

Attachment B
Final Map

PLN100138
Area F-2

This page intentionally left blank.

OWNER STATEMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO, THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION SHOWN UPON THIS MAP, AND THAT ANY OTHER PERSON WHOSE INTEREST IS NECESSARY TO PASS CLEAR TITLE TO THE PROPERTY DESCRIBED IN THIS MAP HAS BEEN IDENTIFIED AND ADEQUATE RECORDS TO SHOW WITHIN THE SUBDIVISION BOUNDARY LINES.

I HEREBY DEDICATE EASEMENTS FOR PUBLIC USE FOR ACCESS AND PUBLIC UTILITIES SERVICE LINES TO ALL ADJACENT PARCELS AND TO THE STATE OF CALIFORNIA AND TO THE NECESSARY APPURTENANCES ON, OVER AND UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "PUBLIC UTILITY EASEMENTS" (PUE) AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION; SUCH STRIPS OF LAND ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES AND USES WHICH INTERFERE WITH THE PURPOSE OF THE EASEMENT.

I HEREBY RESERVE AN EASEMENT IN AND OVER A STRIP OF LAND 10 FEET IN WIDTH ALONG THE REAR AND SIDE LINES OF LOTS 1, THROUGH 16, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND OPERATING WATER, SEWER, TELECOMMUNICATIONS, CABLE AND POWER LINES, OR CURBS FOR THE CONVEYANCE OF SURFACE WATER, WITH THE RIGHT OF FREE INGRESS TO AND EGRESS FROM SAID STRIP.

PEBBLE BEACH COMPANY, A CALIFORNIA GENERAL PARTNERSHIP

BEFORE ME,) NOTARY PUBLIC,
 ON _____,)
 _____, WHO PRO-)
 PERSONALLY APPEARED)
 TO ME, AND WHOSE)
 BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE ON)
 SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/S/HE/THEY)
 EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR)
 SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE)
 PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

STATE OF CALIFORNIA)
 COUNTY OF _____)
 _____)
 BY: _____)
 PRINT NAME AND TITLE)
 _____)
 STATE OF CALIFORNIA)
 COUNTY OF _____)
 _____)
 BY: _____)
 PRINT NAME AND TITLE)
 _____)
 STATE OF CALIFORNIA)
 COUNTY OF _____)

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
 COUNTY OF _____)
 _____)
 BY: _____)
 PRINT NAME AND TITLE)
 _____)
 STATE OF CALIFORNIA)
 COUNTY OF _____)

SIGNATURE OMISSIONS

PURSUANT TO PROVISIONS OF SECTION 6643.5(b)(3)(VI)(D) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT BE PLEADED INTO A FEE. (1) MONTEREY COUNTY WATER WORKS, HOLDER OF AN EASEMENT FOR THE SYSTEM INCLUDING INGRESS THERETO AND EGRESS THEREFROM PER DOCUMENT RECORDED JUNE 10, 1925 IN BOOK 84, PAGE 449; OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. (2) COAST VALLEYS GAS AND ELECTRIC COMPANY, HOLDER OF AN EASEMENT FOR THE PURPOSE OF ELECTRIC POLES AND THE RIGHT TO CLEAR THE LAND OVER SAID RIGHTS OF WAY AND EASEMENTS AND TRIM TREES AND BUSHES ADJACENT THERETO PER DOCUMENT RECORDED JUNE 23, 1925 IN BOOK 87, PAGE 114; OF OFFICIAL RECORDS

COUNTY RECORDERS STATEMENT

FILED THIS _____ DAY OF _____, 2014 AT _____ M. IN VOLUME _____ OF CITIES & TOWNS, AT PAGE _____, AT THE REQUEST OF L&S ENGINEERING AND SURVEYING, INC.

FEE \$ _____ DOC. NO. _____

BY: _____ DEPUTY
 _____ COUNTY RECORDER

STATEMENT OF CLERK OF BOARD OF SUPERVISORS

I, GAIL T. BORKOWSKI, CLERK OF THE BOARD OF SUPERVISORS OF MONTEREY COUNTY, STATE OF CALIFORNIA, DO HEREBY STATE THAT SAID BOARD APPROVED THE WITHIN MAP ON _____ DAY OF _____, 2014, AND ACCEPTED ON BEHALF OF THE PUBLIC ALL THE TERMS OF DEDICATION FOR PUBLIC USE, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

GAIL T. BORKOWSKI)
 CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA)
 _____)
 BY: _____)
 DEPUTY)

COUNTY SURVEYORS STATEMENT

I, MICHAEL K. GOETZ, COUNTY SURVEYOR OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY AS APPROVED, AS APPROVED BY THE MONTEREY COUNTY BOARD OF SUPERVISORS ON JUNE 19, 2012; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND OF MONTEREY COUNTY CODE, TITLE 19, HAVE BEEN COMPLIED WITH, AND THAT THIS MAP IS TECHNICALLY CORRECT.

