

Attachment F  
Subdivision Committee Resolution  
No. 12-003

Pebble Beach Company  
PLN100138

Board of Supervisors  
June 19, 2012



**Before the Standard Subdivision Committee in and for the  
County of Monterey, State of California**

In the matter of the application of:

**PEBBLE BEACH COMPANY (PLN100138)**

**RESOLUTION NO. 12-003**

Resolution by the Monterey County Standard Subdivision Committee:

- 1) Recommending that the Planning Commission recommend to the Board of Supervisors approval of the Combined Development Permits based on the findings and evidence and subject to the conditions of approval.

[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 Standard Subdivision Committee on April 9, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Standard Subdivision Committee 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 2 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;
    - 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 the associated Local Coastal Program Amendment (LCPA), which establishes the regulatory framework for the development proposal. The LCPA adds 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. California Coastal Commission staff has scheduled the LCPA for public hearing before the California Coastal Commission (CCC) in early May 2012 to consider certification of the LCPA. Upon certification of the LCPA by the CCC, and final adoption of the LCPA by the Board of Supervisors, the project will be consistent with the Del Monte Forest LUP. 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 and incorporated herein by reference. The LCPA incorporates 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 removes 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. 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) Tree Removal: See Finding No. 11.
- i) Viewshed: See Finding No. 12.
- j) 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.
- k) 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 have 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 the associated Local Coastal Program Amendment (LCPA). The LCPA establishes 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. California Coastal Commission staff has scheduled the LCPA for public hearing before the California Coastal Commission (CCC) in early May 2012 to consider certification of the LCPA. Upon

certification of the LCPA by the CCC, and final adoption of the LCPA by the Board of Supervisors, the project will be 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 Demand, and Traffic 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, stormdrain, 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. The Environmental Health Bureau reviewed the project application, and applied six (6) conditions of approval.

- c) Finding Nos. 2 and 3, 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) The Inn at Spanish Bay is the only project site which is listed on Figure 16 (Shoreline Access) of the current Del Monte Forest Land Use Plan (DMF LUP). Given the location of the proposed project sites, and their relationship to existing public access areas, the proposed improvements to The Inn at Spanish Bay will not interfere with any form of historic public use or trust rights. 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. All other development sites are not described as an area where the Local Coastal Program requires public access (Figure 16, Shoreline Access, in the Del Monte Forest Land Use Plan).
  - b) Several of the proposed development sites affect equestrian/pedestrian trails shown on Figure 15 (Recreational Facilities) of the current DMF LUP, 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 Local Coastal Program Amendment (LCPA) require the development of a public access management plan. 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 Subdivision Committee 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. Mitigations 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.
- c) The proposed project would concentrate existing residential development potential and new visitor-serving development adjacent to existing developed areas of 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 Del Monte Forest Local Coastal Program Amendment (LCPA) allows specific exceptions to ESHA and other resource policies for the Pebble Beach Company Concept Plan development areas. The LCPA is designed to establish the regulatory framework for the development proposal, but it 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 than the existing LCP, 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 views 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 would be more protective of coastal resources than would be development under the existing LCP.
- 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. Upon certification of the LCPA, the 1.54 acre area will be 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. Upon certification of the LCPA, the 2.22 acre parcel will be 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 attached maps 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 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 and Nitrate Loading 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 water entitlement sufficient to serve the project, and will be serviced by Cal Am. The Environmental

Health Bureau reviewed the project application, and applied six (6) conditions of approval (see Finding No. 4).

- 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. The Environmental Health Bureau reviewed the project application, and applied six (6) conditions of approval (See 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 Figure 15 (Recreational Facilities) of the current DMF LUP, 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. The project proposed by the Applicant does not include the construction of on-site inclusionary housing. The Applicant has proposed to pay an in-lieu fee to comply with the Inclusionary Housing Ordinance No. 04185 (MCC Chapter 18.40) and the 18-unit inclusionary housing requirement for the project. The County of Monterey Housing Advisory Committee (HAC) conducted a duly noticed public meeting on March 14, 2012, to consider options proposed by staff, and directed staff to return on April 11, 2012, with additional detail for consideration of a recommendation to the County of Monterey Planning Commission. The Subdivision

Committee defers a recommendation regarding inclusionary housing to the HAC and the Planning Commission.

- 1) Parks and Recreation. 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. 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.

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.
- 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 the Visual Resources Map of the Del Monte Forest Land Use Plan (DMF LUP). 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 DMF LUP 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:**

**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.

14. **FINDING:**

**APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

**EVIDENCE:**

- a) Board of Supervisors: Section 19.01.050 of the Monterey County Subdivision Ordinance – Coastal Zone (Title 19) and Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20). An appeal may be made to the Board of Supervisors by the subdivider, any public agency, or any person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
- b) 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 Standard Subdivision Committee does hereby:

1. Recommend that the Planning Commission recommend to the Board of Supervisors approval of the Combined Development Permits, attached hereto as Attachment 1, based on the findings and evidence and subject to the conditions of approval attached hereto as Attachment 2, and in general conformance with the maps attached hereto as Attachment 3 and the plan set submitted for the project, all incorporated herein by reference.

**PASSED AND ADOPTED** this 9th day of April, 2012 upon motion of Van Horn, seconded by Hickman, by the following vote:

AYES: Alinio, Hickman, Lutes, Moss, Van Horn  
NOES: McPharlin  
ABSENT: None  
ABSTAIN: None

*Wanda A. Hickman*  
Wanda A. Hickman, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON

APR 23 2012

**ATTACHMENT 1**  
**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 10<sup>th</sup>, 14<sup>th</sup>, and 16<sup>th</sup> 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 4<sup>th</sup> 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.

Project Description  
PLN100138/Pebble Beach Company

## **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 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)**

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 10<sup>th</sup>, 14<sup>th</sup>, and 16<sup>th</sup> 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 4<sup>th</sup> 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 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 DRIVING RANGE)**

Combined Development Permit consisting of: 1) 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; 2) a Coastal Development Permit to allow the removal of approximately 0.61 acres of Monterey pine forest; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA – Pacific Grove Clover); 4) 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 – Yador'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)**

Combined Development Permit consisting of: 1) an Amendment to the General Development Plan for the Corporation Yard (PC92-173); 2) a Coastal Development Permit to allow the removal of approximately 9 trees (8 Monterey pine and 1 oak); 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 to allow approximately 24,300

square feet of development on slope exceeding 30 percent; 5) 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.

Project Description  
PLN100138/Pebble Beach Company

## **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

## 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 April 9, 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. 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.

**6. 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 to the Highway 68/17-Mile Drive intersection area, including redevelopment of the Highway 1 gate (see LUP Figure 7), and improvements to The Lodge area parking and circulation system (see LUP Figure 9q) that improve circulation consistent with all LCP policies.

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



**7. 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 Historic 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.

On an on-going basis, the Public Access Management Plan shall be amended, as applicable, prior to issuance of building or grading permits for any subsequent new development within the Concept Plan area is proposed.

**8. PDSP005 - LOWER COST VISITOR-SERVING ACCOMMODATIONS (NON-STANDARD)**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The Pebble Beach Company shall provide for lower cost visitor-serving accommodations within the Coastal Zone through payment of a fee in an amount and to an organization acceptable to the County and the Coastal Commission's Executive Director.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building or grading permits for the first development that provides for additional overnight accommodations within the Concept Plan area, the Pebble Beach Company shall provide for lower cost visitor-serving accommodations within the Coastal Zone through payment of a fee in an amount and to an organization acceptable to the County and the Coastal Commission Executive Director.

**9. 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/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.

## 10. 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:**

## 11. 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.

## 12. 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.

## 13. 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.

#### 14. 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.

#### 15. 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.

#### 16. 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.

#### 17. 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.

**18. PW0023 - IMPROVEMENT PLANS**

**Responsible Department:** Public Works Department

**Condition/Mitigation Monitoring Measure:** Provide improvement plans for approval of the Department of Public Works and that the roads be constructed in accordance with the typical section shown on the tentative map.  
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.

**19. 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.

**20. 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.

**21. 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.

**22. 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:** Prior to issuance of grading/building permits -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.

**23. 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:** 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.

**24. 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:** Prior to filing the subdivision map - Applicant shall:  
1. Submit plans to CAWD for review and approval.  
2. Submit written verification from CAWD to the Environmental Health Bureau that plans have been reviewed and approved.

**25. 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:** 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.

**26. 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

**27. 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:** 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.

**28. 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](http://www.mcwra.co.monterey.ca.us).

**29. 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.

**30. 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](http://www.mcwra.co.monterey.ca.us).

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

**31. 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.

**32. 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.

**33. 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.

**34. 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.

**35. 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.



**36. 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.

**37. 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.

**38. 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.

**39. 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.

**40. 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 ½' 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.

**41. 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.

**42. 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.

**43. Parks SP001**

**Responsible Department:** Parks Enforcement

**Condition/Mitigation Monitoring Measure:** The applicant shall provide informational kiosks and trail guide signage at each new trailhead to identify where appropriate, a destination route or a looped trail, and whether the trail is limited to pedestrian use only, accessible to persons with disabilities, and/or accessible to bicycle and equestrian uses. Wherever hiking is considered one of the primary activities offered, where there is a large concentration of trails, and where trails link visitor-serving facilities, every effort should be made to install and maintain accessible trails as specified by the latest edition of the California State Parks Access to Parks Guidelines, Accessibility Section of the Acquisition and Development Division. The signage can include standard symbols for trail usage, including mapped reference numbers for identification in cases of emergency access.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permits, applicant shall provide drawings or photo simulations of informational kiosks and trail guide signage for review by the Parks Department.

Prior to final inspection, locations of ADA-accessible trails shall be identified, especially at locations that link visitor-serving facilities and where there is a large concentration of trails.

**44. 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.

**45. MM AES A1. INCORPORATE DESIGN FEATURES AND LANDSCAPING REQUIREMENTS IN DESIGN PLANS AND SPECIFICATIONS FOR ALL DEVELOPMENT SITES**

**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 into plans for all development sites that involve construction of new structures or modification to existing structures as outlined in the conditions for review and approval by the County. The applicant will be responsible for maintaining and monitoring the landscaping at all visitor serving facilities and within public views from 17 Mile Drive.

**46. 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:** 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.

**47. 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:**

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.

**48. 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:**

Prior to construction, the applicant will ensure the construction specifications include the measures outlined in the conditions. During construction, the construction contractor will ensure the measures are implemented.

**49. MM AQ C2. IMPLEMENT MEASURES TO CONTROL CONSTRUCTION RELATED EXHAUST EMISSIONS DURING CONSTR**

**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:** 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.

**50. 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.



**51. 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 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 year.

**52. 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.

**53. 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.

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

**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.

**55. 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:**

Prior to 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.

**56. 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, 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.

**57. MM BIO D1. IMPLEMENT RESOURCE MANAGEMENT MEASURES TO MAINTAIN AND ENHANCE YADONS PIPERIA HABIT**

**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 building permit, 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.

**58. MM BIO D2. RESTORE 1.6 ACRES GOWEN CYPRESS AND BISHOP PINE HABITAT AT HHNHA AND IMPLEMENT RESOURF**

**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.

**59. MM BIO D3. REDESIGN THE PROPOSED DRIVING RANGE TO AVOID PACIFIC GROVE CLOVER, OR CREATE OR ENHANCE A PRESERVATION AREA**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** MM BIO D3. REDESIGN THE PROPOSED DRIVING RANGE TO AVOID PACIFIC GROVE CLOVER, OR CREATE OR ENHANCE A 0.2 ACRE COMPENSATION AREA WITHIN A PRESERVATION AREA.

There are two options for mitigation, avoidance or restoration. With Avoidance Option, 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. With Restoration Option, the applicant will hire qualified biologist to identify suitable location preferably in Del Monte Forest or on Monterey Peninsula to recreate new PGC population and or enhance existing population like at Indian Village expanding occupied habitat area by at least 0.20 acre. The selected site must either be already permanently preserved or will be preserved through a new conservation easement. The applicant will create and or enhance existing populations to increase the occupied habitat area by a minimum of 0.20 acre compared to existing conditions. Annual monitoring of the new site will be provided for at least 5 years and may be extended for a longer period, as necessary based on the County's determination, after consultation with DFG, to demonstrate that the population is self-sustaining. Applicant will be responsible for management in perpetuity, including defining specific management and enhancement methods for the PGC population and incorporate these methods into a site specific RMP, annual workplan, and monitoring report; and monitoring of PGC and its habitat will be conducted to assess the existing population.

**Compliance or Monitoring Action to be Performed:** Prior to building permit, the applicant in coordination with the County will select mitigation option. For avoidance option, the 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. For restoration option, the applicant will hire qualified biologist under contract to county to determine appropriate location and develop creation or enhancement plans, and the County and DFG will approve plans prior to the issuance of a building or grading permit for the relocated Driving Range and demonstrate success at expanding PGC occupied habitat prior to any disturbance of the existing population at Collins Field.

