble Beach, the County will conduct site plan review to ensure yield signs have been installed according to approved plans..

136. MM TRA D6. AT THE LODGE AT PEBBLE BEACH, ADD SIDEWALKS OR PATHS TO SERVE PEDESTRIAN MOVEMENTS B

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA D6. AT THE LODGE AT PEBBLE BEACH, ADD SIDEWALKS OR PATHS TO SERVE PEDESTRIAN MOVEMENTS BETWEEN THE FAIRWAY ONE COMPLEX, PETER HAY GOLF COURSE AND THE LODGE AT PEBBLE BEACH.

PBC will add sidewalks or paths to serve pedestrian movements between Fairway One Complex, Peter Hay Golf Course, and The Lodge at Pebble Beach. Sidewalks or paths along these lines will facilitate pedestrian flows and enhance safety so that pedestrians do not need to walk in the roadway. The required design modifications to connect pedestrian access at the Fairway One site to the nearby crosswalk and other pedestrian facilities are shown in Appendix G.3 in the Fairway One Complex figure in EIR Volume II. The County will conduct site plan review as part of the building permit process to ensure compliance.

Compliance or Monitoring Action to be Performed: Required improvements shall be shown on plans. Applicant shall submit plans to Pebble Beach Community Services District (PBCSD) for review and recommendation prior to submitting plans to the County. Prior to issuing the building permit for improvements at The Lodge at Pebble Beach, the County will conduct site plan review to ensure the design includes sidewalks or paths for pedestrian movement between Fairway One Complex, Peter Hay Golf Course and The Lodge. Installation of said sidewalks or paths shall be confirmed prior to final building inspection of the Lodge improvements.

137. MM TRA D7. AT THE COLTON BUILDING, IMPROVE SIGHT DISTANCE AT THE INTERSECTION BETWEEN THE EXISTING

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA D7. AT THE COLTON BUILDING, IMPROVE SIGHT DISTANCE AT THE INTERSECTION BETWEEN THE EXISTING DRIVEWAY AND CYPRESS DRIVE. PBC will ensure that sight distance at the intersections between the existing driveway and Cypress Drive will be improved. Sight distance will be improved by providing a 2 percent grade for 25 feet connecting Cypress Drive to the driveway as shown in Appendix G.3 Colton Building figure in EIR Volume II. The County will conduct site plan review as part of the building permit process to ensure compliance.

Compliance or Monitoring Action to be Performed: Required improvements shall be shown on plans. Applicant shall submit plans to Pebble Beach Community Services District (PBCSD) for review and recommendation prior to submitting plans to the County. Prior to issuing the building permit for the new Colton Building at The Lodge at Pebble Beach, the County will conduct site plan review to ensure the sight distance between the existing driveway and Cypress Drive will be improved as described in the condition above. Installation of said improvements shall be confirmed prior to final building inspection of the new Colton Building.

138. MM TRA D8. AT THE COLTON BUILDING, INSTALL A WARNING SIGN OR LIGHTS AT THE ENTRY TO THE PARKING FACI

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM TRA D8. AT THE COLTON BUILDING, INSTALL A WARNING SIGN OR LIGHTS AT THE ENTRY TO THE PARKING FACILITY OR WIDEN THE OPENING TO ABOUT 22 FEET. PBC will improve signage or widen the entrance to the Colton Building parking lot. The proposed entry to the parking facility is 18 feet wide, which is too narrow for two cars to pass side by side. Because traffic flow into and out of the garage is expected to be infrequent, the narrow width is adequate as long as a sign or warning light is provided that indicates a car is coming. Alternatively, the opening would need to be increased to about 22 feet, given the driveway grade and tight turning radii as shown in Appendix G.3 in the Colton Building figure in EIR Volume II. Subsequent site plan development and engineering design will identify the preferred option between these two alternatives. The County will conduct site plan review as part of the building permit process to ensure compliance.

Compliance or Monitoring Action to be Performed: Prior to issuing the building permit for the new Colton Building at The Lodge at Pebble Beach, the County will conduct site plan review to ensure a warning sign or lights to the parking entry are included or the opening widened to about 22 feet.

139. MM TRA D9. AT THE INN AT SPANISH BAY, MODIFY THE INTERSECTION OF 17 MILE DRIVE AND CONGRESS ROAD TO

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA D9. AT THE INN AT SPANISH BAY, MODIFY THE INTERSECTION OF 17 MILE DRIVE AND CONGRESS ROAD TO AN ALL WAY STOP CONTROLLED INTERSECTION USING STOP SIGNS AT ALL APPROACHES. PBC will modify the intersection of 17 Mile Drive and Congress Road to an all way stop controlled intersection using stop signs on all approaches. The design modifications for this intersection are illustrated in Appendix G.3 in The Inn at Spanish Bay figure in EIR Volume II. The County will conduct site plan review as part of the building permit process to ensure compliance.

Compliance or Monitoring Action to be Performed: Prior to issuing the building permit for the roadway improvements and the improvements at The Inn at Spanish Bay, the County will conduct site plan review to ensure there is an all way stop at the intersection of 17 Mile Drive and Congress Road.

140. MM TRA D10. AT THE RELOCATED PEBBLE BEACH DRIVING RANGE, ADD A PEDESTRIAN CROSSWALK THAT CONNE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA D10. AT THE RELOCATED PEBBLE BEACH DRIVING RANGE, ADD A PEDESTRIAN CROSSWALK THAT CONNECTS THE DRIVING RANGE TO THE PETER HAY GOLF COURSE.

PBC will add a pedestrian crosswalk to connect the driving range to the Peter Hay Golf Course. The required design modifications to provide a pedestrian crosswalk that connects the two sites are shown in Appendix G.3 in the Driving Range figure in EIR Volume II. The County will conduct site plan review as part of the building permit process to ensure compliance.

Compliance or Monitoring Action to be Performed: Prior to issuing building permits or approving the improvement plan for the relocation of the Pebble Beach Driving Range, the County will conduct site plan review to ensure there is a pedestrian crosswalk between the relocated driving range and Peter Hay Golf Course. Applicant shall submit plans to Pebble Beach Community Services District (PBCSD) for review and recommendation prior to submitting plan to Public Works. Installation of said crosswalk shall be confirmed prior to final County inspection of the relocated Driving Range.

141. MM TRA G1. PREPARE AND IMPLEMENT AN ALTERNATIVE TRANSPORTATION PLAN EMPHASIZING SPECIFIC TRIP RE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA G1. PREPARE AND IMPLEMENT AN ALTERNATIVE TRANSPORTATION PLAN EMPHASIZING SPECIFIC TRIP REDUCTION MEASURES FOR PROPOSED VISITOR, RESIDENT AND EMPLOYEE USES.

The applicant will prepare and implement an alternative transportation plan emphasizing specific trip reduction measures for proposed visitor, resident, and employee uses. The plan must also identify a reporting and enforcement mechanism. The plan must be submitted and reviewed by the county prior to issuance of the first building permit.

Compliance or Monitoring Action to be Performed: Prior to issuing the first building permit for the project, the applicant will prepare an alternative transportation plan emphasizing specific trip reduction measures for proposed visitor, resident, and employee uses for County review and approval.

142. MM TRA G2. FOR OPTION 1 ONLY, EXPAND EXISTING SHUTTLE AND VALET SYSTEM TO INCORPORATE THE SPYGLAS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM TRA G2. FOR OPTION 1 ONLY (APPROVAL AND CONSTRUCTION OF NEW SPYGLASS HOTEL), EXPAND EXISTING SHUTTLE AND VALET SYSTEM TO INCORPORATE THE SPYGLASS HOTEL AS PART OF OVERALL PARKING MANAGEMENT SYSTEM.

If Option 1 New Resort Hotel is approved and constructed, the applicant will expand the existing shuttle and valet system, and incorporate the new Spyglass Hotel in the overall parking management system. Similar to employees at The Inn at Spanish Bay, employees at the Spyglass Hotel would park in remote parking areas and be shuttled to work when parking congestion occurs. The valet system would use special areas on the site for valet parking to increase parking utilization. The applicant will submit a plan for the expanded shuttle and valet system to the County for review and approval prior to issuance of the building permit for the Spyglass Hotel.

Compliance or Monitoring Action to be Performed: Prior to operation of the New Resort Hotel at Spyglass Hill if Option 1 is selected, the applicant will expand the existing shuttle and valet system to incorporate the hotel as part of the overall parking and management system. Implementation of said shuttle and valet expansion according to County-approved plan shall be confirmed prior to final building inspection of the new Spyglass Hotel.