MICHAEL K. GOETZ)
 PLS 5367)
 _____)
 DATE)

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE PEBBLE BEACH COMPANY, A CALIFORNIA GENERAL PARTNERSHIP BEGINNING OCTOBER, 2012.

I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP AS APPROVED BY THE MONTEREY COUNTY BOARD OF SUPERVISORS ON JUNE 19, 2012, AND ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN THOSE POSITIONS ON OR BEFORE ONE YEAR AFTER THE RECORDED, OR THIS MAP BY THE MONTEREY COUNTY RECORDER; THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

FRANK LUCIDO JR.)
 PLS 8368)
 _____)
 DATE)

STATEMENT OF APPROVAL BY SECRETARY OF MONTEREY COUNTY PLANNING COMMISSION

I, MIKE NOVQ, SECRETARY OF THE MONTEREY COUNTY PLANNING COMMISSION, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE MONTEREY COUNTY BOARD OF SUPERVISORS ON DECEMBER 13, 2012, AND THAT ALL THE PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT", AS AMENDED, AND TITLE 19 OF THE MONTEREY COUNTY CODE HAVE BEEN COMPLIED WITH.

MIKE NOVQ, SECRETARY, MONTEREY COUNTY PLANNING COMMISSION)
 COUNTY OF MONTEREY, STATE OF CALIFORNIA)
 _____)
 DATE)

PLN 100138 CONDITION OF APPROVAL NOTES

FIRE DEPARTMENT NOTES

CONDITION #48 FIRE 003. EMERGENCY FIRE ACCESS ROAD IMPROVEMENT PLANS SHALL BE APPROVED BY PECSB PRIOR TO ISSUANCE OF GRADING PERMITS. AN ENGINEERING REPORT MUST SUBSTANTIATE HEIGHT-BEARING REQUIREMENTS FOR FIRE DEPARTMENT EQUIPMENT (6000 LBS. SUBSTANTIATE HEIGHT-BEARING REQUIREMENTS FOR PECSB TRUCKS AND EQUIPMENT). OTHER CONDITIONS SPECIFIC TO THE PECSB AREA AS AGREED TO BY THE DESIGNING ENGINEER AND MAINTENANCE REQUIREMENTS FOR ALL ACCESS ROADS SHALL BE APPROVED BY THE PECSB PRIOR TO RECORDING THE SUBDIVISION MAP.

CONDITION #49 FIRE 004. 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 RESPONSE. ALL GATES SHALL BE SET BACK FROM PAVEMENT TO ALLOW 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 KN90 RAPID ENTRY SYSTEMS.

CONDITION #50 FIRE 005. ALL LOTS SHALL COMPLY WITH PECSB ORDINANCE 19 AND THE PRACTICAL VEGETATION OF CALIFORNIA PUBLIC RESOURCES CODE (PRC) 4291 FOR CLEARANCES OF FLAMMABLE VEGETATION FROM STRUCTURES.

CONDITION #51 FIRE 006. FUEL MODIFICATION PLANS THAT ADDRESS FUEL REDUCTION REQUIREMENTS FOR OPEN SPACE AREAS SHALL BE APPROVED BY PECSB PRIOR TO THE CONSTRUCTION OF SUCH AREAS. FUEL MODIFICATION PLANS SHALL BE APPROVED BY PECSB PRIOR TO THE RECORDING OF CURRENT UTILITIES. FUEL MODIFICATION PLANS SHALL BE APPROVED BY PRC 4291. PROVISIONS SHALL BE MADE FOR PERPETUAL MAINTENANCE OF OPEN SPACE AREAS.

CONDITION #52 FIRE 007. 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. THE MINIMUM FIRE FLOW FOR FIRE HYDRANTS SERVING COMMERCIAL AREAS SHALL BE DETERMINED BY THE FIRE FLOW TABLES IN THE CURRENT CALIFORNIA FIRE CODE.