**60. MM BIO D4. MANAGE THE INDIAN VILLAGE OCCURRENCE OF PACIFIC GROVE CLOVER TO ENSURE ITS CONTINUED SURVIVAL**

**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.

**61. MM BIO D5. CONDUCT PRECONSTRUCTION SURVEYS FOR PINE ROSE, IMPLEMENT AVOIDANCE AND PROTECTION MEASURES**

**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.



**62. 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.

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

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

**65. 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 CLRF 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. Pondered 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:** 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.

**66. MM BIO E5. CONDUCT PRECONSTRUCTION SURVEYS FOR LEGLESS LIZARD, IMPLEMENT PROTECTION MEASURES IF**

**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:** 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.

**67. 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:** 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.

**68. 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:** The applicant will ensure the construction specifications include retaining dead trees or snags wherever feasible.

**69. 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.

**70. MM BIO 11. CONDUCT PRECONSTRUCTION AND BREEDING SEASON RAPTOR SURVEYS AND IMPLEMENT PROTECTIO**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** MM BIO 11. 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:** Prior to construction activities, 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.

**71. MM BIO J1. INCORPORATE SPECIFIC TREE REMOVAL AND REPLANTING GUIDELINES INTO THE SITE SPECIFIC RESOL**

**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.

**72. 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, 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.

**73. 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.

**74. 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 CO<sub>2</sub>e 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 CO<sub>2</sub>e per year for Option 1 to 3,704 MT CO<sub>2</sub>e per year for Option 2. One time emissions due to tree removal are estimated 4,605 MTCO<sub>2</sub>e for Option 1 and 4,320 MTCO<sub>2</sub>e 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 CO<sub>2</sub>e per year for Option 1 and 2,815 MT CO<sub>2</sub>e 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 MTCO<sub>2</sub>e to 1,037 MT CO<sub>2</sub>e 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.



**75. 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.

**76. 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:**

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.

**77. 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.

**78. 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.

**79. 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.

**80. 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.

**81. 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.

**82. 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:** 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.

**83. 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**

**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:** 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.

**84. 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



**85. 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.

**86. 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.

**87. 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.

**88. 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 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.

**89. 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.

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**90. 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:** Prior approval of construction plans, the applicant will ensure the construction specifications include the limit 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.

**91. 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:** Prior 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.

**92. 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:** Prior 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.

**93. 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:** Prior 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

**94. 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:** 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.

**95. 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:** 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.

**96. 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.

**97. 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.

**98. MM NOI C1. LIMIT CONSTRUCTION ACTIVITIES THAT CAUSE VIBRATION TO SPECIFIED TIMES, PROVIDE ADVANCE NOTICE TO RESIDENTS IF WARRANTED.**

**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:** 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.

**99. 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.

**100. 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 determined by the PBCSD Fire Department.

**101. 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.



**102. 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:** 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.

**103. MM TRA A1. SCHEDULE CONSTRUCTION WORK AND TRUCK TRIPS TO COMPLY WITH DEL MONTE FOREST ARCHITEC**

**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:** 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.

**104. 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, the applicant will ensure the construction contractor prepares a traffic control plan that is reviewed and approved by Monterey County.

**105. MM TRA A3. OBTAIN APPROVAL FOR CONSTRUCTION TRUCK TRAFFIC ROUTES FROM MONTEREY COUNTY AND INC**

**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 resident 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.

**106. 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 will coordinate with the county and Caltrans to implement the intersection reconstruction of SR 1, SR 68 and 17 Mile Drive.

**107. 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.

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

**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. The County and Caltrans will be responsible to establish the timing at this intersection after the visitor serving uses of the project have been developed.

**109. 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.

**110. 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.

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

**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.

**112. 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.

**113. 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.

**114. 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.

**115. 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.



**116. 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, the applicant will pay its fair share contribution to this mitigation as described in the condition above.

**117. 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.

**118. 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 the building permit 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.

**119. 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:** Prior to issuing the building permit for site development, the County will conduct site plan review to ensure there is a 25 foot transition between the driveway and road has no more than a 2 percent grade.

**120. 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:** 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 there is adequate crosswalk to facilitate pedestrian crossings.

**121. 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.

**122. 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:** 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 to control the three legged traffic circle and the other traffic circles have no vehicle traffic controls.

**123. 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:** 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.

**124. 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:** 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 conditions above.

**125. 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.

**126. 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.

**127. 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.

**128. MM TRA G2. FOR OPTION 1 ONLY, EXPAND EXISTING SHUTTLE AND VALET SYSTEM TO INCORPORATE THE SPYGLASS**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** MM TRA G2. FOR OPTION 1 ONLY, 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.

**129. 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.

**130. PD028 EASEMENT RIDING/HIKING**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** PD028 EASEMENT RIDING/HIKING

A riding and hiking trail easement shall be conveyed to the County of Monterey at areas F-2, I-2, J and K in accordance with the adopted Recreational Trails Plan. The trail easement shall be at least 15 feet in width and located appropriately for its intended use and be approved by the Director of the RMA - Planning Department prior to filing of the final map or parcel map.

**Compliance or Monitoring Action to be Performed:** Prior to the filing of the final/parcel map or parcel map applicant shall:  
Submit trail plan to the RMA - Planning Department for review and approval.

Prior to the final/parcel map or use applicant shall:  
Record a map showing the approved trail easement.

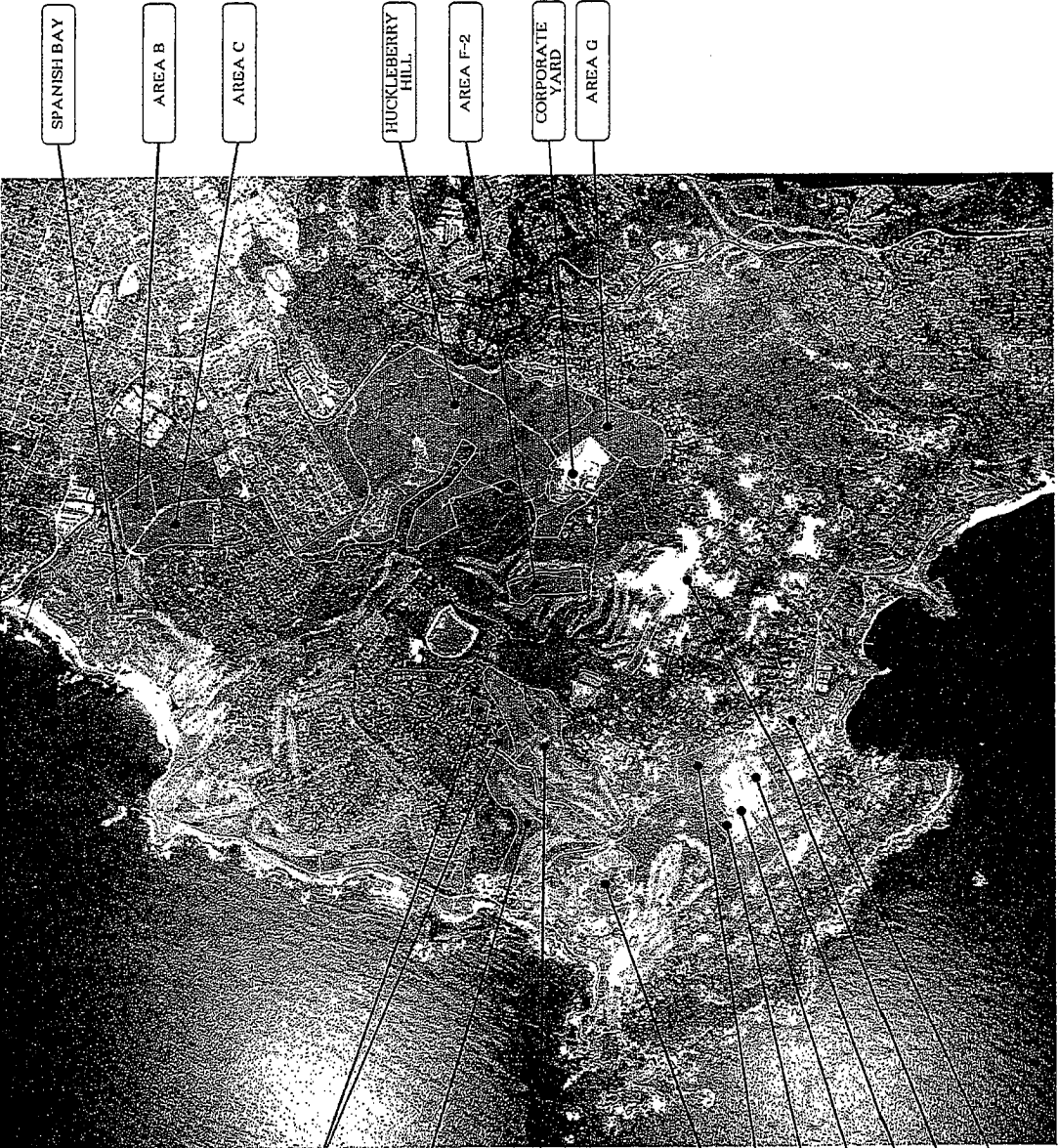
**131. PD045 CERTIFICATES OF COMPLIANCE (LOT LINE ADJUSTMENTS)**

**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 for each newly configured parcel. The legal descriptions shall be entitled "Exhibit A". The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the certificates.



PROJECT SITE MAP



**PEBBLE BEACH COMPANY**  
 10000 WILSON AVENUE, SUITE 100  
 DALLAS, TEXAS 75243  
 (214) 416-4400

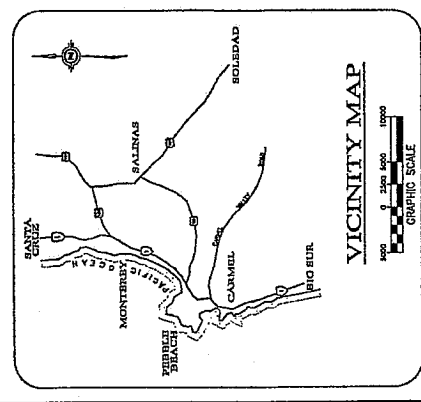
**MAPPING**  
 DELAYNTE FOREST, ILLIAN  
 COVER SHEET

**M**  
 DATE: MAY 2001

Δ 4000 SERIES IMAGE FILE: 0001 X 1  
 © 2001 PEBBLE BEACH COMPANY. ALL RIGHTS RESERVED

**SUBDIVIDER'S STATEMENT**

- EXISTING ZONING: REPROPOSED ZONING: UNITS (SQ)
   
EXISTING: LOTS WITH/OUT FRONT YARD AND SIDE SETBACKS
   
EXISTING: LOTS WITH/OUT FRONT YARD SETBACKS
   
PROPOSED LAND USE: RESIDENTIAL LOTS SHALL BE SAID AS
   
RESIDENTIAL LOTS WITHOUT FRONT YARD SETBACKS
- PROPOSED LOTS SHALL BE IN ACCORDANCE WITH REGULATIONS OF COUNTY EROSION CONTROL REGULATIONS/CHAPTER 18A.3.
- PROPOSED WATER SURVEY BY CALIFORNIA WATERSHED SUPPLY COMPANY AND PROPOSED SERVICE DISCREET BY PEBBLE BEACH COMMUNITY SERVICES DISTRICT.
- THESE TO BE PROVIDED ARE ACCORDING TO THE "WATERSHED SUPPLY COMPANY" AND "PEBBLE BEACH COMMUNITY SERVICES DISTRICT" TO THE PEBBLE BEACH AREA AND SOCIAL ENGINEERS ARE AS SHOWN ON TECHNICAL MAP.
- PROPOSED HEIGHT OF STRUCTURES IS SHOWN WHERE APPLICABLE.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- PEBBLE BEACH FIRE DEPARTMENT NOTES:
  - A. ALL FIRE HYDRANTS SHALL HAVE TWO 2'-4" HET AND ONE 4" ELEVATION. OTHERS, JAMES SMITH COMPANY 3775 SHORES OR CONFORMANCE TO ALL THE DEPARTMENT REGULATIONS/REQUIREMENTS SUBJECT TO DESIGN APPROVAL OF THE FIRE DEPARTMENT.
  - B. ALL FIRE HYDRANTS SHALL BE INSTALLED AND MADE FULLY AVAILABLE TO THE FIRE DEPARTMENT.
  - C. ALL ACCESS ROADS SHALL BE INSTALLED AND SERVICEABLE AT ALL TIMES.
  - D. STREET ADDRESS NUMBERS SHALL BE DETERMINED PRIOR TO SALE OF ANY LOTS.
- THIS SUBDIVISION IS NOT WITHIN A FLOOD HAZARD ZONE AS SHOWN ON PARCEL 305 OF SANDHURST COUNTY FLOOD INSURANCE RATE MAP, APRIL 2009.
- THIS SUBDIVISION IS A PRIVATE ACCESS SUBDIVISION.
- ALL ROAD IMPROVEMENTS SHALL BE PRIVATE.
- DEED RESTRICTIONS FOR EGRESS SERVICE RECORDED IN REC. 17260, PAGE 289, OFFICIAL RECORDS.
- INDIVIDUAL LOT EXTENSION OUTSIDE ARE SHOWN FOR REFERENCE ONLY. SEE TECHNICAL MAP FOR DETAILS. ALL LOTS SHALL BE INSTALLED WITHIN ACTUAL BOUNDARY PLANS TO BE SUBMITTED TO NEIGHBORLY COUNTY BY THE INDIVIDUAL PROPERTY OWNERS.
- SEE SOILS, ENVIRONMENTAL, AND BUDGET REPORTS PREPARED FOR THE DEL MONTE FOREST PLAN.