143. MM TRA H1. STENCIL "ROUTE" AFTER BICYCLE SYMBOLS ON THE DESIGNATED ROUTE FOR BICYCLING BETWEEN T

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA H1. STENCIL "ROUTE" AFTER BICYCLE SYMBOLS ON THE DESIGNATED ROUTE FOR BICYCLING BETWEEN THE PACIFIC GROVE GATE AND STEVENSON DRIVE AT ONDULADO.

PBC shall be required to further outline the bike route on the pavement between the Pacific Grove Gate and Stevenson Drive at Ondulado Road by adding the word Route after bicycle symbols on the designated route to help bicyclists follow and stay on the bike route. Plans for this improvement would be provided to the County for review and approval prior to issuance of the first building permit for the proposed project.

Compliance or Monitoring Action to be Performed: Prior to issuance of the first building permit for the project, the applicant will prepare and the County will review, approve and install the bicycle route signs.

General Development Plan Amendment

THE LODGE AT PEBBLE BEACH

Pebble Beach Company Project (Planning File No. PLN100138)

(Amending Planning File No. PC4054)

Assessor Parcel Numbers: 008-423-002/019/029/030-000, and 008-431-009-000

1.0 Purpose

The purpose of this amended General Development Plan (GDP) is to satisfy the applicable Monterey County Zoning Ordinance (Title 20) requirements, and to provide a framework for use and development of The Lodge at Pebble Beach (The Lodge) site. Expansion or changes in intensity and/or scope of the identified uses shall require appropriate discretionary review prior to commencement of revised use. Uses not identified will require discretionary review, and must be reviewed for consistency with the County's Local Coastal Program prior to commencement.

2.0 Description of Existing Facilities and Proposed Site Improvements

The existing facilities at The Lodge complex occupy nearly 35 acres on several parcels with operations typical of a high-end resort including: hotel accommodations, conference rooms, restaurants and bars, retail shops, a spa, banks, an auto service station, and nearby recreational opportunities including beach and shoreline access, golf, and hiking and equestrian trails, a post office, a market, and a beach, tennis, and fitness club for members and overnight guests of the hotel.

The existing development at The Lodge complex includes The Lodge with 161 guest rooms, the Fairway One House with 5 guest rooms, and Casa Palermo with 24 guest rooms; The Spa at Pebble Beach; The Beach & Tennis Club; conference rooms; restaurants and bars; retail shops; two banks; a U.S. Post Office; a service station; and a market. The main Lodge was built in 1919. The Lodge complex is located on 17-Mile Drive approximately 1.5 miles north of the lower Carmel Gate entrance to Del Monte Forest.

General Development site plan (attached) shows the location of the existing and proposed development at The Lodge complex. The purpose of the proposed alterations is to expand options for visitor-serving accommodations at The Lodge, increase the efficiency of service to patrons of The Lodge, and improve accessibility to services for residents, guests, and visitors to this area of Del Monte Forest.

Proposed development at The Lodge complex would include a net addition of 55 new visitor-serving units, 7,100 sf of meeting and support areas, and the following supporting improvements.

- Meeting Facility Expansion. The existing 5,000 sf meeting facility would be renovated and expanded to provide an additional 2,100 sf of meeting room space and 2,900 sf of additional support and circulation areas. The improvements are proposed to result in more efficient meeting space, a protected entrance, a covered service corridor for staff to access meeting rooms, banquet preparation and cooking areas,

and storage. An elevator is proposed to provide disabled persons access to other areas of The Lodge.

- **New Colton Building.** Construction of the new Colton Building would provide 20 additional visitor-serving units on an existing parking lot adjacent to the existing Flavin, Morse, Jeffers, and McComas buildings. Access would be from the existing driveway off Cypress Drive. This building would displace 32 parking spaces but would provide 31 replacement parking spaces in the basement level.
- **Fairway One Reconstruction.** The existing five-guest room Fairway One House and the adjacent Beirne residence would be removed to allow for the construction of a new Fairway One visitor-serving facility, with 40 units in six guest buildings and a hospitality facility. Fairway One would front the north side of the first fairway of the Pebble Beach Golf Links, directly opposite the proposed Colton Building.
- **Parking and Circulation Reconstruction.** The central circulation and 113-space surface parking area located north of the existing Meeting Facility would be reconfigured. A new two-level 224-space parking facility and 23-space short-term surface lot would be constructed. Circulation improvements are proposed to improve resident and visitor access to parking, and provide enhanced access for pedestrians between parking areas and visitor-serving uses.

Specific improvements to the complex include:

- Construction of a 20 unit guestroom building (Colton Building) fronting the 1st Fairway of Pebble Beach Golf Links, located between an existing guestroom building and Casa Palmero;
- Demolition of the existing five-guestroom Fairway One House (17 Mile Drive across from Peter Hay Golf Course) with redevelopment to include an additional 35 rooms (for a total of 40) by combining an adjacent parcel. The guestrooms will front the 1st Fairway of Pebble Beach Golf Links directly opposite from the Colton guestrooms described in No. 1, above. Included in this component will be a common area building with meeting room space, pantry kitchen, offices, and resort-related space;
- Renovation and moderate expansion addition of the existing meeting facility to include additional meeting and improved pre-function space, new employee banquet kitchen area, and additional storage and circulation components. A secondary improvement to this component is the addition of an elevator for easier handicap access to other areas of The Lodge and relocation of public restrooms to the at-grade level; and
- Pedestrian and vehicular circulation improvements at the existing upper and lower bank/retail parking lots to include a reorganized lower parking lot (23 spaces), an expanded upper parking lot with two levels (one level below existing grade) and 224 total spaces, and improved pedestrian pathways from the parking areas to The Lodge's main entrance. These parking improvements will increase existing parking capacity by 113 spaces (from the existing 134 spaces to new facilities consisting of 247 spaces).

3.0 Existing Uses and Uses Allowed by the Pebble Beach Company Concept Plan

The following uses are allowed (expansion of, or changes to, these allowed uses shall require discretionary review by the Monterey County RMA-Planning Department):

- Hotels, motels, inns;
- Restaurants;
- Health and fitness clubs;
- Spas, salons, and wellness facilities;
- Conference and meeting facilities;
- Retail stores;
- Service station;
- Banks;
- Post office;
- Offices accessory to visitor-serving and coastal general commercial uses;
- Golf courses;
- Tennis facilities;
- Reduction in setback requirements provided in the certified LCP;
- Assemblages of people not involving construction of permanent facilities;
- Establishments serving alcoholic beverages and commercial places of amusement or recreation, including live entertainment;
- Moderate intensity recreational use, including parks, bicycle paths, restrooms, and interpretive facilities; and
- Utilities, including wireless communications facilities.

4.0 Development Standards

Any use proposed under the GDP shall comply with the following development standards.

4.1 General Development Site Plan

See attached plan.

4.2 Operations (Commercial, Visitor-Serving and Coastal General)

No restriction on hours of operation or delivery hours. The Lodge hours of operation of the hotel are 24/7. The hotel, based on double occupancy, would have a capacity of approximately 540 guests on full build-out of all hotel rooms. All new facilities at this complex will be available for public rental. Hotel room rates and meeting room reservation rates will be consistent with ongoing resort rates charged for these services at the time they are available for use. As noted above, parking will be complimentary.

Meeting rooms are generally cyclical and market-driven. Meetings are seasonal and vary in size from small groups (under 25 attendees) to larger groups (up to 750 attendees). These bookings range in length from daily to week-long events.

4.3 Number of Employees

The number of employees may vary depending on actual uses of the buildings. However, the total number of employees may not exceed the capacity of existing and proposed facilities, as determined by the Environmental Health Bureau.

4.4 Exterior Materials and Colors

Proposed design and materials for the exterior of buildings shall be consistent with the character of the surrounding area of The Lodge. Outdoor work and storage areas shall be screened from public view by buildings, fences, and/or landscaping; fences and/or screening walls shall not display blank or unattractive frontages to 17-Mile Drive, and shall incorporate height limitations within the Monterey County Zoning Ordinance (Title 20); rooftop equipment/appurtenances shall be screened from view of 17-Mile Drive; and service and loading areas, and trash and recycling enclosure/storage areas, shall be screened from view by fences or walls conforming to the style and materials of the accompanying building.