CONDITION #53 FIRE 008. 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 BE 12" X 1 1/2" NPT OUTLETS. JAMES JONES 3775 SERIES OR EQUIVALENT. HYDRANT MARKERS SHALL BE 6" X 6" REFLECTIVE HYDRANT MARKERS. ALL HYDRANT MARKERS OF COMBUSTIBLE MATERIALS ON ANY LOT, BLUE REFLECTIVE HYDRANT MARKERS SHALL BE PROVIDED AND INSTALLED PER PECSB STANDARDS.

CONDITION #54 FIRE 009. FIRE PROTECTION WATER SYSTEM IMPROVEMENT PLANS SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER AND APPROVED BY PECSB PRIOR TO ISSUANCE OF GRADING PERMITS OR SUBDIVISION MAP RECORDED.

CONDITION #55 FIRE 010. 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 PECSB.

CONDITION #56 FIRE 001. ALL PROPOSED BUILDING IMPROVEMENTS ARE REQUIRED BY THE PEBBLE BEACH COMMUNITY SERVICES DISTRICT (PECSB) TO BE CONSISTENT WITH CURRENT CALIFORNIA FIRE CODE AND LOCAL AMENDMENTS, INCLUDING RESIDENTIAL FIRE PROTECTION SPRINKLER SYSTEMS.

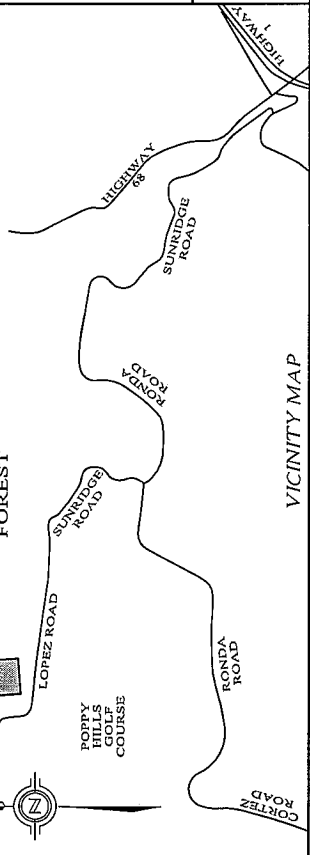
CONDITION #57 FIRE 002. ALL FIRE ACCESS ROADS SHALL MEET THE REQUIREMENTS OF PECSB IMPROVEMENT AMENDMENTS. IMPROVEMENTS MUST BE COMPLETE PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS ON THESE AREAS. THE PROVISIONS ESTABLISHED AND MAINTAINED YEAR-ROUND BY THE PEBBLE BEACH COMPANY FOR THE FULL DRIVING HEIGHT AND WIDTH OF THE ROAD SURFACE.

TRACT NO.
DEL MONTE FOREST PLAN - POPPY I
 (AREA F-2)
 (A PRIVATE ROAD SUBDIVISION)
 OF
 A 19,502 ACRE PARCEL BEING PARCEL "2" OF VOLUME 15, CITIES AND TOWNS, PAGE 52 OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA.
 EL ESCADERO RANCHO
 COUNTY OF MONTEREY, CALIFORNIA
 APRIL 2014

PREPARED BY:
I&S ENGINEERING AND SURVEYING, INC.
 2440 Corneal Road, Suite 60, Monterey, California 93940
 P. 831.387.2828
 info@is-surveying.com

INTERESTED PARTY:
PEBBLE BEACH COMPANY
 A CALIFORNIA GENERAL PARTNERSHIP
 POST OFFICE BOX 787
 PEBBLE BEACH, CALIFORNIA 93953

SHEET 1 OF 3



PLN 100138 CONDITION OF APPROVAL NOTES:

CONDITION #17. 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 6.5 OF THE CALIFORNIA REGULATORY TITLE 24, CHAPTER 4.5. THE PLAN SHALL 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 CONDITIONS OF APPROVAL, FOR WHICH STAFF WORKERS DO NOT RECEIVE PAY. THE APPLICANT SHALL SUBMIT A BUDGET FOR MONITORING OF MITIGATION MEASURES AND CONDITIONS OF APPROVAL TO THE BOARD OF SUPERVISORS AND 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.

CONDITION #46. A PROJECT DRAINAGE REPORT WAS SUBMITTED TO MONTEREY COUNTY WATER RESOURCE AGENCY AND APPROVED JUNE 28, 2013.