**SHEET INDEX**

- F-1 DEL MONTE FOREST PLAN AND SITE PLAN
- F-2 DEL MONTE FOREST PLAN AND SITE PLAN
- F-3 DEL MONTE FOREST PLAN AND SITE PLAN
- F-4 DEL MONTE FOREST PLAN AND SITE PLAN
- F-5 DEL MONTE FOREST PLAN AND SITE PLAN

**SOLAR ACCESS STATEMENT**

- LOTS ARE INSTALLED IN A FOREST ENVIRONMENT WHICH LIMITS SOLAR STRUTURES AFTERNOON SOLAR ACCESS. THE DESIGN OF LOT SIZE AND STRUTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DEL MONTE FOREST PLAN, INCLUDING OR ADJUSTMENT TO TAKE ADVANTAGE OF SHADE OR SHADOWING.
- INDIVIDUAL LOT EXTENSION OUTSIDE ARE SHOWN FOR REFERENCE ONLY. SEE TECHNICAL MAP FOR DETAILS. ALL LOTS SHALL BE INSTALLED WITHIN ACTUAL BOUNDARY PLANS TO BE SUBMITTED TO NEIGHBORLY COUNTY BY THE INDIVIDUAL PROPERTY OWNERS.

**RESIDENTIAL LOT DATA**

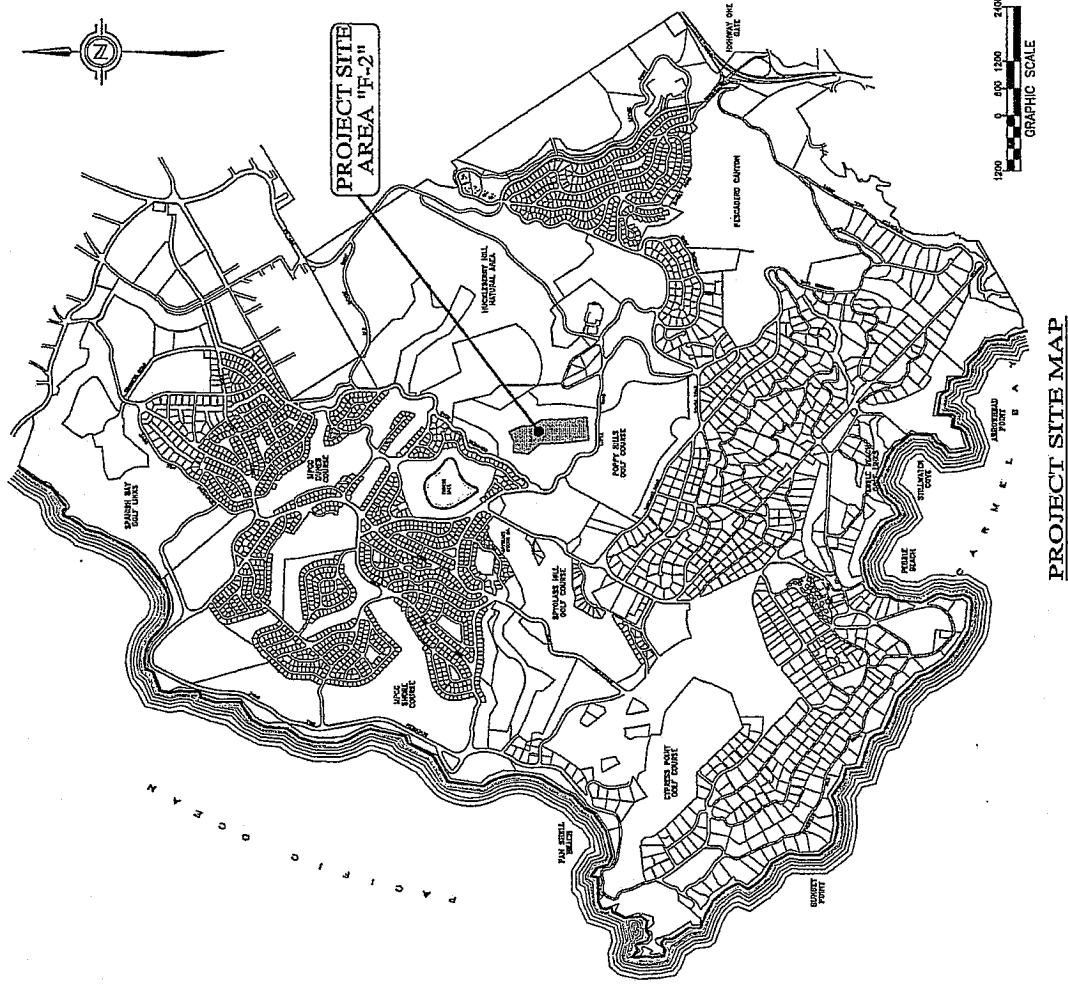
LOT 1 - RESIDENTIAL LOT	1.71 ACRES
LOT 2 - RESIDENTIAL LOT	1.71 ACRES
LOT 3 - RESIDENTIAL LOT	1.71 ACRES
LOT 4 - RESIDENTIAL LOT	1.71 ACRES
LOT 5 - RESIDENTIAL LOT	1.71 ACRES
LOT 6 - RESIDENTIAL LOT	1.71 ACRES
LOT 7 - RESIDENTIAL LOT	1.71 ACRES
LOT 8 - RESIDENTIAL LOT	1.71 ACRES
LOT 9 - RESIDENTIAL LOT	1.71 ACRES
LOT 10 - RESIDENTIAL LOT	1.71 ACRES
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LOT 14 - RESIDENTIAL LOT	1.71 ACRES
LOT 15 - RESIDENTIAL LOT	1.71 ACRES
LOT 16 - RESIDENTIAL LOT	1.71 ACRES
LOT 17 - RESIDENTIAL LOT	1.71 ACRES
LOT 18 - RESIDENTIAL LOT	1.71 ACRES
LOT 19 - RESIDENTIAL LOT	1.71 ACRES
LOT 20 - RESIDENTIAL LOT	1.71 ACRES
LOT 21 - RESIDENTIAL LOT	1.71 ACRES
LOT 22 - RESIDENTIAL LOT	1.71 ACRES
LOT 23 - RESIDENTIAL LOT	1.71 ACRES
LOT 24 - RESIDENTIAL LOT	1.71 ACRES
LOT 25 - RESIDENTIAL LOT	1.71 ACRES
LOT 26 - RESIDENTIAL LOT	1.71 ACRES
LOT 27 - RESIDENTIAL LOT	1.71 ACRES
LOT 28 - RESIDENTIAL LOT	1.71 ACRES
LOT 29 - RESIDENTIAL LOT	1.71 ACRES
LOT 30 - RESIDENTIAL LOT	1.71 ACRES
LOT 31 - RESIDENTIAL LOT	1.71 ACRES
LOT 32 - RESIDENTIAL LOT	1.71 ACRES
LOT 33 - RESIDENTIAL LOT	1.71 ACRES
LOT 34 - RESIDENTIAL LOT	1.71 ACRES
LOT 35 - RESIDENTIAL LOT	1.71 ACRES
LOT 36 - RESIDENTIAL LOT	1.71 ACRES
LOT 37 - RESIDENTIAL LOT	1.71 ACRES
LOT 38 - RESIDENTIAL LOT	1.71 ACRES
LOT 39 - RESIDENTIAL LOT	1.71 ACRES
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LOT 41 - RESIDENTIAL LOT	1.71 ACRES
LOT 42 - RESIDENTIAL LOT	1.71 ACRES
LOT 43 - RESIDENTIAL LOT	1.71 ACRES
LOT 44 - RESIDENTIAL LOT	1.71 ACRES
LOT 45 - RESIDENTIAL LOT	1.71 ACRES
LOT 46 - RESIDENTIAL LOT	1.71 ACRES
LOT 47 - RESIDENTIAL LOT	1.71 ACRES
LOT 48 - RESIDENTIAL LOT	1.71 ACRES
LOT 49 - RESIDENTIAL LOT	1.71 ACRES
LOT 50 - RESIDENTIAL LOT	1.71 ACRES
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LOT 52 - RESIDENTIAL LOT	1.71 ACRES
LOT 53 - RESIDENTIAL LOT	1.71 ACRES
LOT 54 - RESIDENTIAL LOT	1.71 ACRES
LOT 55 - RESIDENTIAL LOT	1.71 ACRES
LOT 56 - RESIDENTIAL LOT	1.71 ACRES
LOT 57 - RESIDENTIAL LOT	1.71 ACRES
LOT 58 - RESIDENTIAL LOT	1.71 ACRES
LOT 59 - RESIDENTIAL LOT	1.71 ACRES
LOT 60 - RESIDENTIAL LOT	1.71 ACRES
LOT 61 - RESIDENTIAL LOT	1.71 ACRES
LOT 62 - RESIDENTIAL LOT	1.71 ACRES
LOT 63 - RESIDENTIAL LOT	1.71 ACRES
LOT 64 - RESIDENTIAL LOT	1.71 ACRES
LOT 65 - RESIDENTIAL LOT	1.71 ACRES
LOT 66 - RESIDENTIAL LOT	1.71 ACRES
LOT 67 - RESIDENTIAL LOT	1.71 ACRES
LOT 68 - RESIDENTIAL LOT	1.71 ACRES
LOT 69 - RESIDENTIAL LOT	1.71 ACRES
LOT 70 - RESIDENTIAL LOT	1.71 ACRES
LOT 71 - RESIDENTIAL LOT	1.71 ACRES
LOT 72 - RESIDENTIAL LOT	1.71 ACRES
LOT 73 - RESIDENTIAL LOT	1.71 ACRES
LOT 74 - RESIDENTIAL LOT	1.71 ACRES
LOT 75 - RESIDENTIAL LOT	1.71 ACRES
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LOT 78 - RESIDENTIAL LOT	1.71 ACRES
LOT 79 - RESIDENTIAL LOT	1.71 ACRES
LOT 80 - RESIDENTIAL LOT	1.71 ACRES
LOT 81 - RESIDENTIAL LOT	1.71 ACRES
LOT 82 - RESIDENTIAL LOT	1.71 ACRES
LOT 83 - RESIDENTIAL LOT	1.71 ACRES
LOT 84 - RESIDENTIAL LOT	1.71 ACRES
LOT 85 - RESIDENTIAL LOT	1.71 ACRES
LOT 86 - RESIDENTIAL LOT	1.71 ACRES
LOT 87 - RESIDENTIAL LOT	1.71 ACRES
LOT 88 - RESIDENTIAL LOT	1.71 ACRES
LOT 89 - RESIDENTIAL LOT	1.71 ACRES
LOT 90 - RESIDENTIAL LOT	1.71 ACRES
LOT 91 - RESIDENTIAL LOT	1.71 ACRES
LOT 92 - RESIDENTIAL LOT	1.71 ACRES
LOT 93 - RESIDENTIAL LOT	1.71 ACRES
LOT 94 - RESIDENTIAL LOT	1.71 ACRES
LOT 95 - RESIDENTIAL LOT	1.71 ACRES
LOT 96 - RESIDENTIAL LOT	1.71 ACRES
LOT 97 - RESIDENTIAL LOT	1.71 ACRES
LOT 98 - RESIDENTIAL LOT	1.71 ACRES
LOT 99 - RESIDENTIAL LOT	1.71 ACRES
LOT 100 - RESIDENTIAL LOT	1.71 ACRES

**RESIDENTIAL DATA**

PARCEL "X" - TRUNKWAY AND FULE 1.71 ACRES  
 CROSS FRONT AREA 1.71 ACRES  
 CROSS FRONT AREA 1.71 ACRES

**OPEN SPACE SUMMARY**

NUMBER OF PROPOSED LOTS: 100  
 LOT AREA: 1.71 ACRES  
 TOTAL OPEN SPACE: 0 ACRES (OR OF TOTAL CROSS AREA)