4.5 Exterior Lighting

Exterior lighting will be consistent with adjacent buildings and uses. An exterior lighting plan is a standard condition of approval by Monterey County and is required prior to issuance of building permits. All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible when viewed from a common public viewing area, as defined in Section 20.06.197, are prohibited unless required for safety.

4.6 Street Lighting

All new street lights proposed for specific projects within the development area shall be reviewed and approved by the Director of the RMA - Planning Department. Approved street light plans shall be incorporated into final building plans. Street lights shall be full cut-off fixtures that shield and direct the light to the intended on-site areas.

4.7 Parking Areas

Use of parking lot areas to be used in conjunction with allowed uses. Development of additional parking areas shall require discretionary review by the Monterey County RMA-Planning Department.

4.8 Landscaping Plan

All landscaping shall use coastal native species in areas adjacent to any protected native habitat. Landscaping plans submitted for specific projects shall require the use of non-invasive ornamental species or native species consistent with and found in the project area. All landscaped areas and fences shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

4.9 Sign Program

The existing sign program for Pebble Beach Resort facilities will be carried out through the proposed development.

4.10 Setbacks

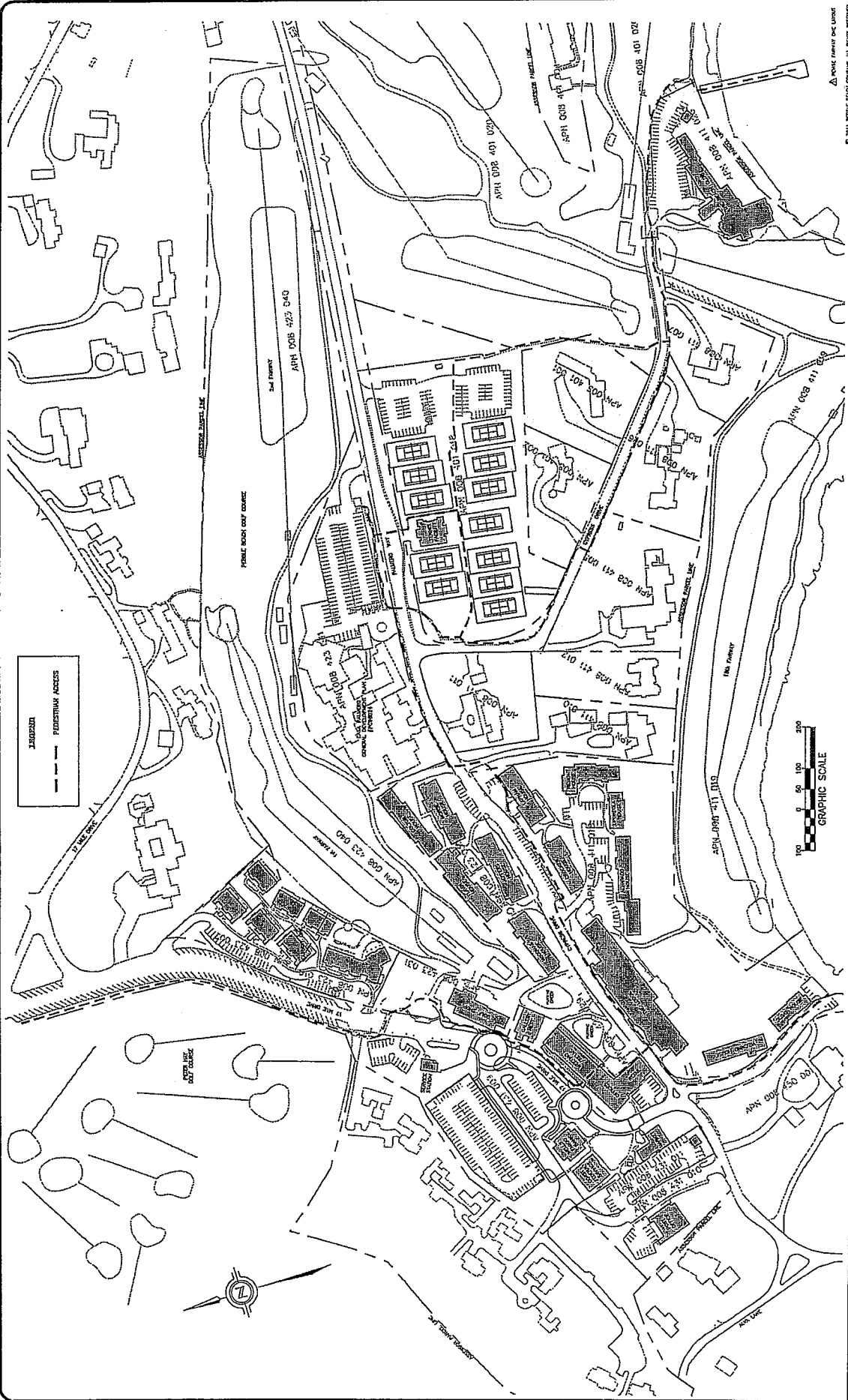
Structural setbacks within the area of the GDP shall be consistent with the Pebble Beach Company Concept Plan section of the LCP for the Del Monte Forest area.

5.0 Long-Range Development and Operation of Facilities

- Physical Expansion and New Development. None currently planned other than as indicated in this GDP. The LCP would allow the addition of another 25 hotel rooms, subject to the required discretionary review by the Monterey County RMA-Planning Department.
- Operational Changes. None currently planned other than as indicated in this GDP.
- Circulation/Transportation Improvements. Traffic impacts are addressed in the County's Draft/Final EIR for the Pebble Beach Company Project.
- Alternative Development Opportunities. None
- Environmental Considerations. Long-term support for maintenance of dedicated preservation areas.
- Potential Mitigation of Adverse Environmental Impacts. Mitigation measures are addressed in the County's Draft/Final EIR for the Pebble Beach Company Project.
- Conformance to the Policies of the applicable Land Use Plan. Existing and proposed development conforms to the Pebble Beach Company Concept Plan sections in the certified LCP.

Note: Nothing in this GDP shall limit applicability of other local, state, and federal regulations pertaining to the specific uses listed.

June 2012



PB-2
DATE: MAR. 2011

THE LODGE AT PEBBLE BEACH
DEL MONTE FOREST PLAN
AMENDMENT TO MONTEREY COUNTY
GENERAL DEVELOPMENT PLAN PC-054

PEBBLE BEACH COMPANY
P.O. BOX 178 PEBBLE BEACH, CALIFORNIA 94057
INCORPORATED IN CALIFORNIA
11000000 AVENUE, MONTE CREDIT, OREGON



GENERAL DEVELOPMENT SITE PLAN

General Development Plan Amendment

THE INN AT SPANISH BAY

Pebble Beach Company Project (Planning File No. PLN100138)

(Amending Planning File No. PC5041)

Assessor's Parcel Numbers 007-091-028/033-000 and 007-101-041-000

1.0 Purpose

The purpose of this amended General Development Plan (GDP) is to satisfy the applicable Monterey County Zoning Ordinance (Title 20) requirements, and to provide a framework for use and development of The Inn at Spanish Bay (The Inn) site. Expansion or changes in intensity and/or scope of the identified uses shall require appropriate discretionary review prior to commencement of revised use. Uses not identified will require discretionary review, and must be reviewed for consistency with the County's Local Coastal Program prior to commencement.

2.0 Description of Existing Facilities and Proposed Site Improvements

The existing uses and facilities at The Inn include 269 hotel rooms, full service restaurants, office space, retail space, meeting rooms; an 18-hole championship golf course with pro shop, golf cart storage, a golf maintenance facility, and related facilities; a fitness/tennis club for members and hotel guests; and related parking and circulation improvements.

The existing development at The Inn complex includes The Inn with 269 guest rooms, The Spanish Bay Club and Tennis Pavilion, and several restaurants and retail shops. The Inn complex is located on 17-Mile Drive approximately 0.3 miles south of the Pacific Grove Gate and 2.5 miles north of the lower Carmel Gate entrance to Del Monte Forest.

Public access components at this site include a perimeter trail system (decomposed granite) beginning at Asilomar Beach and running along the golf course to the intersection of 17-Mile Drive and Spanish Bay Road (near the 10th tee box). Additionally, a boardwalk system is provided and, again, begins at Asilomar Beach and runs along the shoreline with a connection to the public access area at Spanish Bay Road. Parking (including bus parking), picnic tables, and trash facilities are available at the Spanish Bay Beach parking area. A pedestrian trail continues along the shoreline to the Bird and Seal Rock visitor center (with restrooms, parking, etc.).