CONDITION #76. MIKE ZANDER OF ZANDER AND ASSOCIATES REVIEWED THE GRADING PLANS FOR AREA 1-2 AND WALKED THE PROPOSED TRAIL ALIGNMENT ON JANUARY 23, 2014, TO CONFIRM THAT THE TRAIL ALIGNMENT DESIGN MINIMIZES EFFECTS ON SPECIAL STATUS SPECIES HABITAT AND TREE REMOVAL.

CONDITION #81. MM BIO E7. RETAIN DEAD TREES OR SNAGS WHEREVER FEASIBLE IN DEVELOPMENT AND PRESERVATION AREAS, DEAD TREES OR SNAGS WILL BE LEFT IN PLACE WHEREVER FEASIBLE TO PROVIDE ROOSTING HABITAT OR PALUD BAYS, WHILE ROOSTING OF BIRDS AND OTHER SPECIES OF INTEREST WILL BE MONITORED TO DETERMINE THE EXTENT OF SUFFICIENT ROOSTING HABITAT FOR PALUD BAYS IN PRESERVATION AREAS TO AVOID SIGNIFICANT ADVERSE EFFECT ON PALUD BAT POPULATION LEVELS.

CONDITION #83. MM BIO 11. CONDUCT PRECONSTRUCTION AND BREEDING SEASON RAPTOR SURVEYS AND IMPLEMENT PROTECTION MEASURES. THE APPLICANT WILL HIRE A QUALIFIED BIOLOGIST TO CONDUCT THE SURVEYS AND IMPLEMENT PROTECTION MEASURES.

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 TAKE PLACE. THESE OTHER CONSTRUCTION ACTIVITIES COULD RESULT IN DISTURBANCE OF NESTING RAPTORS.

- 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 WHERE RESIDENTIAL DEVELOPMENT, AND INFRASTRUCTURE IMPROVEMENTS, OR WHERE OTHER CONSTRUCTION ACTIVITIES WILL TAKE PLACE.
- WHEN THE BREEDING SEASON SURVEY IS CONDUCTED DURING THE BREEDING 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, THE TREE SHALL BE MARKED WITH A RED FLAG AND THE NEST SHALL BE MARKED WITH A RED FLAG AND A SPECIFIC NON DISTURBANCE BUFFER ZONE AROUND THE NEST SITE. TREE AND SITE VEGETATION REMOVAL MAY BEGIN WHEN THE BIOLOGIST DETERMINES THAT THE NEST IS 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 AND THAT THE NESTING BIRDS HAVE LEFT THE NESTS TO RELOCATE TO ANOTHER BUFFER ZONE WITHIN A 100 FOOT BUFFER FROM CONSTRUCTION ACTIVITIES. MITIGATION WILL BE REQUIRED. IN ADDITION, TREES MAY BE REMOVED WITHOUT ANY MITIGATION DURING THE NON BREEDING SEASON TYPICALLY JULY 1 THROUGH FEBRUARY 28.


CONDITION #85. 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. ALL CONSTRUCTION FOREPERSONS AND FIELD SUPERVISORS WILL BE REQUIRED 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 VIDEO/TAPE TRAINING, INITIAL TRAINING AND OR THE USE OF WRITTEN MATERIALS RATHER THAN IN-PERSON TRAINING. TRAINING WILL BE PROVIDED TO ALL CONSTRUCTION FOREPERSONS AND FIELD SUPERVISORS. SENSITIVITY FOR PALEONTOLOGICAL RESOURCES INCLUDING AREAS UNDERLAYN 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 TO REMOVE EXISTING UTILITIES AND FOUNDATIONS. REGARDING FUTURE RESIDENTIAL CONSTRUCTION CONTRACTS, 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.

CONDITION #90. MM CR B2. STOP WORK IF BURIED CULTURAL DEPOSITS OR HUMAN REMAINS ARE ENCOUNTERED DURING DISTURBING CONSTRUCTION ACTIVITIES. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL MATERIALS OR SUBSURFACE RESOURCES ARE UNCOVERED AT THE SITE, WORK WILL BE HALTED IMMEDIATELY. THE UNCOVERED MATERIALS OR RESOURCES WILL BE IDENTIFIED AND A GEOLOGIST 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 ON SITE AND WILL IMMEDIATELY VISIT THE SITE TO INVESTIGATE THE DISCOVERY. IF BURIED REMAINS 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 THE NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED. IF THE CORONER DETERMINES THE HERITAGE COMMISSION MAY WANT TO CONDUCT AN INVESTIGATION, THE PLANNING DEPARTMENT 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 APPROPRIATE, THE REQUIREMENTS OF THE NATIONAL HISTORIC PRESERVATION ACT, INCLUDING 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.