F2-1  
 DATE: MAY 2011

VESTING TENTATIVE MAP  
 DEL MONTE FOREST PLAN  
 AREA F-2  
 VICINITY MAP/INFORMATION

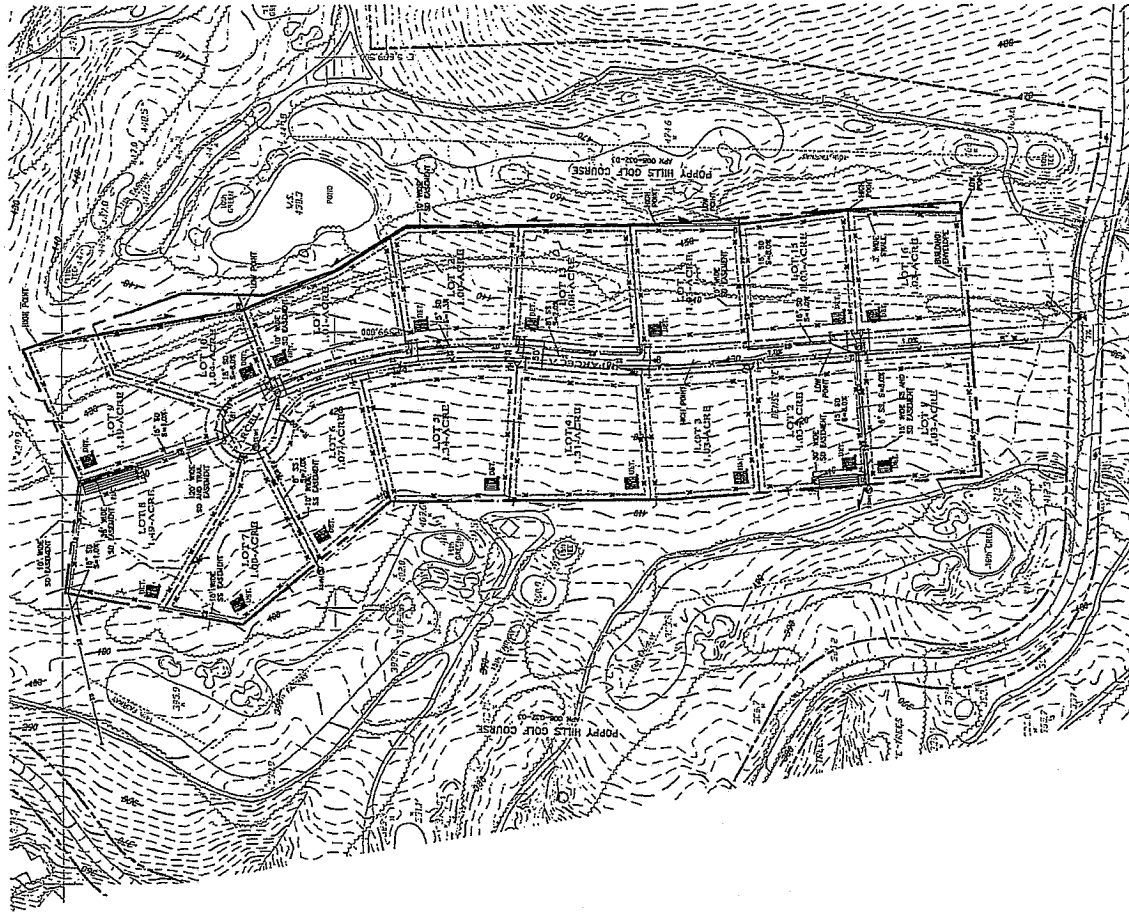
PEBBLE BEACH COMPANY  
 100 BOX 107 PEBBLE BEACH  
 CALIFORNIA, 95019  
 PEBBLE BEACH, IS A REGISTERED SERVICE MARK OF PEBBLE BEACH COMPANY.  
 INFORMATION: 831-426-7800, 831-426-7801, 831-426-7802



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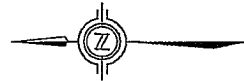
**AREA F-2 SLOPE LEGEND**

Area	Area	Area	Area	Area	Area
1000	1000	1000	1000	1000	1000
1000	1000	1000	1000	1000	1000
1000	1000	1000	1000	1000	1000
1000	1000	1000	1000	1000	1000
1000	1000	1000	1000	1000	1000
1000	1000	1000	1000	1000	1000

**AREA F-2 SLOPE DENSITY**

MONTEREY COUNTY SLOPE DENSITY FORMULA:  
 0-5% 1 BUILDING SITE PER 1 ACRE  
 5-10% 2 BUILDING SITES  
 10-15% 3 BUILDING SITES  
 15-20% 4 BUILDING SITES  
 20-25% 5 BUILDING SITES  
 25-30% 6 BUILDING SITES  
 30-35% 7 BUILDING SITES  
 35-40% 8 BUILDING SITES  
 40-45% 9 BUILDING SITES  
 45-50% 10 BUILDING SITES  
 50% + 11 BUILDING SITES

MAXIMUM ALLOWABLE NUMBER OF RESIDENCES PER SLOPE DENSITY FORMULA 19



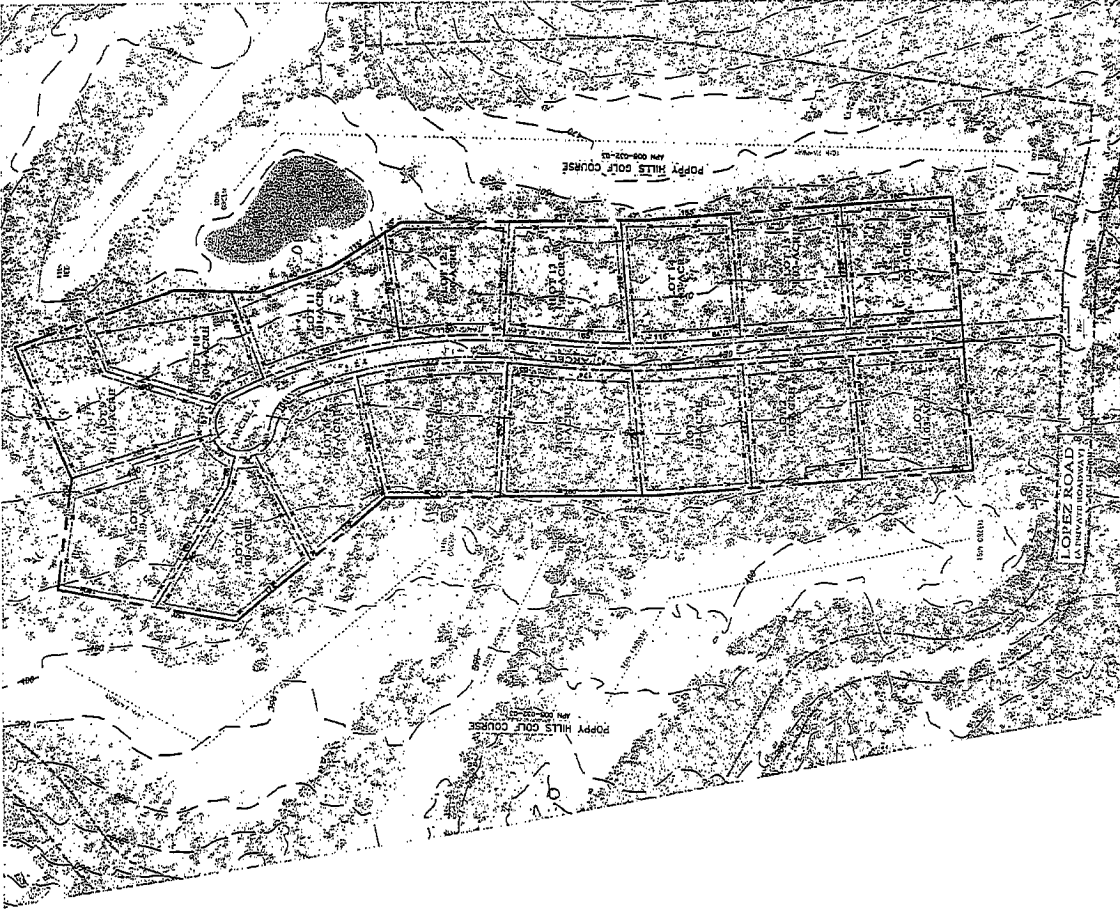
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**F2-3**  
DATE: MAY 2011

**VESTING TENTATIVE MAP**  
DEL MONTE FOREST PLAN  
AREA F-2  
SLOPE ANALYSIS MAP

**PERLE BEACH COMPANY**  
100 BOX 1167 PERLE BEACH CALIFORNIA 92023  
TEL: 760.734.1111 FAX: 760.734.1112  
WWW.PERLEBEACH.COM

**VMP**  
VERIFICATION MAP  
CALIFORNIA STATE BOARD OF PLANNING  
APPROVED: MAY 10, 2011



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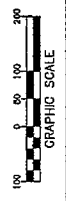
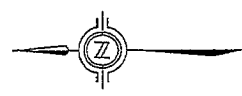
**VESTING TENTATIVE MAP**  
 DEL MONTE FOREST PLAN  
 AREA F-2  
 AERIAL OVERLAY

**F2-4**

DATE: MAY 2011

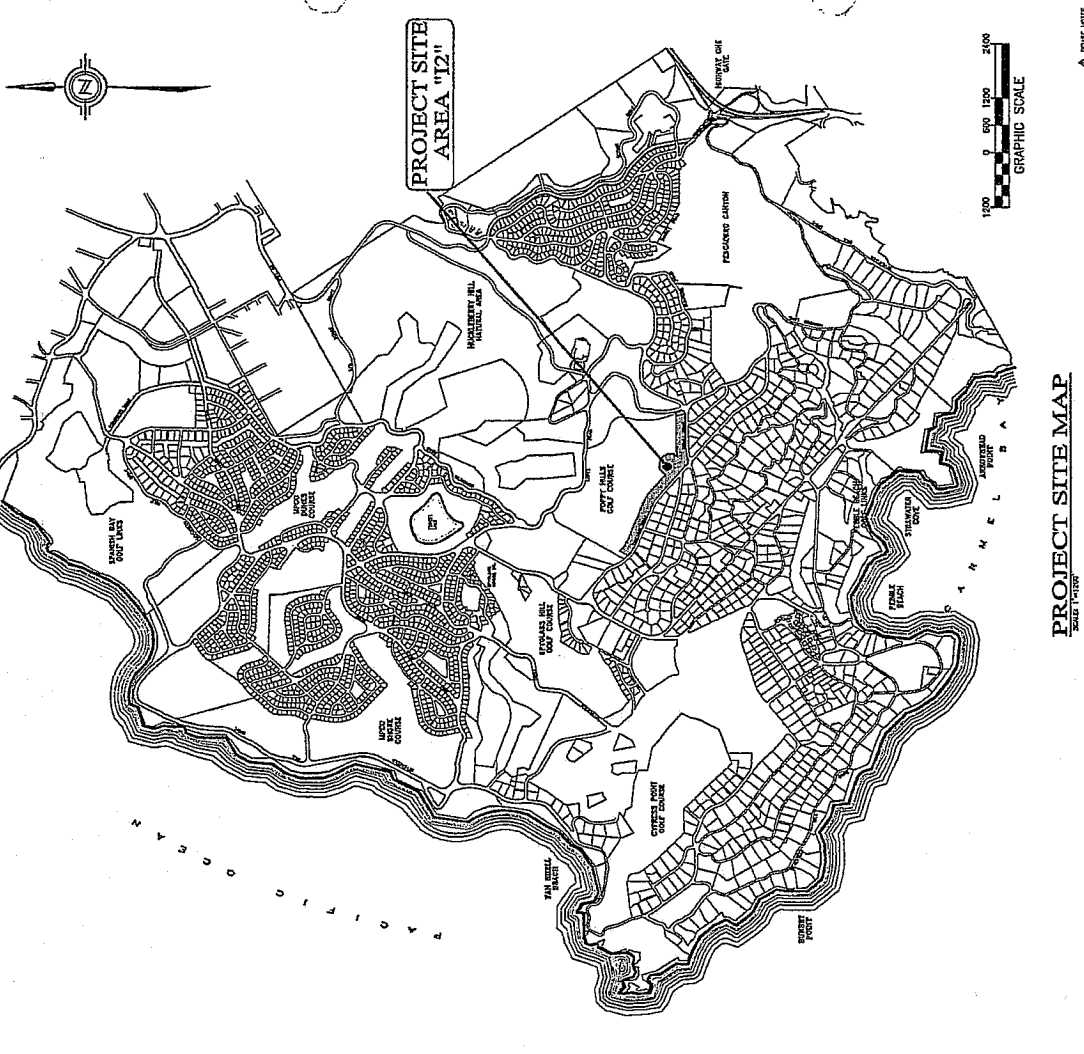
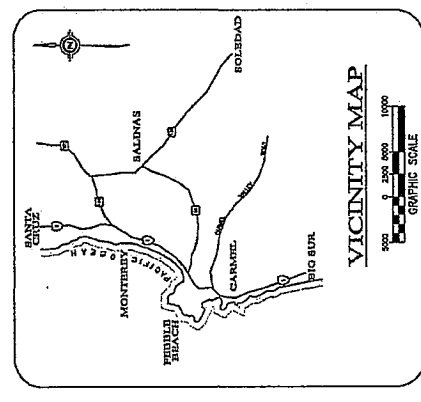
**PEBBLE BEACH COMPANY**  
 100 BOX 100 PEPPER HARBOR CALIFORNIA 95055  
 (415) 424-9977  
 PARCEL AS SHOWN ON U.S. M.S. 18, 19, 20 & 2004, 2007 & 21  
 INFORMATION IS PROVIDED BY THE COUNTY CLERK'S OFFICE