General Development site plan (attached) shows the location of the existing and proposed development at The Inn complex. The purpose of the proposed development is to expand the number of rooms and provide another option for visitor-serving accommodations at The Inn, increase the efficiency of service to patrons of The Inn, and provide needed parking for employees and guests. Proposed development at The Inn complex would include 40 new visitor-serving units, an additional meeting space, and supporting improvements as follows.

- Conference Center Expansion. The existing ballroom on the first floor would be expanded outward, by extending the outside walls of the existing building to create

additional meeting, support, and circulation space; and the existing meeting facilities would be expanded by adding meeting rooms on the backside of both the first floor and lower fairway level for additional meeting, support, and circulation space.

- **New Guest Cottages.** Proposed development would add 40 guest rooms in five two-story buildings, with a hospitality facility in the middle. The new buildings would displace 30 existing parking spaces that would be replaced by the new 285-space parking lot in Area B (described below). There will be no impact to the existing trail system in Del Monte Forest with this project.
- **New Employee Parking.** Proposed development in Area B would add a 285-space surface parking lot for employees, as well as overflow guest parking, and an approximately 200 linear foot pedestrian trail across from the main entry to The Inn at the intersection of 17-Mile Drive and Congress Road. The remainder of Area B would be open space and preservation areas.

3.0 Existing Uses and Uses Allowed by the Pebble Beach Company Concept Plan

The following uses are allowed (expansion of, or changes to, these allowed uses shall require discretionary review by the Monterey County RMA-Planning Department):

- Hotels, motels, inns;
- Restaurants;
- Health and fitness clubs;
- Spas, salons, and wellness facilities;
- Conference and meeting facilities;
- Retail stores;
- Offices accessory to visitor-serving and coastal general commercial uses;
- Golf courses;
- Tennis facilities;
- Reduction in setback requirements provided in the certified LCP;
- Assemblages of people not involving construction of permanent facilities;
- Establishments serving alcoholic beverages and commercial places of amusement or recreation, including live entertainment;
- Moderate intensity recreational use, including parks, bicycle paths, restrooms, and interpretive facilities; and
- Utilities, including wireless communications facilities.

4.0 Development Standards

Any use proposed under the GDP shall comply with the following development standards.

4.1 General Development Site Plan

See attached plan.

4.2 Operations (Commercial, Visitor-Serving and Coastal General)

No restriction on hours of operation or delivery hours. The Inn hours of operation of the hotel are 24/7. The hotel, based on double occupancy, would have a capacity of approximately 658 guests on full build-out of all hotel rooms. All new facilities at this

complex will be available for public rental. Hotel room rates and meeting room reservation rates will be consistent with ongoing resort rates charged for these services at the time they are available for use. Parking will be complimentary.

Meeting rooms are generally cyclical and market-driven. Meetings are seasonal and vary in size from small groups (under 25 attendees) to larger groups (up to 750 attendees). These bookings range in length from daily to week-long events.

4.3 Number of Employees

The number of employees may vary depending on actual uses of the buildings. However, the total number of employees may not exceed the capacity of existing and proposed facilities, as determined by the Environmental Health Bureau.

4.4 Exterior Materials and Colors

Proposed design and materials for the exterior of buildings shall be consistent with the character of the surrounding area of The Inn. Outdoor work and storage areas shall be screened from public view by buildings, fences, and/or landscaping; fences and/or screening walls shall not display blank or unattractive frontages to 17-Mile Drive, and shall incorporate height limitations within the Monterey County Zoning Ordinance (Title 20); rooftop equipment/appurtenances shall be screened from view of 17-Mile Drive; and service and loading areas, and trash and recycling enclosure/storage areas, shall be screened from view by fences or walls conforming to the style and materials of the accompanying building.

4.5 Exterior Lighting

Exterior lighting will be consistent with adjacent buildings and uses. An exterior lighting plan is a standard condition of approval by Monterey County and is required prior to issuance of building permits. All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible when viewed from a common public viewing area, as defined in Section 20.06.197, are prohibited unless required for safety.

4.6 Street Lighting

All new street lights proposed for specific projects within the development area shall be reviewed and approved by the Director of the RMA - Planning Department. Approved street light plans shall be incorporated into final building plans. Street lights shall be full cut-off fixtures that shield and direct the light to the intended on-site areas.

4.7 Parking Areas

Use of parking lot areas to be used in conjunction with allowed uses. Development of additional parking areas shall require discretionary review by the Monterey County RMA-Planning Department.

4.8 Landscaping Plan

All landscaping shall use coastal native species in areas adjacent to any protected native habitat. Landscaping plans submitted for specific projects shall require the use of non-invasive ornamental species or native species consistent with and found in the project

area. All landscaped areas and fences shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

4.9 Sign Program

The existing sign program for Pebble Beach Resort facilities will be carried out through the proposed development.

4.10 Setbacks

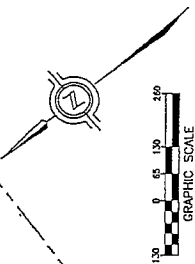
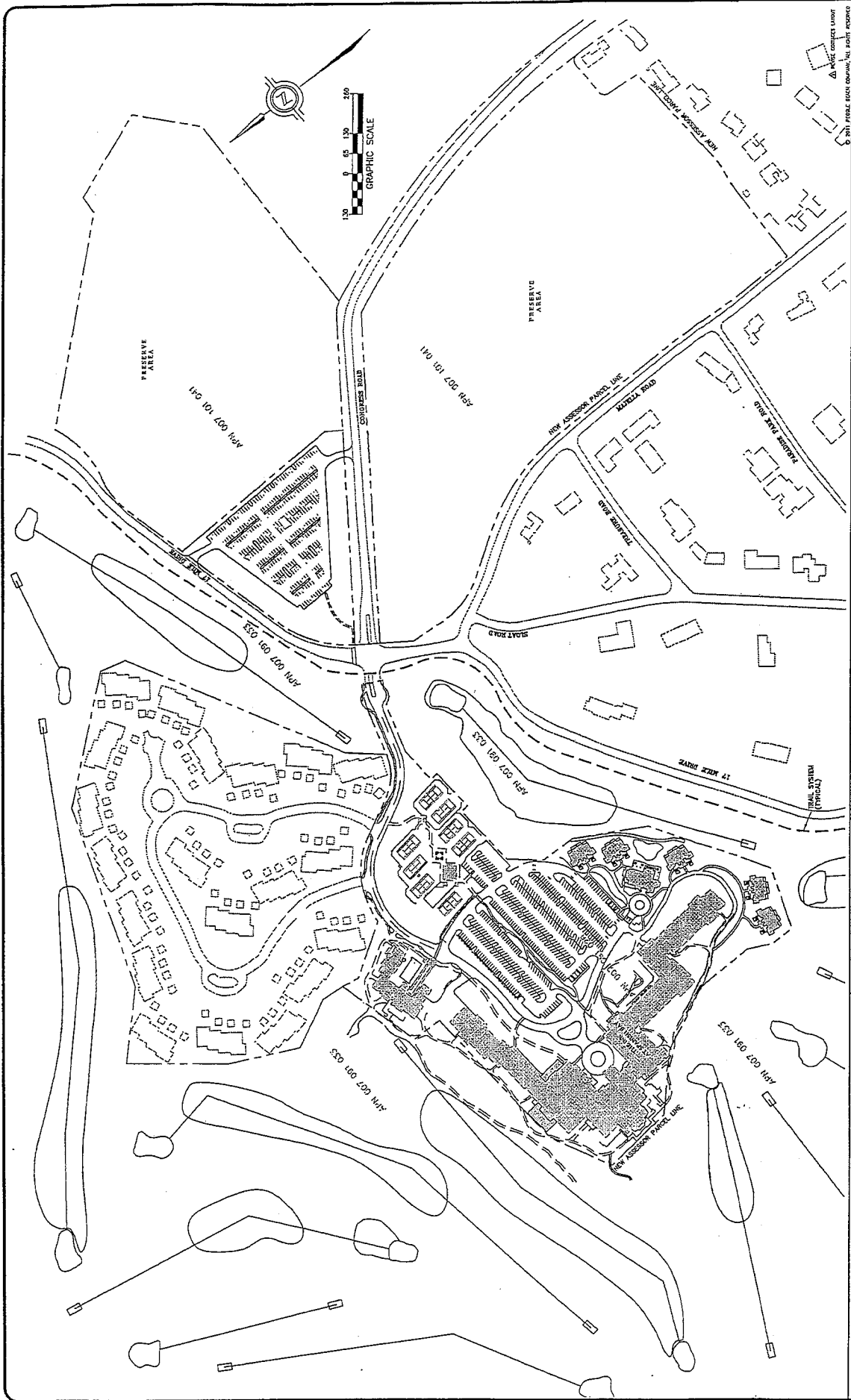
Structural setbacks within the area of the GDP shall be consistent with the Pebble Beach Company Concept Plan section of the LCP for the Del Monte Forest area.