CONDITION #91. MM CR D1. MURKIN/STOP WORK ORDER IF VERTEBRATE FOSSIL MATERIALS ARE ENCOUNTERED DURING GROUND DISTURBING CONSTRUCTION ACTIVITIES. IF 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 CHARACTERISTICS OF THE FIND IN A THEMATIC MANNER AND RECOMMEND APPROPRIATE TREATMENT. RECOMMENDATIONS WILL INCLUDE THE FOLLOWING: 1. STOP ALL CONSTRUCTION ACTIVITIES IN THE NATURE OF THE FIND, SITE GEOLOGY, AND THE ACTIVITIES OCCURRING ON THE SITE; AND 2. CONDUCT CONTINUED MONITORING, PALEONTOLOGICAL MONITORING, IF REQUIRED, WILL CONSIST OF PERIODICALLY INSPECTING DISTURBED, GRADED, AND EXCAVATED SURFACES. THE MONITOR WILL HAVE AUTHORITY TO DERTY GRADING OR EXCAVATION WORK FROM EXPOSED VERTEBRATE FOSSILS. THE MONITOR WILL COORDINATE WITH THE CONSTRUCTION SCHEDULES OR SCHEDULES OF THE PROJECT AND WILL BE RESPONSIBLE FOR ENSURING THAT VERTEBRATE FOSSILS ARE PROTECTED. THE MONITOR WILL 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 PRACTICES. THE MONITOR WILL ALSO CONDUCT AN INVESTIGATION AND PREPARATION AND RECOVERY OF FOSSIL MATERIALS SO THAT THEY CAN BE MOST APPROPRIATELY STORED 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.

TRACT NO.
DEL MONTE FOREST PLAN - POPPY 1
 (AREA F-2)
 (A PRIVATE ROAD SUBDIVISION)
 OF
 A 19.502 ACRE PARCEL BEING PARCEL 72' OF VOLUME 15, CITIES AND TOWNS, PAGE 52 OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA
 EL PESCADERO RANCHO
 COUNTY OF MONTEREY, CALIFORNIA
 APRIL 2014

PREPARED BY:

 IFS ENGINEERING AND SURVEYING, INC.
 2448 Outer Road, Suite G, Monterey, California 93940
 P. 831.325.5125
 Linfo@ifsurvey.com

PEBBLE BEACH COMPANY
 A CALIFORNIA GENERAL PARTNERSHIP
 POST OFFICE BOX 767
 PEBBLE BEACH, CALIFORNIA 93953
SHEET 2 OF 3

LINETYPES

- SUBDIVISION BOUNDARY
- NEW LOT OR PARCEL LINE
- NEW BUILDING ENVELOPE
- NEW EASEMENT
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING CENTERLINE

ABBREVIATIONS

- B.E. BUILDING ENVELOPE
- C&T CITIES AND TOWNS
- DOC DOCUMENT
- E.C. EXISTING CENTERLINE
- L. LENGTH
- N.O. NUMBER
- O.R. OFFICIAL RECORDS
- P.C. PAGE
- M.P. MAP
- P.U.E. PUBLIC UTILITY EASEMENT
- R. RADIUS
- SUR SURVEYS
- VOL VOLUME

BASIS OF BEARINGS

THE BEARING OF N 08°30'00" E AS SHOWN ON THE PLAN OF THE DEL MONTE FOREST PLAN, VOLUME 15, CITIES AND TOWNS, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

NOTES

1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND DISTANCES SHOWN ARE BOTH MEASURED AND MEASURED UNLESS NOTED OTHERWISE.

SYMBOLS

- F1 FOUND 3/4" IRON PIPE, RCE 15310
- SET 1" IRON PIPE, PLS 8368 (UNLESS NOTED OTHERWISE)
- POINT USED FOR CALCULATION ONLY