**WWD**  
 AN AFFILIATE OF THE WOOD GROUP  
 10000 WOODBURY AVENUE  
 SUITE 1000 WOODBURY, CALIFORNIA 95066  
 (925) 436-1000



**SUBDIVIDER'S STATEMENT**

1. EXISTING ZONING: R17.5 (SINGLE-FAMILY RESIDENTIAL) AND R2 (SINGLE-FAMILY RESIDENTIAL) ZONINGS.
2. PROPOSED LOTS: 16 LOTS, 1.00 ACRES EACH.
3. PROPOSED LOTS: 16 LOTS, 1.00 ACRES EACH.
4. PROPOSED LOTS: 16 LOTS, 1.00 ACRES EACH.
5. PROPOSED LOTS: 16 LOTS, 1.00 ACRES EACH.
6. PROPOSED LOTS: 16 LOTS, 1.00 ACRES EACH.
7. PROPOSED LOTS: 16 LOTS, 1.00 ACRES EACH.
8. PROPOSED LOTS: 16 LOTS, 1.00 ACRES EACH.
9. PROPOSED LOTS: 16 LOTS, 1.00 ACRES EACH.
10. PROPOSED LOTS: 16 LOTS, 1.00 ACRES EACH.
11. PROPOSED LOTS: 16 LOTS, 1.00 ACRES EACH.
12. PROPOSED LOTS: 16 LOTS, 1.00 ACRES EACH.
13. PROPOSED LOTS: 16 LOTS, 1.00 ACRES EACH.
14. PROPOSED LOTS: 16 LOTS, 1.00 ACRES EACH.



**SHEET INDEX**

- 12-1 COVER SHEET, VICINITY AND INFORMATION
- 12-2 SITE PLAN
- 12-3 SUPPLEMENTAL SITE DATA
- 12-4 FUEL MANAGEMENT PLAN

**RESIDENTIAL LOT DATA**

LOT	RESIDENTIAL LOT AREA	RESIDENTIAL LOT AREA
LOT 1	1.00 ACRES	1.00 ACRES
LOT 2	1.00 ACRES	1.00 ACRES
LOT 3	1.00 ACRES	1.00 ACRES
LOT 4	1.00 ACRES	1.00 ACRES
LOT 5	1.00 ACRES	1.00 ACRES
LOT 6	1.00 ACRES	1.00 ACRES
LOT 7	1.00 ACRES	1.00 ACRES
LOT 8	1.00 ACRES	1.00 ACRES
LOT 9	1.00 ACRES	1.00 ACRES
LOT 10	1.00 ACRES	1.00 ACRES
LOT 11	1.00 ACRES	1.00 ACRES
LOT 12	1.00 ACRES	1.00 ACRES
LOT 13	1.00 ACRES	1.00 ACRES
LOT 14	1.00 ACRES	1.00 ACRES
LOT 15	1.00 ACRES	1.00 ACRES
LOT 16	1.00 ACRES	1.00 ACRES
<b>TOTAL</b>	<b>16.00 ACRES</b>	<b>16.00 ACRES</b>

**RESIDENTIAL DATA**

NUMBER OF PROPOSED LOTS: 16  
 TOTAL GROSS AREA: 16.00 ACRES  
 TOTAL OPEN SPACE: 0.28 ACRES (1.8% OF TOTAL GROSS AREA)

**OPEN SPACE SUMMARY**

TOTAL OPEN SPACE: 0.28 ACRES (1.8% OF TOTAL GROSS AREA)



**PEBBLE BEACH COMPANY**  
 1000 SOUTHWEST PEPPERBUSH, CALIFORNIA, 92019  
 (949) 398-8888

**VESTING TENTATIVE MAP**  
 DEL MONTE FOREST PLAN  
 AREA E-2  
 VICINITY MAP / INFORMATION

I2-1  
 DATE: MAY 2011

PROJECT SITE MAP  
 SCALE: 1"=100'

PROJECT SITE MAP  
 SCALE: 1"=100'

PROJECT SITE MAP  
 SCALE: 1"=100'

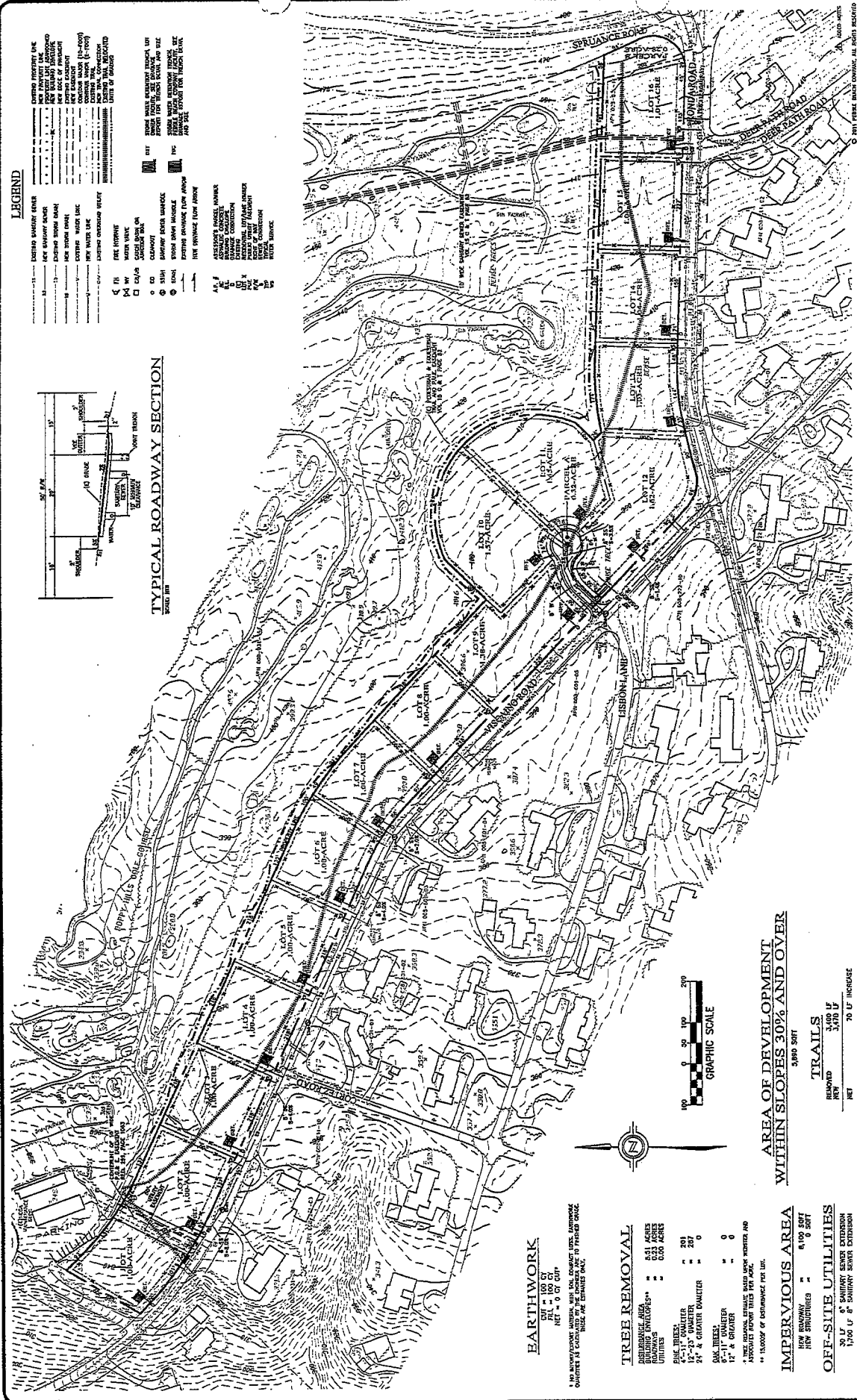
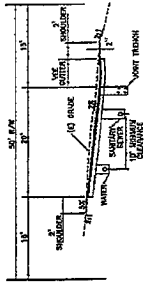
PROJECT SITE MAP  
 SCALE: 1"=100'

PROJECT SITE MAP  
 SCALE: 1"=100'

**LEGEND**

- DISTRICT BOUNDARY LINE
- NEW PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING CONCRETE DRIVE
- EXISTING ASPHALT DRIVE
- EXISTING GRAVEL DRIVE
- EXISTING DIRT DRIVE
- EXISTING UNIMPAVED DRIVE
- EXISTING DRIVE (4-12 FT)
- EXISTING DRIVE (12-20 FT)
- EXISTING DRIVE (20-30 FT)
- EXISTING DRIVE (30-40 FT)
- EXISTING DRIVE (40-60 FT)
- EXISTING DRIVE (60-80 FT)
- EXISTING DRIVE (80-100 FT)
- EXISTING DRIVE (100 FT +)
- EXISTING DRIVE (LIMIT TO 100 FT)
- EXISTING DRIVE (LIMIT TO 150 FT)
- EXISTING DRIVE (LIMIT TO 200 FT)
- EXISTING DRIVE (LIMIT TO 300 FT)
- EXISTING DRIVE (LIMIT TO 400 FT)
- EXISTING DRIVE (LIMIT TO 500 FT)
- EXISTING DRIVE (LIMIT TO 600 FT)
- EXISTING DRIVE (LIMIT TO 700 FT)
- EXISTING DRIVE (LIMIT TO 800 FT)
- EXISTING DRIVE (LIMIT TO 900 FT)
- EXISTING DRIVE (LIMIT TO 1000 FT)
- EXISTING DRIVE (LIMIT TO 1100 FT)
- EXISTING DRIVE (LIMIT TO 1200 FT)
- EXISTING DRIVE (LIMIT TO 1300 FT)
- EXISTING DRIVE (LIMIT TO 1400 FT)
- EXISTING DRIVE (LIMIT TO 1500 FT)
- EXISTING DRIVE (LIMIT TO 1600 FT)
- EXISTING DRIVE (LIMIT TO 1700 FT)
- EXISTING DRIVE (LIMIT TO 1800 FT)
- EXISTING DRIVE (LIMIT TO 1900 FT)
- EXISTING DRIVE (LIMIT TO 2000 FT)
- EXISTING DRIVE (LIMIT TO 2100 FT)
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- EXISTING DRIVE (LIMIT TO 2300 FT)
- EXISTING DRIVE (LIMIT TO 2400 FT)
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- EXISTING DRIVE (LIMIT TO 4800 FT)
- EXISTING DRIVE (LIMIT TO 4900 FT)
- EXISTING DRIVE (LIMIT TO 5000 FT)
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- EXISTING DRIVE (LIMIT TO 5200 FT)
- EXISTING DRIVE (LIMIT TO 5300 FT)
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- EXISTING DRIVE (LIMIT TO 5700 FT)
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- EXISTING DRIVE (LIMIT TO 8400 FT)
- EXISTING DRIVE (LIMIT TO 8500 FT)
- EXISTING DRIVE (LIMIT TO 8600 FT)
- EXISTING DRIVE (LIMIT TO 8700 FT)
- EXISTING DRIVE (LIMIT TO 8800 FT)
- EXISTING DRIVE (LIMIT TO 8900 FT)
- EXISTING DRIVE (LIMIT TO 9000 FT)
- EXISTING DRIVE (LIMIT TO 9100 FT)
- EXISTING DRIVE (LIMIT TO 9200 FT)
- EXISTING DRIVE (LIMIT TO 9300 FT)
- EXISTING DRIVE (LIMIT TO 9400 FT)
- EXISTING DRIVE (LIMIT TO 9500 FT)
- EXISTING DRIVE (LIMIT TO 9600 FT)
- EXISTING DRIVE (LIMIT TO 9700 FT)
- EXISTING DRIVE (LIMIT TO 9800 FT)
- EXISTING DRIVE (LIMIT TO 9900 FT)
- EXISTING DRIVE (LIMIT TO 10000 FT)

**TYPICAL ROADWAY SECTION**



**EARTHWORK**

DIST - 100 CY  
 NET = 0 CY CUT

**TREE REMOVAL**

DISBURSEMENT AREA	=	851 ACRES
RAILROADS	=	0.00 ACRES
RAILROADS UTILITIES	=	0.00 ACRES
TOTAL TREES	=	207
12" & GREATER	=	0
6" - 11" DIAMETER	=	0
12" & GREATER	=	0
ALL TREES TO BE REMOVED	=	0
APPROXIMATELY 15% OF DISTANCE PER LOT.		