5.0 Long-Range Development and Operation of Facilities

- Physical Expansion and New Development. None currently planned other than as indicated in this GDP. The LCP would allow the addition of another 20 hotel rooms, subject to the required discretionary review by the Monterey County RMA-Planning Department.
- Operational Changes. None currently planned other than as indicated in this GDP.
- Circulation/Transportation Improvements. Traffic impacts are addressed in the County's Draft/Final EIR for the Pebble Beach Company Project.
- Alternative Development Opportunities. None
- Environmental Considerations. Long-term support for maintenance of dedicated preservation areas.
- Potential Mitigation of Adverse Environmental Impacts. Mitigation measures are addressed in the County's Draft/Final EIR for the Pebble Beach Company Project.
- Conformance to the Policies of the applicable Land Use Plan. Existing and proposed development conforms to the Pebble Beach Company Concept Plan sections in the certified LCP.

Note: Nothing in this GDP shall limit applicability of other local, state, and federal regulations pertaining to the specific uses listed.

June 2012



SB-2
DATE: MAR 2011

THE INN AT SPANISH BAY
DEL MONTE FOREST PLAN
AMENDMENT TO MONTEREY COUNTY
GENERAL DEVELOPMENT PLAN PC5041

PEBBLE BEACH COMPANY
P.O. BOX 1197 PEBBLE BEACH
CALIFORNIA, 93953
TEL: 831.622.4444 FAX: 831.622.4441
INVESTIGATION: E. HAZEN & SONS, MONTEREY COUNTY, CALIFORNIA



GENERAL DEVELOPMENT SITE PLAN

General Development Plan

AREA M HOTEL and SPA

Pebble Beach Company Project (Planning File No. PLN100138)

Assessor's Parcel Number 008-272-011-000 (portion of)

1.0 Purpose

The purpose of this General Development Plan (GDP) is to satisfy the applicable Monterey County Zoning Ordinance (Title 20) requirements, and to provide a framework for use and development of the Area M site. Expansion or changes in intensity and/or scope of the identified uses shall require appropriate discretionary review prior to commencement of revised use. Uses not identified will require discretionary review, and must be reviewed for consistency with the County's Local Coastal Program prior to commencement.

2.0 Description of Existing Facilities and Proposed Site Improvements

The site is located near the intersection of Stevenson Drive and Spyglass Hill Road. The existing facilities at this site consist of an abandoned quarry near and adjacent to portions of the Spyglass Hill Golf Course.

The proposed development consists of components designed to enhance the visitor experience to the Del Monte Forest by construction of a new hotel with up to 100 guestrooms, conference space, restaurant, spa, walking paths, landscaping, and associated parking. The General Development site plan (attached) shows the location of the proposed development at the Area M site, as follows.

- New Resort Hotel and Spa. The proposed development includes a new resort hotel on approximately 16 acres located across from the Spyglass Hill Golf Course. The proposed development is composed of the main hotel, 100 guest rooms, and a spa facility. The main hotel building would have a lobby, restaurant, bar/lounge, meeting areas, offices/storage/retail, and a three-level parking facility (one surface and two underground levels) to accommodate 301 vehicles. The 100 guest rooms would be in multiple single-story structures that are terraced so all have ocean views and to minimize disruption of views. The spa would include massage, fitness, and health and wellness facilities and parking for 41 vehicles (27 underground spaces and 14 surface spaces). The buildings would be designed to be low profile, and building materials would include stone veneer, cedar board siding, and aluminum windows/curtain wall.

3.0 Existing Uses and Uses Allowed by the Pebble Beach Company Concept Plan

The following uses are allowed (expansion of, or changes to, these allowed uses shall require discretionary review by the Monterey County RMA-Planning Department):

- Hotels, motels, inns;
- Restaurants;
- Health and fitness clubs;
- Spas, salons, and wellness facilities;

- Conference and meeting facilities;
- Retail stores;
- Offices accessory to visitor-serving and coastal general commercial uses;
- Reduction in setback requirements provided in the certified LCP;
- Assemblages of people not involving construction of permanent facilities;
- Establishments serving alcoholic beverages and commercial places of amusement or recreation, including live entertainment; and
- Moderate intensity recreational use, including parks, bicycle paths, restrooms, and interpretive facilities.

4.0 Development Standards

Any use proposed under the GDP shall comply with the following development standards.

4.1 General Development Site Plan

See attached plan.

4.2 Operations (Commercial, Visitor-Serving and Coastal General)

No restriction on hours of operation or delivery hours. Hours of operation of the hotel will be 24/7. The hotel, based on double occupancy, would have a capacity of approximately 200 guests on full build-out of all hotel rooms. All new facilities at this complex will be available for public rental. Hotel room rates and meeting room reservation rates will be consistent with ongoing resort rates charged for these services at the time they are available for use. Parking will be complimentary. Meeting rooms are generally cyclical and market-driven. Meetings are seasonal and vary in size from small groups (under 25 attendees) to larger groups (up to 750 attendees). These bookings range in length from daily to week-long events.

4.3 Number of Employees

The number of employees may vary depending on actual uses of the buildings. However, the total number of employees may not exceed the capacity of existing and proposed facilities, as determined by the Environmental Health Bureau.

4.4 Exterior Materials and Colors

Proposed design and materials for the exterior of buildings shall be consistent with the character of the surrounding area. Outdoor work and storage areas shall be screened from public view by buildings, fences, and/or landscaping; fences and/or screening walls shall not display blank or unattractive frontages, and shall incorporate height limitations within the Monterey County Zoning Ordinance (Title 20); rooftop equipment and appurtenances shall be screened from view; and service and loading areas, and trash and recycling enclosure/storage areas, shall be screened from view by fences or walls conforming to the style and materials of the accompanying building.

4.5 Exterior Lighting

Exterior lighting will be consistent with adjacent buildings and uses. An exterior lighting plan is a standard condition of approval by Monterey County and is required prior to issuance of building permits. All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is

illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible when viewed from a common public viewing area, as defined in Section 20.06.197, are prohibited unless required for safety.

4.6 Street Lighting

All new street lights proposed for specific projects within the development area shall be reviewed and approved by the Director of the RMA - Planning Department. Approved street light plans shall be incorporated into final building plans. Street lights shall be full cut-off fixtures that shield and direct the light to the intended on-site areas.

4.7 Parking Areas

Use of parking lot areas to be used in conjunction with allowed uses. Development of additional parking areas shall require discretionary review by the Monterey County RMA-Planning Department.

4.8 Landscaping Plan

All landscaping shall use coastal native species in areas adjacent to any protected native habitat. Landscaping plans submitted for specific projects shall require the use of non-invasive ornamental species or native species consistent with and found in the project area. All landscaped areas and fences shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

4.9 Sign Program

The existing sign program for Pebble Beach Resort facilities will be carried out through the proposed development.