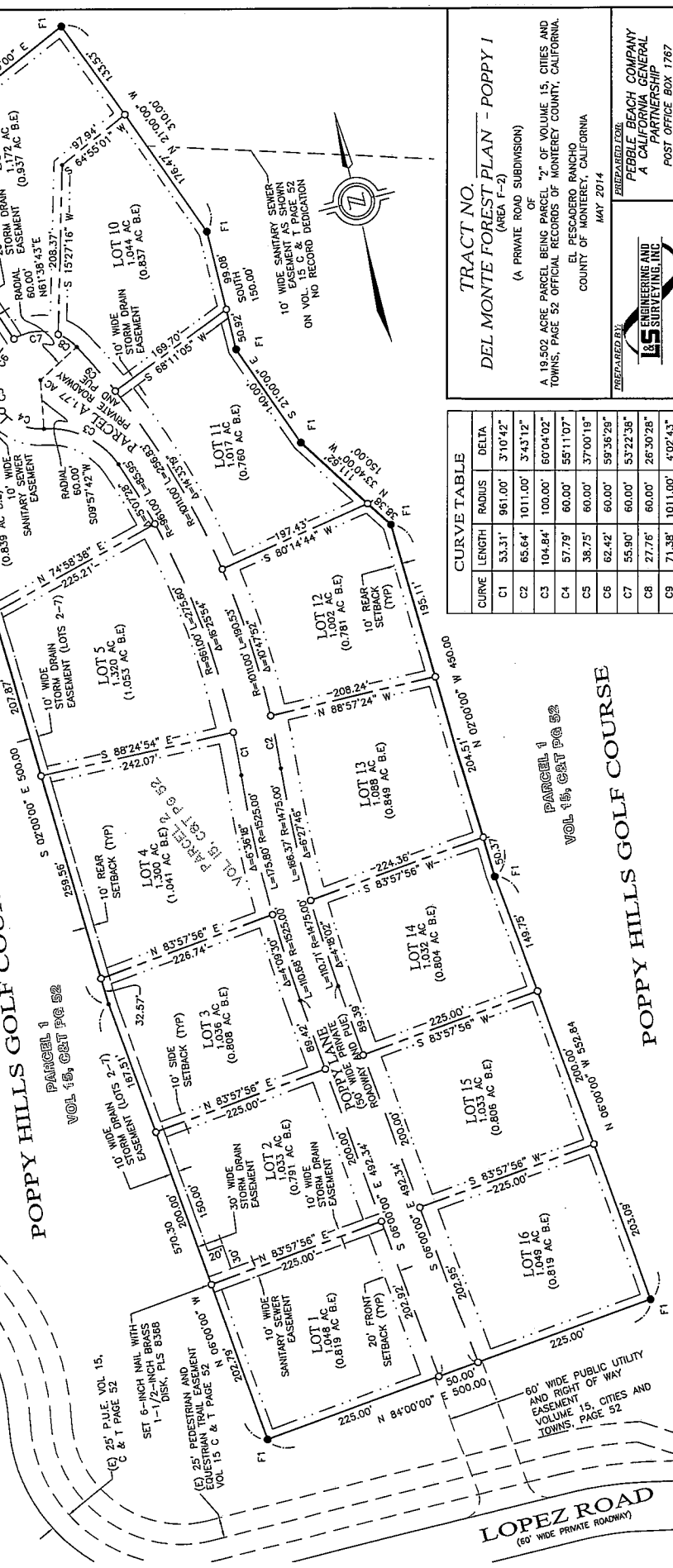
LOT/PARCEL

- NEW LOT/PARCEL
- EXISTING LOT/PARCEL
- ADJACENT RECORD INFORMATION

GRAPHIC SCALE
(IN FEET)



POPPY HILLS GOLF COURSE



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	53.31'	961.00'	3°10'42"
C2	55.64'	1011.00'	3°43'12"
C3	104.84'	109.00'	50°04'02"
C4	57.79'	60.00'	55°11'07"
C5	38.75'	60.00'	37°00'19"
C6	62.42'	60.00'	59°36'29"
C7	55.90'	60.00'	53°22'38"
C8	27.76'	60.00'	26°30'28"
C9	71.38'	1011.00'	4°02'43"

TRACT NO. DEL MONTE FOREST PLAN - POPPY I
(AREA F-2)
OF
A 19,502 ACRE PARCEL BEING PARCEL "2" OF VOLUME 15, CITIES AND TOWNS, PAGE 52 OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA.

EL PESCADERO RANCHO
COUNTY OF MONTEREY, CALIFORNIA
MAY 2014

PREPARED BY:
L&S SURVEYING, INC.
2460 Conant Road, Suite C, Monterey, California 93940
P. 831.462.3145
F. 831.462.3145

PEBBLE BEACH COMPANY
A CALIFORNIA GENERAL PARTNERSHIP
POST OFFICE BOX 1787
PEBBLE BEACH, CALIFORNIA 93953

SHEET 3 OF 3