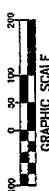
**IMPERVIOUS AREA**

NEW BRACKETS	=	4,100 SQ FT
NEW STRIPINGS	=	0
TOTAL	=	4,100 SQ FT

**OFF-SITE UTILITIES**

30' U.P. & 8" SANITARY SEWER EXTENSION	
15' U.P. & 8" SANITARY SEWER EXTENSION	

**AREA OF DEVELOPMENT WITHIN SLOPES 30% AND OVER**



TRAILS	
NEW	1,000 LF
EXISTING	1,000 LF
NET	70' U.P. INCREASE

PEBBLE BEACH COMPANY  
 100 BAY FRONT TERRACE  
 CAROLINA BEACH, NORTH CAROLINA 28584  
 (919) 461-4497

VESTING TENTATIVE MAP  
 DEL MONTE FOREST PLAN  
 AREA 1-2  
 TENTATIVE MAP

12-2

DATE: JAN. 2001

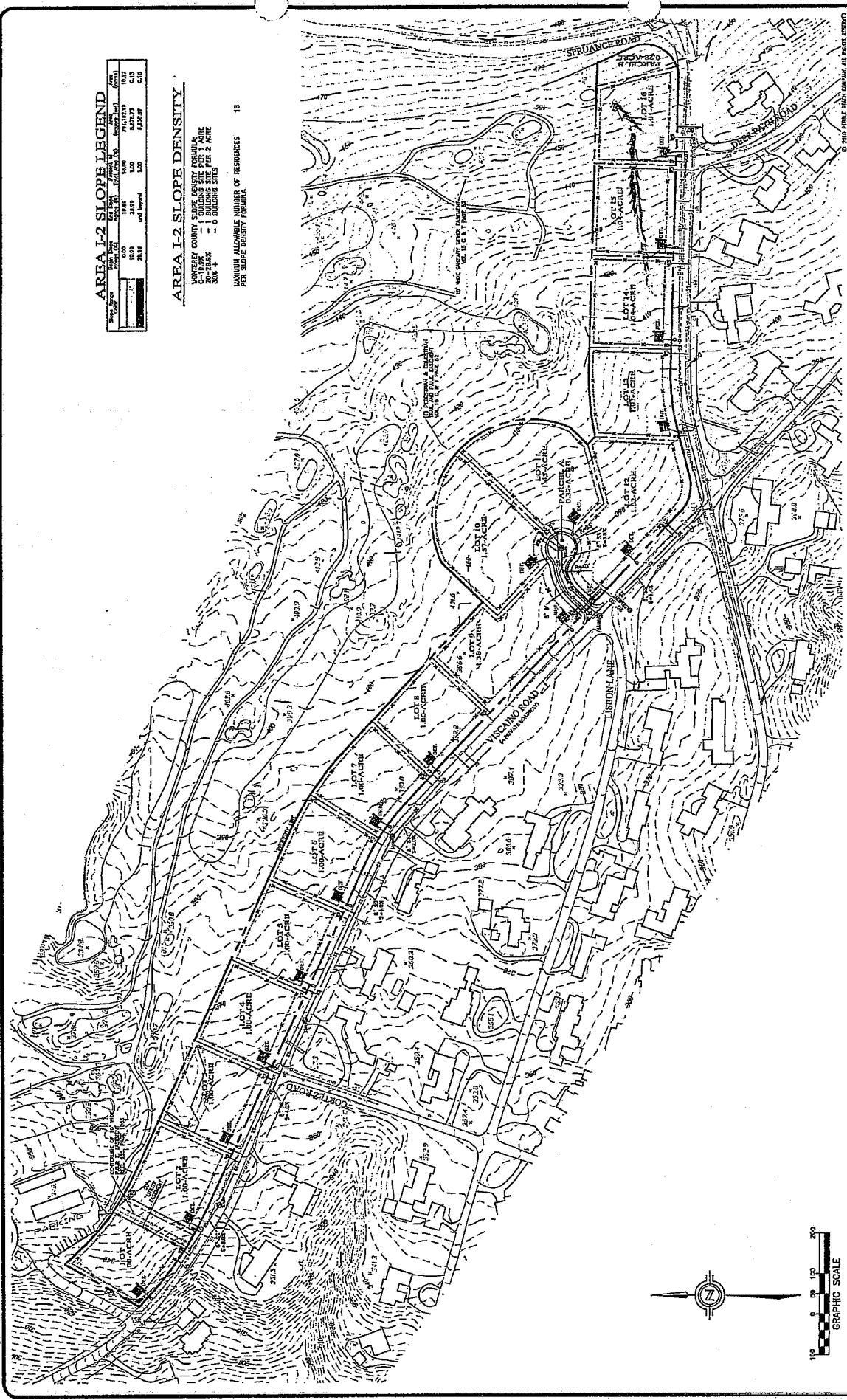


**AREA I-2 SLOPE LEGEND**

SLOPE (%)	AREA (ACRES)	PERCENTAGE OF TOTAL AREA
0-5	18.13	11.12
5-10	18.13	11.12
10-15	18.13	11.12
15-20	18.13	11.12
20-25	18.13	11.12
25-30	18.13	11.12
30-35	18.13	11.12
35-40	18.13	11.12
40-45	18.13	11.12
45-50	18.13	11.12
50-55	18.13	11.12
55-60	18.13	11.12
60-65	18.13	11.12
65-70	18.13	11.12
70-75	18.13	11.12
75-80	18.13	11.12
80-85	18.13	11.12
85-90	18.13	11.12
90-95	18.13	11.12
95-100	18.13	11.12

**AREA I-2 SLOPE DENSITY**

SONOMY COUNTY SLOPE DENSITY FORMULA  
 C-1928  
 - BUILDING SITE PER 1 ACRE  
 - BUILDING SITE PER 2 ACRE  
 - BUILDING SITE PER 3 ACRE  
 MAXIMUM ALLOWABLE NUMBER OF RESIDENCES  
 PER SLOPE DENSITY FORMULA 18



**VESTING TENTATIVE MAP**  
 DEL MONTE FOREST PLAN  
 AREA I-2  
 SLOPE ANALYSIS MAP

**PEBBLE BEACH COMPANY**  
 110, 500 17TH AVENUE, SUITE 100  
 SAN FRANCISCO, CALIFORNIA 94103  
 (415) 774-8800

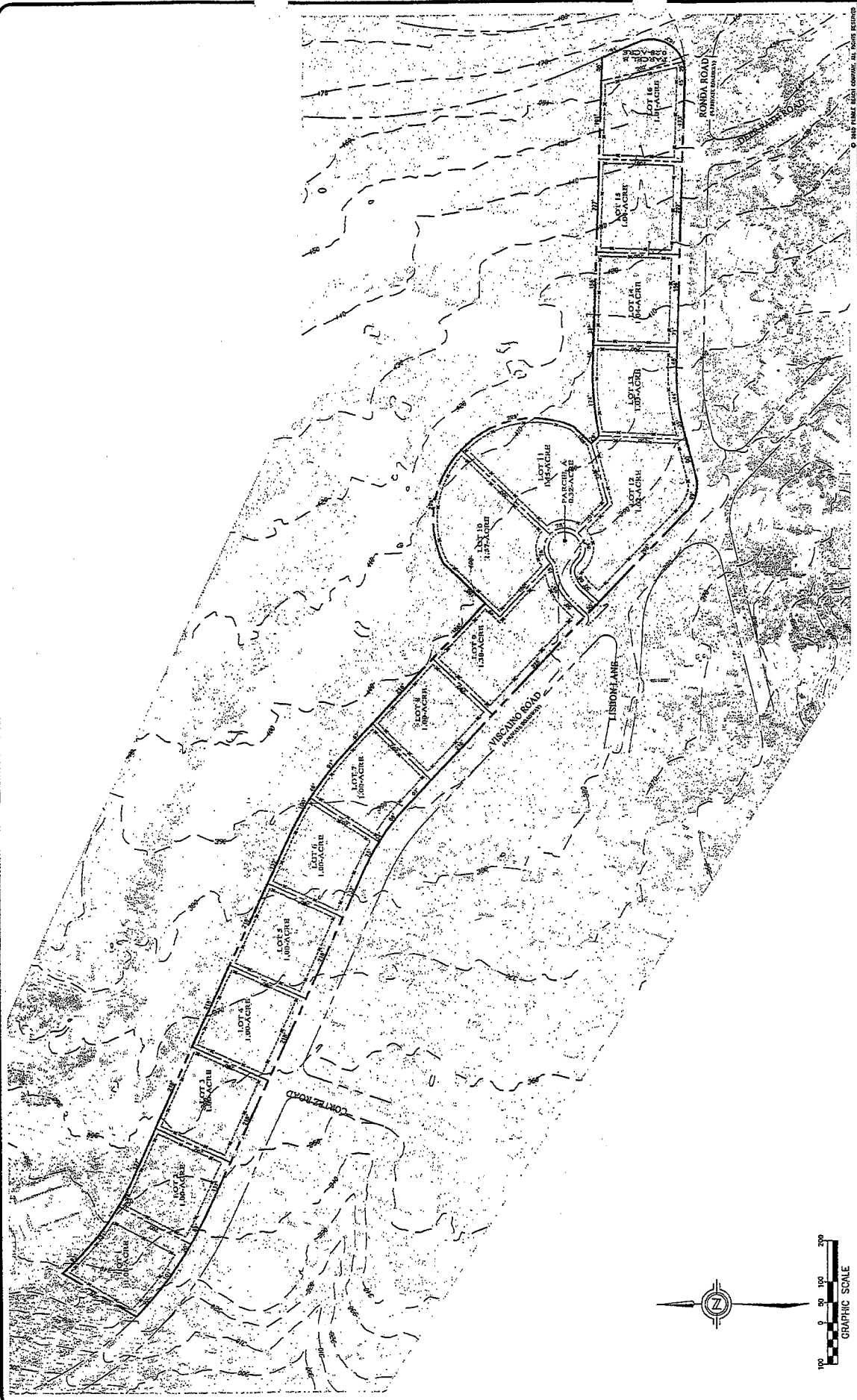
**W&B**  
 WOODWARD & BOND  
 1000 CALIFORNIA STREET, SUITE 100  
 SAN FRANCISCO, CALIFORNIA 94109  
 (415) 774-8800

**PREPARED BY:** WOODWARD & BOND  
**DATE:** MAY 2011

**PROJECT:** DEL MONTE FOREST PLAN  
**AREA:** AREA I-2  
**MAP:** SLOPE ANALYSIS MAP

**DATE:** MAY 2011

**SCALE:** 1" = 100'



I2-4  
 DATE: MAY 2011

**VESTING TENTATIVE MAP**  
 DBL MONTE FOREST PLAN  
 AREA I-2  
 AERIAL OVERLAY

**PEBBLE BEACH COMPANY**  
 P.O. BOX 154 PEBBLE BEACH, CALIFORNIA 93953  
 (805) 464-9999  
 FAX: (805) 464-9998  
 INFORMATION: AT PEBBLE BEACH, CALIFORNIA

**MMW**  
 MOUNTAIN MAPPING & WATERWAYS  
 10000 S. RAYBURN AVENUE, SUITE 100  
 DENVER, COLORADO 80231  
 (303) 751-1111  
 WWW.MOUNTAINMAPPING.COM