4.10 Setbacks

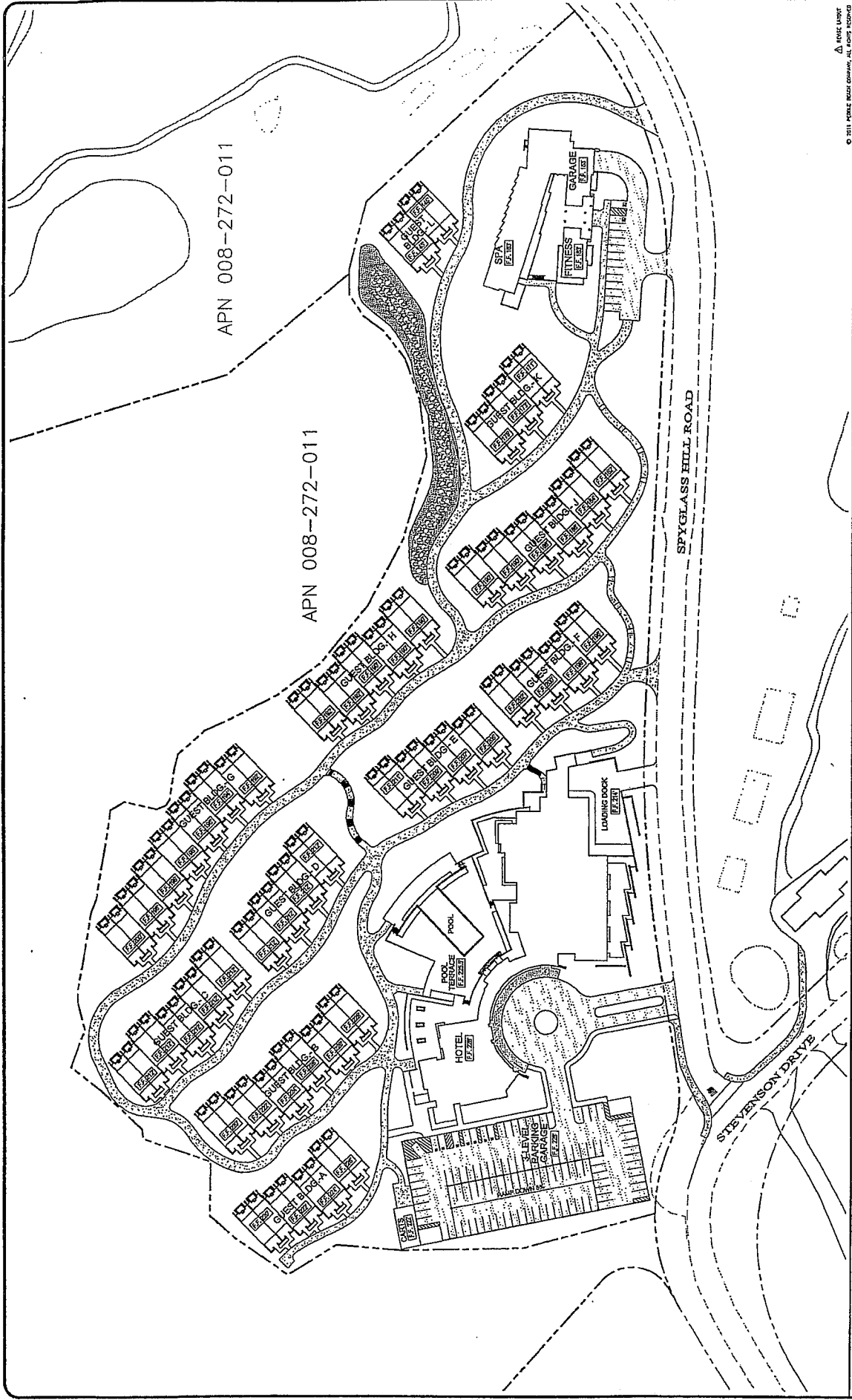
Structural setbacks within the area of the GDP shall be consistent with the Pebble Beach Company Concept Plan section of the LCP for the Del Monte Forest area.

5.0 Long-Range Development and Operation of Facilities

- Physical Expansion and New Development. None currently planned other than as indicated in this GDP.
- Operational Changes. None currently planned other than as indicated in this GDP.
- Circulation/Transportation Improvements. Traffic impacts are addressed in the County's Draft/Final EIR for the Pebble Beach Company Project.
- Alternative Development Opportunities. Ten (10) residential lots allowed as an alternative under the certified LCP.
- Environmental Considerations. Long-term support for maintenance of dedicated preservation areas.
- Potential Mitigation of Adverse Environmental Impacts. Mitigation measures are addressed in the County's Draft/Final EIR for the Pebble Beach Company Project.
- Conformance to the Policies of the applicable Land Use Plan. Existing and proposed development conforms to the Pebble Beach Company Concept Plan sections in the certified LCP.

Note: Nothing in this GDP shall limit applicability of other local, state, and federal regulations pertaining to the specific uses listed.

June 2012



A DATE LINE
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SH-2
 DATE: JAN. 2011

SPYGLASS HILL RESORT
 DEL MONTE FOREST PLAN
 GENERAL DEVELOPMENT PLAN

PEBBLE BEACH COMPANY
 P.O. BOX 1007 PEBBLE BEACH, CALIFORNIA 95959
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GENERAL DEVELOPMENT SITE PLAN

General Development Plan

PEBBLE BEACH DRIVING RANGE

Pebble Beach Company Project (Planning File No. PLN100138)

Assessor Parcel Numbers: 008-321-006/007-000

1.0 Purpose

The purpose of this General Development Plan (GDP) is to satisfy the applicable Monterey County Zoning Ordinance (Title 20) requirements, and to provide a framework for use and development of Pebble Beach Driving Range site. Expansion or changes in intensity and/or scope of the identified uses shall require appropriate discretionary review prior to commencement of revised use. Uses not identified will require discretionary review, and must be reviewed for consistency with the County's Local Coastal Program prior to commencement.

2.0 Description of Existing Facilities and Proposed Site Improvements

The driving range would be relocated from its current location within Area V to the area known locally as Collins Field. The new driving range would include tee-box hitting stations and terraced tees; a putting and chipping green; a 350 square foot golf ball kiosk with restroom; a 2,300 square foot golf academy with training center, offices and restrooms; and a 26-space surface parking lot. All facilities will generally be open to the public at rates to be determined by Pebble Beach Company, except the range will be closed during golf tournaments and other special events. The General Development site plan (attached) shows the location of the proposed development at driving range site.

3.0 Existing Uses and Uses Allowed by the Pebble Beach Company Concept Plan

The following uses are allowed (expansion of, or changes to, these allowed uses shall require discretionary review by the Monterey County RMA-Planning Department):

- Golf course driving range, with associated accessory facilities;
- Retail stores;
- Offices accessory to open space recreational uses;
- Reduction in setback requirements provided in the certified LCP;
- Assemblages of people not involving construction of permanent facilities;
- Open air recreation facilities such as parks, bicycle paths, restrooms, and interpretive facilities.

4.0 Development Standards

Any use proposed under the GDP shall comply with the following development standards.

4.1 General Development Site Plan

See attached plan.

4.2 Operations (Commercial, Visitor-Serving and Coastal General)

Hours of operation remain unchanged for this activity - the driving range will generally be open from dawn to dusk. Parking will be complimentary.

4.3 Number of Employees

The number of employees may vary depending on actual uses of the buildings and site. However, the total number of employees may not exceed the capacity of existing and proposed facilities, as determined by the Environmental Health Bureau.

4.4 Exterior Materials and Colors

Proposed design and materials for the exterior of buildings shall be consistent with the character of the surrounding area. Outdoor work and storage areas shall be screened from public view by buildings, fences, and/or landscaping; fences and/or screening walls shall not display blank or unattractive frontages, and shall incorporate height limitations within the Monterey County Zoning Ordinance (Title 20); rooftop equipment and appurtenances shall be screened from view; and service and loading areas, and trash and recycling enclosure/storage areas, shall be screened from view by fences or walls conforming to the style and materials of the accompanying building.

4.5 Exterior Lighting

Exterior lighting will be consistent with adjacent buildings and uses. An exterior lighting plan is a standard condition of approval by Monterey County and is required prior to issuance of building permits. All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible when viewed from a common public viewing area, as defined in Section 20.06.197, are prohibited unless required for safety.

4.6 Street Lighting

All new street lights proposed for specific projects within the development area shall be reviewed and approved by the Director of the RMA - Planning Department. Approved street light plans shall be incorporated into final building plans. Street lights shall be full cut-off fixtures that shield and direct the light to the intended on-site areas.

4.7 Parking Areas

Use of parking lot areas to be used in conjunction with allowed uses. Development of additional parking areas shall require discretionary review by the Monterey County RMA-Planning Department.

4.8 Landscaping Plan

All landscaping shall use coastal native species in areas adjacent to any protected native habitat. Landscaping plans submitted for specific projects shall require the use of non-invasive ornamental species or native species consistent with and found in the project area. All landscaped areas and fences shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

4.9 Sign Program

The existing sign program for Pebble Beach Resort facilities will be carried out through the proposed development.