### SUBDIVIDER'S STATEMENT

- EXISTING ZONING: PROPOSED ZONING:  
RM/RS-1 (C) R/PS-1 (C)  
20 FOOT FRONT, SIDE AND REAR YARD SETBACKS 40 FT FRONT, 30 FT SIDE AND REAR SETBACKS
- EXISTING LOT SIZE: 2-1/2 ACRES/ACRE  
PROPOSED LOT SIZE: 2-1/2 ACRES/ACRE
- PROPOSED LAND USE: RESIDENTIAL LOTS WILL BE SUD AS RESIDENTIAL LOTS WITHOUT HOMES.
- EROSION CONTROL SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF COUNTY EROSION CONTROL REGULATIONS (CHAPTER 15.12).
- PROPOSED WATER SUPPLY BY CALIFORNIA AMERICAN WATER SUPPLY COMPANY AND PROPOSED SEWER SERVICE BY PEBBLE BEACH COMMUNITY SERVICES.
- THESE LOTS TO BE SUBDIVIDED ARE ASSUMED TO BE UNDER PRESERVATION TO THE FOREST MANAGEMENT PLAN PREPARED BY THE DEL MONTE FOREST PLAN.
- PROPOSED PUBLIC AREAS AND SCENIC ESCAPEMENTS ARE AS SHOWN ON TENTATIVE MAP.
- PROPOSED HEIGHT OF STRUCTURES IS SHOWN WHERE APPLICABLE.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- PEBBLE BEACH FIRE DEPARTMENT WATER:
  - ALL FIRE HYDRANTS SHALL HAVE TWO 2'-4" INCH AND ONE 4" INCH AND ONE 2" INCH CONNECTIONS.
  - ALL FIRE HYDRANTS SHALL HAVE TWO 2'-4" INCH AND ONE 4" INCH AND ONE 2" INCH CONNECTIONS.
  - ALL FIRE HYDRANTS SHALL HAVE TWO 2'-4" INCH AND ONE 4" INCH AND ONE 2" INCH CONNECTIONS.
  - ALL FIRE HYDRANTS SHALL HAVE TWO 2'-4" INCH AND ONE 4" INCH AND ONE 2" INCH CONNECTIONS.
- THIS SUBDIVISION IS A PRIVATE ACCESS SUBDIVISION.
- ALL ROAD IMPROVEMENTS SHALL BE PRIVATE.
- USED RESTRICTIONS FOR SEWER SERVICE RECORDED IN REG. 1760, PAGE 281, OFFICIAL RECORDS.
- THE DEL MONTE FOREST PLAN PREPARED BY THE CALIFORNIA AMERICAN WATER SUPPLY COMPANY AND THE DEL MONTE FOREST PLAN PREPARED BY THE CALIFORNIA AMERICAN WATER SUPPLY COMPANY WILL BE ASSIGNED BASED UPON ACTUAL BUILDING PLANS TO BE SUBMITTED TO APPROPRIATE COUNTY OR THE SUBDIVISION JURISDICTION OFFICES.
- THESE LOTS WILL BE SUBDIVIDED AND BOUNDARY REPORTS PREPARED FOR THE DEL MONTE FOREST PLAN.

### SOLAR ACCESS STATEMENT

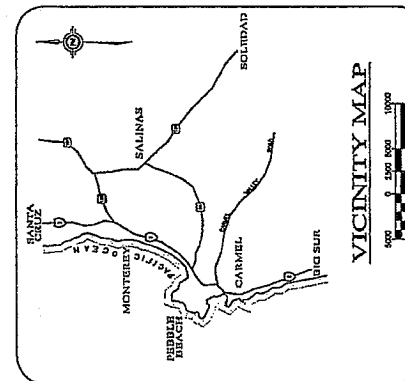
- LOTS ARE PROVIDED WITH ADEQUATE PLOT FRONTY SETBACKS TO THE ADJACENT SOUTH AND WEST PROPERTY LINES TO PREVENT SHADING OF ADJACENT PROPERTIES AT ANY TIME OF THE YEAR AND TO PROVIDE SUFFICIENT OPEN SPACE FOR PASSENGER VEHICLES, TRAILERS, BOATS, AND OTHER RECREATION EQUIPMENT TO BE STORED OR DISPLAYED ON THE PROPERTY.
- CHANGE CALCULATIONS (FOR BEACH COUNTY) IN THE AREA ARE NOT ASSUMED TO BE DOMINANT BY THE AMERICAN CLIMATE INFLUENCE DISTRIBUTION OF INDIVIDUAL BUILDINGS WILL THEREFORE REMAIN UNTIL FURTHER NOTICE.

### LOT DATA

LOT 1	0.81 ACRES
LOT 2	0.81 ACRES
LOT 3	0.81 ACRES
LOT 4	0.81 ACRES
LOT 5	0.81 ACRES
LOT 6	0.81 ACRES
LOT 7	0.81 ACRES
LOT 8	0.81 ACRES
LOT 9	0.81 ACRES
LOT 10	0.81 ACRES
LOT 11	0.81 ACRES
LOT 12	0.81 ACRES
LOT 13	0.81 ACRES
LOT 14	0.81 ACRES
LOT 15	0.81 ACRES
LOT 16	0.81 ACRES
LOT 17	0.81 ACRES
LOT 18	0.81 ACRES
LOT 19	0.81 ACRES
LOT 20	0.81 ACRES
LOT 21	0.81 ACRES
LOT 22	0.81 ACRES
LOT 23	0.81 ACRES
LOT 24	0.81 ACRES
LOT 25	0.81 ACRES
LOT 26	0.81 ACRES
LOT 27	0.81 ACRES
LOT 28	0.81 ACRES
LOT 29	0.81 ACRES
LOT 30	0.81 ACRES
LOT 31	0.81 ACRES
LOT 32	0.81 ACRES
LOT 33	0.81 ACRES
LOT 34	0.81 ACRES
LOT 35	0.81 ACRES
LOT 36	0.81 ACRES
LOT 37	0.81 ACRES
LOT 38	0.81 ACRES
LOT 39	0.81 ACRES
LOT 40	0.81 ACRES
LOT 41	0.81 ACRES
LOT 42	0.81 ACRES
LOT 43	0.81 ACRES
LOT 44	0.81 ACRES
LOT 45	0.81 ACRES
LOT 46	0.81 ACRES
LOT 47	0.81 ACRES
LOT 48	0.81 ACRES
LOT 49	0.81 ACRES
LOT 50	0.81 ACRES
LOT 51	0.81 ACRES
LOT 52	0.81 ACRES
LOT 53	0.81 ACRES
LOT 54	0.81 ACRES
LOT 55	0.81 ACRES
LOT 56	0.81 ACRES
LOT 57	0.81 ACRES
LOT 58	0.81 ACRES
LOT 59	0.81 ACRES
LOT 60	0.81 ACRES
LOT 61	0.81 ACRES
LOT 62	0.81 ACRES
LOT 63	0.81 ACRES
LOT 64	0.81 ACRES
LOT 65	0.81 ACRES
LOT 66	0.81 ACRES
LOT 67	0.81 ACRES
LOT 68	0.81 ACRES
LOT 69	0.81 ACRES
LOT 70	0.81 ACRES
LOT 71	0.81 ACRES
LOT 72	0.81 ACRES
LOT 73	0.81 ACRES
LOT 74	0.81 ACRES
LOT 75	0.81 ACRES
LOT 76	0.81 ACRES
LOT 77	0.81 ACRES
LOT 78	0.81 ACRES
LOT 79	0.81 ACRES
LOT 80	0.81 ACRES
LOT 81	0.81 ACRES
LOT 82	0.81 ACRES
LOT 83	0.81 ACRES
LOT 84	0.81 ACRES
LOT 85	0.81 ACRES
LOT 86	0.81 ACRES
LOT 87	0.81 ACRES
LOT 88	0.81 ACRES
LOT 89	0.81 ACRES
LOT 90	0.81 ACRES
LOT 91	0.81 ACRES
LOT 92	0.81 ACRES
LOT 93	0.81 ACRES
LOT 94	0.81 ACRES
LOT 95	0.81 ACRES
LOT 96	0.81 ACRES
LOT 97	0.81 ACRES
LOT 98	0.81 ACRES
LOT 99	0.81 ACRES
LOT 100	0.81 ACRES

### RESIDENTIAL DATA

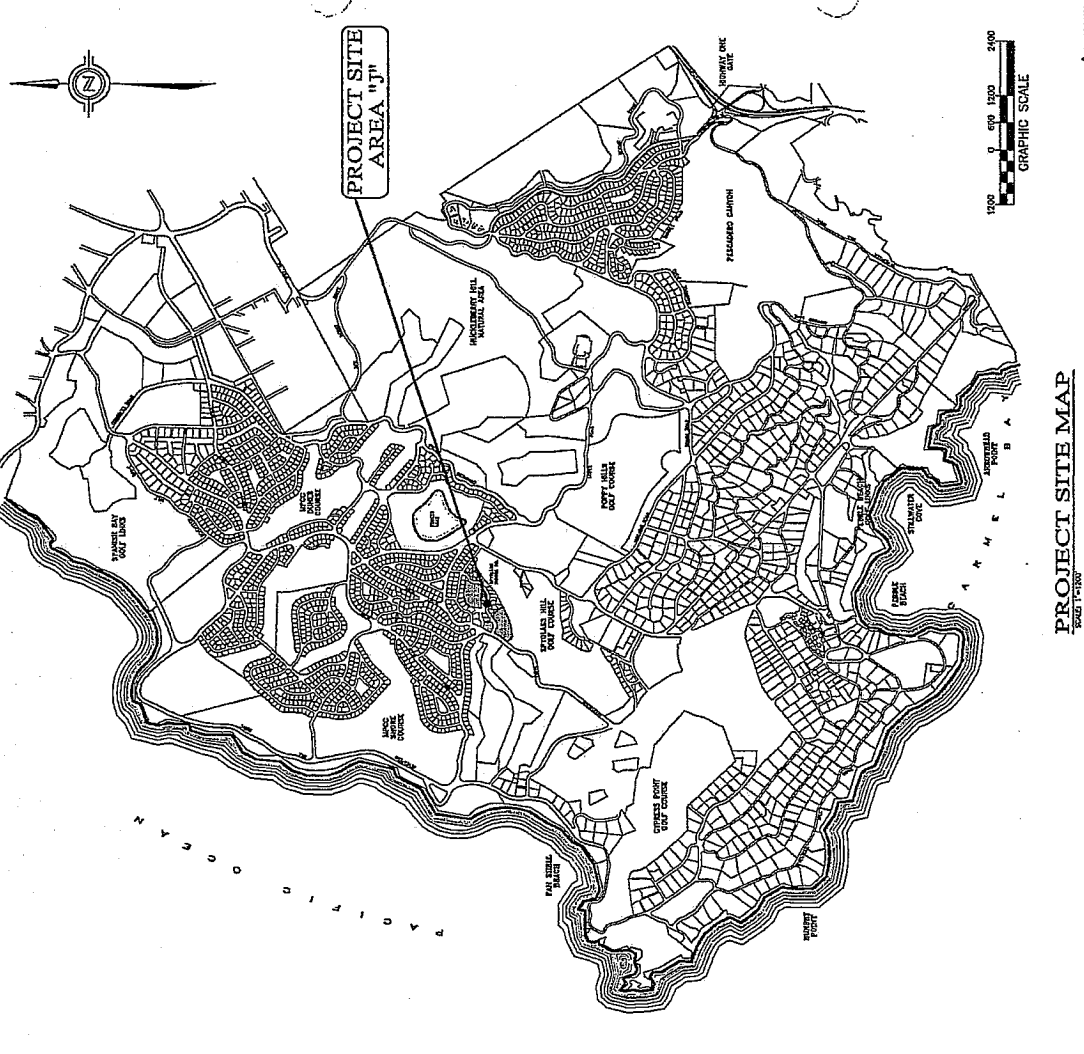
PROPOSED LOTS: 100 LOTS  
TOTAL OPEN SPACE PARCELS: 0.81 ACRES  
TOTAL OPEN SPACE PARCELS: 0.81 ACRES  
(0.81% OF TOTAL GROSS AREA)



### VICINITY MAP

### SHEET INDEX

1-1	COVER SHEET, VICINITY AND INFORMATION
1-2	SECTION 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
1-3	SECTION 13, 14, 15, 16, 17, 18, 19, 20, 21, 22
1-4	SECTION 23, 24, 25, 26, 27, 28, 29, 30, 31, 32



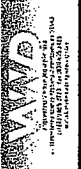
### PROJECT SITE MAP

### VESTING TENTATIVE MAP

DEL MONTE FOREST PLAN  
AREA J  
VICINITY MAP/INFORMATION  
DATE: MAY 2011

### PERBLE BEACH COMPANY

101 BOX 1547 PEPPERIDGE  
CARMEL, CA 95021  
TEL: 831.427.7777  
FAX: 831.427.7778  
WWW.PEBBLEBEACH.COM  
INFO@PEBBLEBEACH.COM



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- ### LEGEND
- EXISTING ROADWAY CENTER
  - NEW WASHOUT DRAIN
  - EXISTING STORM DRAIN
  - NEW STORM DRAIN
  - EXISTING WATER LINE
  - NEW WATER LINE
  - EXISTING OVERHEAD UTILITY
  - NEW POWER
  - WATER VALVE
  - CHECK VALVE
  - CLEAVAGE
  - SLOTTED STEEL WRAHOLE
  - STEEL DAM BURDABLE
  - EXISTING SERVICE TRENCH
  - NEW SERVICE TRENCH
  - EXISTING JACOBS MANHOLE
  - NEW JACOBS MANHOLE
  - EXISTING CONCRET
  - EXISTING CHANGING CONNECTION
  - EXISTING FLAME ARREST
  - EXISTING FLAME ARREST
  - EXISTING CONNECTION
  - WATER SERVICE
  - EXISTING JACOBS MANHOLE
  - EXISTING CONCRET
  - EXISTING CHANGING CONNECTION
  - EXISTING FLAME ARREST
  - EXISTING FLAME ARREST
  - EXISTING CONNECTION
  - WATER SERVICE

**EARTHWORK**

CUT = 100 CY  
 FILL = 50 CY  
 NET = 50 CY

\* QUANTITIES ARE CALCULATED AT 1:1 SLOPE AND 10% TYPICAL SWELL.  
 \* THESE ARE ESTIMATES ONLY.