4.10 Setbacks

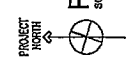
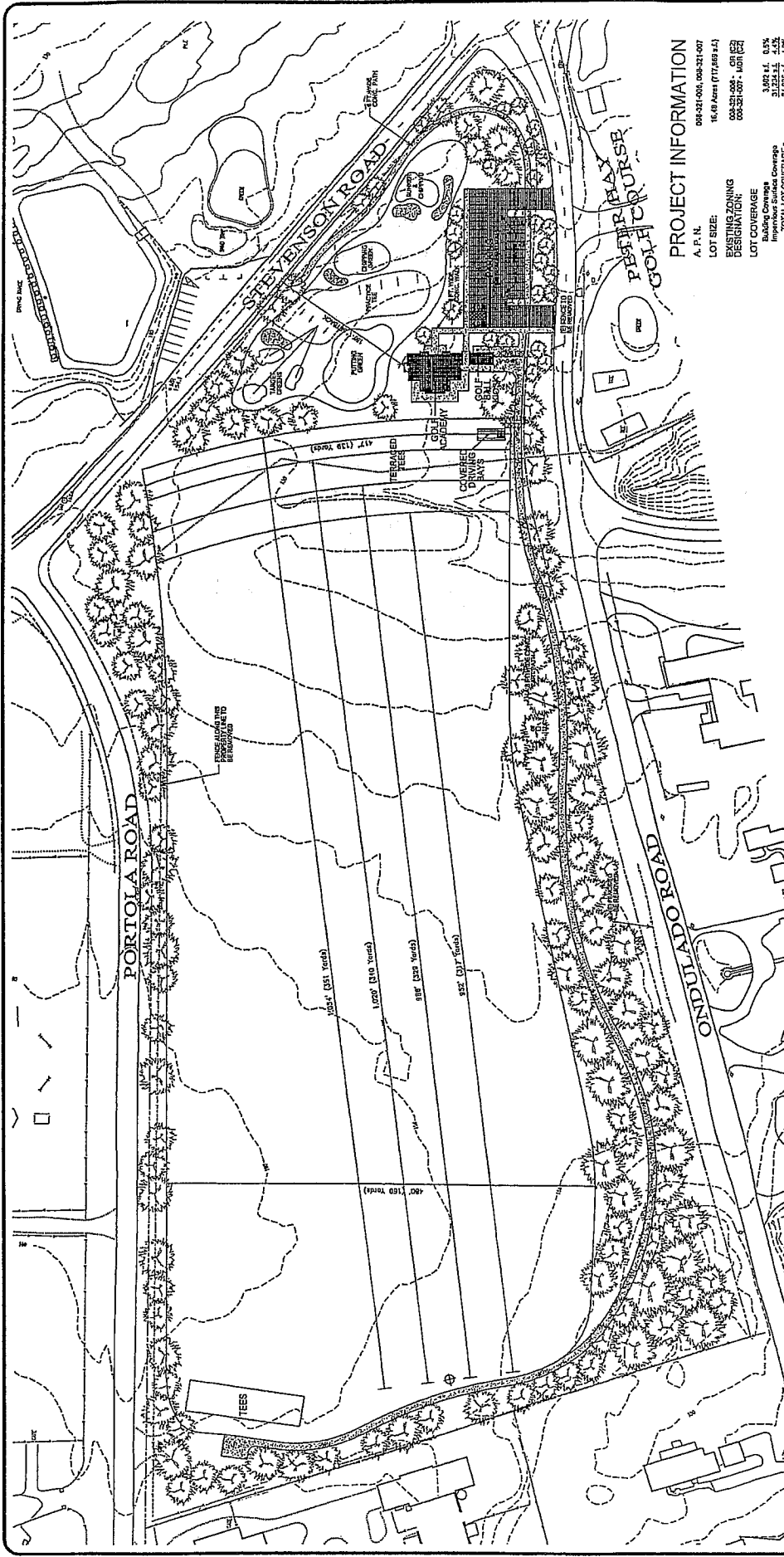
Structural setbacks within the area of the GDP shall be consistent with the Pebble Beach Company Concept Plan section of the LCP for the Del Monte Forest area.

5.0 Long-Range Development and Operation of Facilities

- Physical Expansion and New Development. None currently planned other than as indicated in this GDP.
- Operational Changes. None currently planned other than as indicated in this GDP.
- Circulation/Transportation Improvements. Traffic impacts are addressed in the County's Draft/Final EIR for the Pebble Beach Company Project.
- Alternative Development Opportunities. None
- Environmental Considerations. Long-term support for maintenance of dedicated preservation areas. Avoidance of Pacific Grove clover located at west end of site.
- Potential Mitigation of Adverse Environmental Impacts. Mitigation measures are addressed in the County's Draft/Final EIR for the Pebble Beach Company Project.
- Conformance to the Policies of the applicable Land Use Plan. Existing and proposed development conforms to the Pebble Beach Company Concept Plan sections in the certified LCP.

Note: Nothing in this GDP shall limit applicability of other local, state, and federal regulations pertaining to the specific uses listed.

June 2012



PROJECT INFORMATION

A. P. N. 00-021-001, 00-031-007
 16.48 Acres (717,889 s.f.)
 EXISTING ZONING 00-031-001 - CR (C2)
 DESIGNATION 00-031-007 - MDR (C2)

LOT SIZE: 16.48 Acres (717,889 s.f.)

LOT COVERAGE
 Impervious Surface Coverage 3,892 s.f. 0.5%
 TOTAL LOT COVERAGE* 31,223 s.f. 4.3%
 31,223 s.f. 4.3%

PARKING SUMMARY
 Car/Assembly 1,369 s.f. 159 Spots
 Office 3,074 s.f. 1,520 Spots
 Other 1,084 s.f. 0 Spots
 Total Circulation, Maintenance, and Other 1,084 s.f. 0 Spots
 Total 5,527 s.f. 1,679 Spots
 1 Space per 174 s.f. 25 Spots
 TOTAL PARKING REQUIRED* 5,527 s.f. 1,679 Spots

PARKING PROVIDED*
 Handicap 24 Spots
 Standard 24 Spots
 TOTAL 48 Spots

* PARKING PROVIDED*
 Δ 811 PERCE EACH CORNER, ALL RIGHTS RESERVED
 Δ 812 TYPED

PEBBLE BEACH COMPANY
 3400 BAY DRIVE, PEBBLE BEACH, CALIFORNIA 95019
 (415) 424-4477
 www.pebblebeach.com

DR-2
 DATE: JAN. 2011

PEBBLE BEACH DRIVING RANGE
 DEL MONTE FOREST PLAN
 SITE PLAN

GENERAL DEVELOPMENT SITE PLAN

General Development Plan

EQUESTRIAN CENTER & SPECIAL EVENTS STAGING AREA

Pebble Beach Company Project (Planning File No. PLN100138)

Assessor Parcel Number: 008-313-003-000

1.0 Purpose

The purpose of this General Development Plan (GDP) is to satisfy the applicable Monterey County Zoning Ordinance (Title 20) requirements, and to provide a framework for use and development of Equestrian Center and Special Events Staging Area site. Expansion or changes in intensity and/or scope of the identified uses shall require appropriate discretionary review prior to commencement of revised use. Uses not identified will require discretionary review, and must be reviewed for consistency with the County's Local Coastal Program prior to commencement.

2.0 Description of Existing Facilities and Proposed Site Improvements

The proposed development consists of renovating the existing facilities on a reduced site at the existing location, along with an adjacent area for Pebble Beach Company to stage equipment and material for special events (including parking and temporary facilities during those events). The Equestrian Center will occupy approximately 12 acres while the Special Events Staging Area will occupy approximately 14 acres. The General Development site plan (attached) shows the location of the proposed development at Equestrian Center site.

- Equestrian Center Reconstruction. The existing equestrian center would be demolished, and new equestrian facilities would be constructed to include a covered arena, employee housing, barns and stalls, vehicle storage, interior roadway, parking, and accessory structures. Although there would be a new covered arena in place, the overall footprint of the new facility would be smaller than the existing facility, and there would be a minor capacity reduction. A manure management plan will be prepared for review and approval by the County Environmental Health Bureau.

Specific improvements to the Equestrian Center area include:

- Stable facilities to accommodate approximately the same number of horses as with the existing site (+/-170 horses).
- Construction of a one-story equestrian clubhouse building with locker rooms, offices, and social area.
- Construction of stall barns, tie-stall barns, and pipe stall barns.
- Construction of support buildings, including a hay barn and a vehicle/equipment storage building.
- Construction of two employee residence structures for Equestrian Center staff.
- Construction of horse training and event facilities including fenced training rings, shelters, and corrals.
- Improvement and maintenance of existing roads and trails, with rerouting as necessary.

- Special Events Staging Area Grading and Expansion. The special events staging area will be graded and slightly expanded northward. All existing structures and corrals will be removed from the site.

Site access to the Equestrian Center generally will not change from existing conditions, with entry from Portola Road. Due to its corner location, site access to the special events staging area is from Portola Road with ancillary access from Stevenson Drive. The Special Events Staging facility may be used for both Pebble Beach Company and Equestrian Center events.

3.0 Existing Uses and Uses Allowed by the Pebble Beach Company Concept Plan

The following uses are allowed (expansion of, or changes to, these allowed uses shall require discretionary review by the Monterey County RMA-Planning Department):

- Stables and accessory equestrian uses;
- Maintenance facilities accessory to allowed uses;
- Special events staging;
- Temporary parking of trucks, trailers, and cars;
- Offices accessory allowed uses;
- Employee housing accessory to allowed uses;
- Reduction in setback requirements provided in the certified LCP;
- Assemblages of people not involving construction of permanent facilities; and
- Recreational uses such as hiking and equestrian trails, picnic areas, restrooms, and interpretive facilities.

4.0 Development Standards

Any use proposed under the GDP shall comply with the following development standards.

4.1 General Development Site Plan

See attached plan.

4.2 Operations

General hours of operation of the Equestrian Center will be primarily daylight hours, from dawn to dusk, although the covered arena would be used for indoor training and lessons during evening hours. All guest-serving facilities at this complex will be open to the public. Visitor use rates will be consistent with ongoing resort rates charged for these services at the time they are available for use. Parking will be complimentary.

4.3 Number of Employees

The number of employees may vary depending on actual uses of the buildings. However, the total number of employees may not exceed the capacity of existing and proposed facilities, as determined by the Environmental Health Bureau. Note: The new Equestrian Center is a renovation of an existing facility, so no change in staffing levels is planned.

4.4 Exterior Materials and Colors

Proposed design and materials for the exterior of buildings shall be consistent with the character of the surrounding area of Equestrian Center. Outdoor work and storage areas shall be screened from public view by buildings, fences, and/or landscaping; fences

and/or screening walls shall not display blank or unattractive frontages, and shall incorporate height limitations within the Monterey County Zoning Ordinance (Title 20); rooftop equipment/appurtenances shall be screened from view; and service and loading areas, and trash and recycling enclosure/storage areas, shall be screened from view by fences or walls conforming to the style and materials of the accompanying building.

4.5 Exterior Lighting

Exterior lighting will be consistent with adjacent buildings and uses. An exterior lighting plan is a standard condition of approval by Monterey County and is required prior to issuance of building permits. All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible when viewed from a common public viewing area, as defined in Section 20.06.197, are prohibited unless required for safety.

4.6 Street Lighting

All new street lights proposed for specific projects within the development area shall be reviewed and approved by the Director of the RMA - Planning Department. Approved street light plans shall be incorporated into final building plans. Street lights shall be full cut-off fixtures that shield and direct the light to the intended on-site areas.

4.7 Parking Areas

Use of parking lot areas to be used in conjunction with allowed uses. Development of additional parking areas shall require discretionary review by the Monterey County RMA-Planning Department.

4.8 Landscaping Plan

All landscaping shall use coastal native species in areas adjacent to any protected native habitat. Landscaping plans submitted for specific projects shall require the use of non-invasive ornamental species or native species consistent with and found in the project area. All landscaped areas and fences shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

4.9 Sign Program

The existing sign program for Pebble Beach Resort facilities will be carried out through the proposed development.

4.10 Setbacks

Structural setbacks within the area of the GDP shall be consistent with the Pebble Beach Company Concept Plan section of the LCP for the Del Monte Forest area.

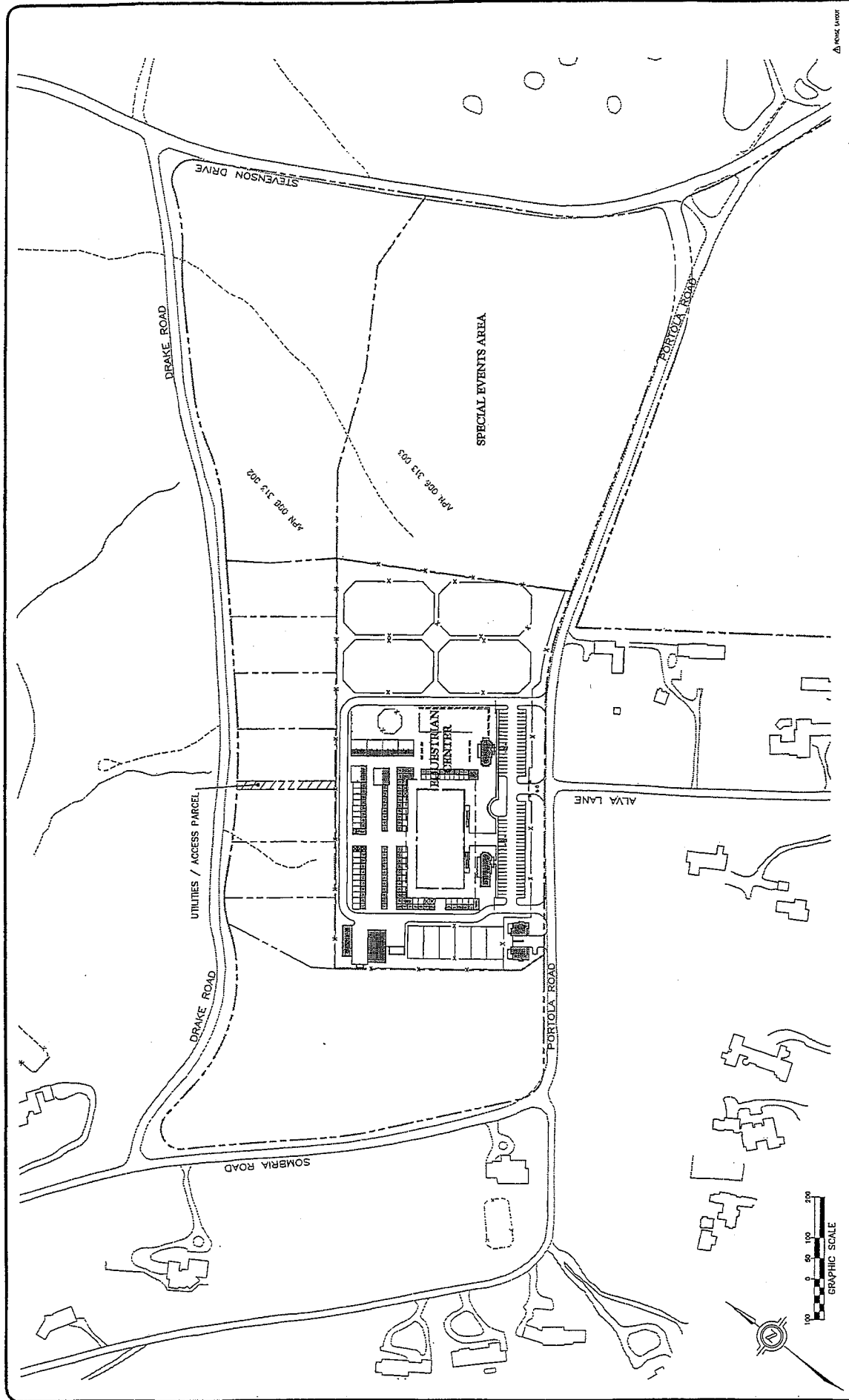
5.0 Long-Range Development and Operation of Facilities

- Physical Expansion and New Development. None currently planned other than as indicated in this GDP.
- Operational Changes. None currently planned other than as indicated in this GDP.
- Circulation/Transportation Improvements. Traffic impacts are addressed in the County's Draft/Final EIR for the Pebble Beach Company Project.

- Alternative Development Opportunities. None
- Environmental Considerations. Long-term support for maintenance of dedicated preservation areas.
- Potential Mitigation of Adverse Environmental Impacts. Mitigation measures are addressed in the County's Draft/Final EIR for the Pebble Beach Company Project.
- Conformance to the Policies of the applicable Land Use Plan. Existing and proposed development conforms to the Pebble Beach Company Concept Plan sections in the certified LCP.

Note: Nothing in this GDP shall limit applicability of other local, state, and federal regulations pertaining to the specific uses listed.

June 2012



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EQ-2
DATE: MAY 2011

THE PEBBLE BEACH EQUESTRIAN CENTER
DEL MONTE FOREST PLAN
GENERAL DEVELOPMENT PLAN

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GENERAL DEVELOPMENT SITE PLAN