**TREE REMOVAL**

50' x 50' x 1500000 6" DBH  
 50' x 50' x 1500000 6" DBH  
 50' x 50' x 1500000 6" DBH  
 50' x 50' x 1500000 6" DBH

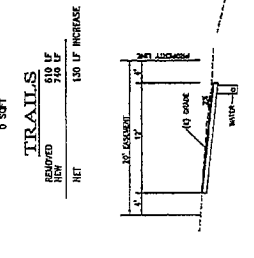
50' x 50' x 1500000 6" DBH  
 50' x 50' x 1500000 6" DBH  
 50' x 50' x 1500000 6" DBH  
 50' x 50' x 1500000 6" DBH

**IMPERVIOUS AREA**

NEW ROADWAY = 2100 SQ FT  
 NEW STRUCTURES = 0 SQ FT

**OFF-SITE UTILITIES**

310 1/2" 6" SURFACE WATER EXTENSION  
 0 SFT



**LOT 4 & 5 DRIVEWAY SECTION**

SCALE: NTS

**PEBBLE BEACH COMPANY**  
 210, BDK. 1104 THIRD ST. MARCEL, CALIFORNIA 95531  
 TEL: 709-950-0914 FAX: 709-950-0915  
 www.pebblebeach.com

**W&P**

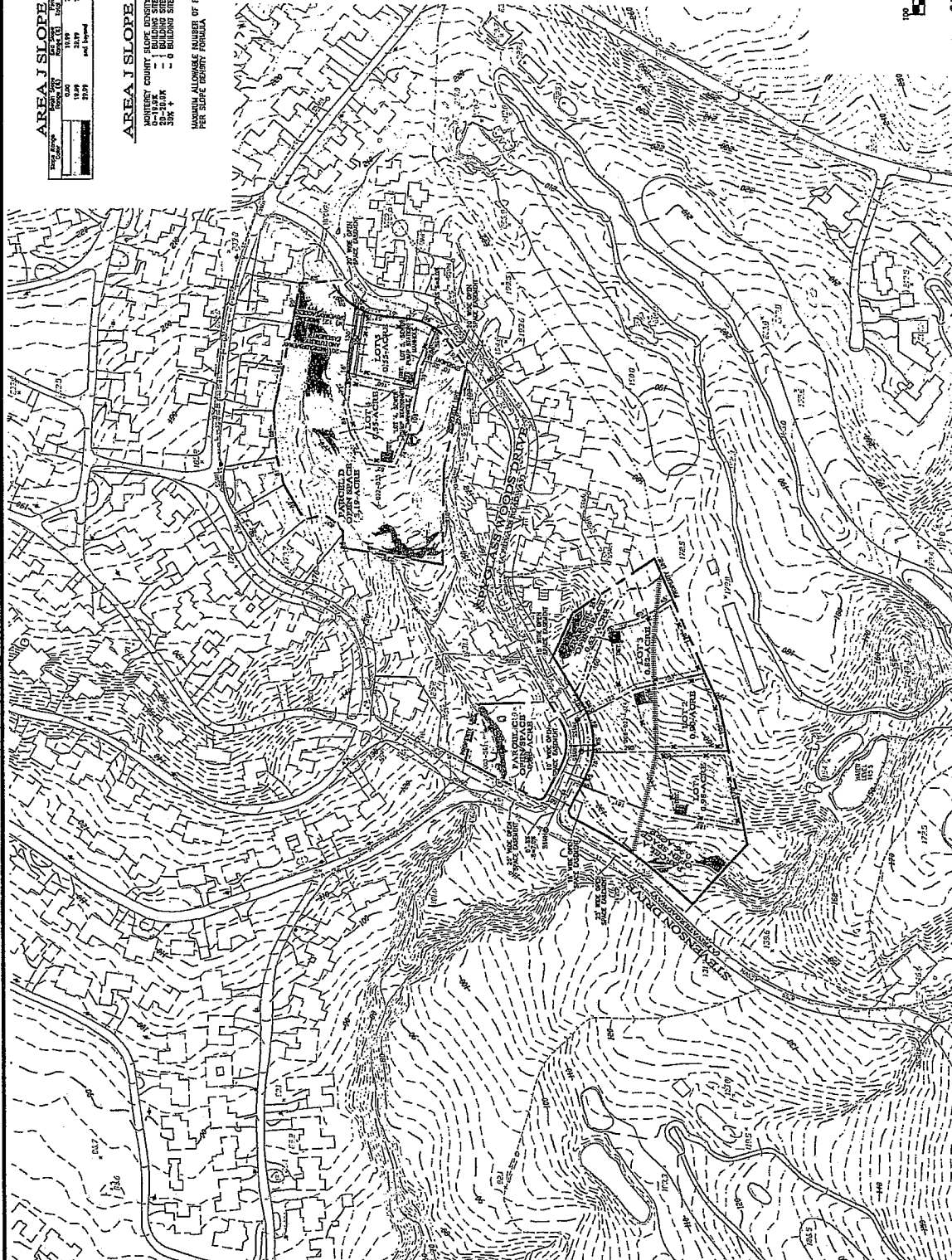
W&P ENGINEERS AND ARCHITECTS, INC. 1425 HILLCREST BLVD., SUITE 200, SAN JOSE, CA 95128  
 TEL: (408) 251-4000 FAX: (408) 251-4001  
 www.wandpengineers.com

**AREA J SLOPE LEGEND**

SLOPE	PERCENT	FEET PER 100 FEET	MAXIMUM ALLOWABLE NUMBER OF RESIDENCES PER ACRE
0.00	0.00	0	12
0.25	0.25	0.25	10
0.50	0.50	0.50	8
0.75	0.75	0.75	6
1.00	1.00	1.00	4
1.25	1.25	1.25	3
1.50	1.50	1.50	2
1.75	1.75	1.75	1
2.00	2.00	2.00	0
2.25	2.25	2.25	0
2.50	2.50	2.50	0
2.75	2.75	2.75	0
3.00	3.00	3.00	0
3.25	3.25	3.25	0
3.50	3.50	3.50	0
3.75	3.75	3.75	0
4.00	4.00	4.00	0
4.25	4.25	4.25	0
4.50	4.50	4.50	0
4.75	4.75	4.75	0
5.00	5.00	5.00	0
5.25	5.25	5.25	0
5.50	5.50	5.50	0
5.75	5.75	5.75	0
6.00	6.00	6.00	0
6.25	6.25	6.25	0
6.50	6.50	6.50	0
6.75	6.75	6.75	0
7.00	7.00	7.00	0
7.25	7.25	7.25	0
7.50	7.50	7.50	0
7.75	7.75	7.75	0
8.00	8.00	8.00	0
8.25	8.25	8.25	0
8.50	8.50	8.50	0
8.75	8.75	8.75	0
9.00	9.00	9.00	0
9.25	9.25	9.25	0
9.50	9.50	9.50	0
9.75	9.75	9.75	0
10.00	10.00	10.00	0
10.25	10.25	10.25	0
10.50	10.50	10.50	0
10.75	10.75	10.75	0
11.00	11.00	11.00	0
11.25	11.25	11.25	0
11.50	11.50	11.50	0
11.75	11.75	11.75	0
12.00	12.00	12.00	0
12.25	12.25	12.25	0
12.50	12.50	12.50	0
12.75	12.75	12.75	0
13.00	13.00	13.00	0
13.25	13.25	13.25	0
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13.75	13.75	13.75	0
14.00	14.00	14.00	0
14.25	14.25	14.25	0
14.50	14.50	14.50	0
14.75	14.75	14.75	0
15.00	15.00	15.00	0
15.25	15.25	15.25	0
15.50	15.50	15.50	0
15.75	15.75	15.75	0
16.00	16.00	16.00	0
16.25	16.25	16.25	0
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18.00	18.00	18.00	0
18.25	18.25	18.25	0
18.50	18.50	18.50	0
18.75	18.75	18.75	0
19.00	19.00	19.00	0
19.25	19.25	19.25	0
19.50	19.50	19.50	0
19.75	19.75	19.75	0
20.00	20.00	20.00	0

**AREA J SLOPE DENSITY**

DAWNEY COUNTY SLOPE DENSITY FORMULA  
 30 ÷ SLOPE PERCENT = BUILDING SITE PER ACRE  
 30 ÷ 0.25 = 120 BUILDING SITES PER ACRE  
 30 ÷ 0.50 = 60 BUILDING SITES PER ACRE  
 30 ÷ 0.75 = 40 BUILDING SITES PER ACRE  
 30 ÷ 1.00 = 30 BUILDING SITES PER ACRE  
 30 ÷ 1.25 = 24 BUILDING SITES PER ACRE  
 30 ÷ 1.50 = 20 BUILDING SITES PER ACRE  
 30 ÷ 1.75 = 17 BUILDING SITES PER ACRE  
 30 ÷ 2.00 = 15 BUILDING SITES PER ACRE  
 30 ÷ 2.25 = 13 BUILDING SITES PER ACRE  
 30 ÷ 2.50 = 12 BUILDING SITES PER ACRE  
 30 ÷ 2.75 = 11 BUILDING SITES PER ACRE  
 30 ÷ 3.00 = 10 BUILDING SITES PER ACRE  
 30 ÷ 3.25 = 9 BUILDING SITES PER ACRE  
 30 ÷ 3.50 = 8 BUILDING SITES PER ACRE  
 30 ÷ 3.75 = 8 BUILDING SITES PER ACRE  
 30 ÷ 4.00 = 7 BUILDING SITES PER ACRE  
 30 ÷ 4.25 = 7 BUILDING SITES PER ACRE  
 30 ÷ 4.50 = 6 BUILDING SITES PER ACRE  
 30 ÷ 4.75 = 6 BUILDING SITES PER ACRE  
 30 ÷ 5.00 = 6 BUILDING SITES PER ACRE  
 30 ÷ 5.25 = 5 BUILDING SITES PER ACRE  
 30 ÷ 5.50 = 5 BUILDING SITES PER ACRE  
 30 ÷ 5.75 = 5 BUILDING SITES PER ACRE  
 30 ÷ 6.00 = 5 BUILDING SITES PER ACRE  
 30 ÷ 6.25 = 4 BUILDING SITES PER ACRE  
 30 ÷ 6.50 = 4 BUILDING SITES PER ACRE  
 30 ÷ 6.75 = 4 BUILDING SITES PER ACRE  
 30 ÷ 7.00 = 4 BUILDING SITES PER ACRE  
 30 ÷ 7.25 = 4 BUILDING SITES PER ACRE  
 30 ÷ 7.50 = 4 BUILDING SITES PER ACRE  
 30 ÷ 7.75 = 3 BUILDING SITES PER ACRE  
 30 ÷ 8.00 = 3 BUILDING SITES PER ACRE  
 30 ÷ 8.25 = 3 BUILDING SITES PER ACRE  
 30 ÷ 8.50 = 3 BUILDING SITES PER ACRE  
 30 ÷ 8.75 = 3 BUILDING SITES PER ACRE  
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 30 ÷ 9.50 = 3 BUILDING SITES PER ACRE  
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 30 ÷ 17.00 = 2 BUILDING SITES PER ACRE  
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 30 ÷ 18.50 = 2 BUILDING SITES PER ACRE  
 30 ÷ 18.75 = 2 BUILDING SITES PER ACRE  
 30 ÷ 19.00 = 2 BUILDING SITES PER ACRE  
 30 ÷ 19.25 = 2 BUILDING SITES PER ACRE  
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 30 ÷ 19.75 = 2 BUILDING SITES PER ACRE  
 30 ÷ 20.00 = 2 BUILDING SITES PER ACRE



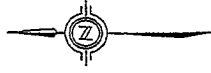
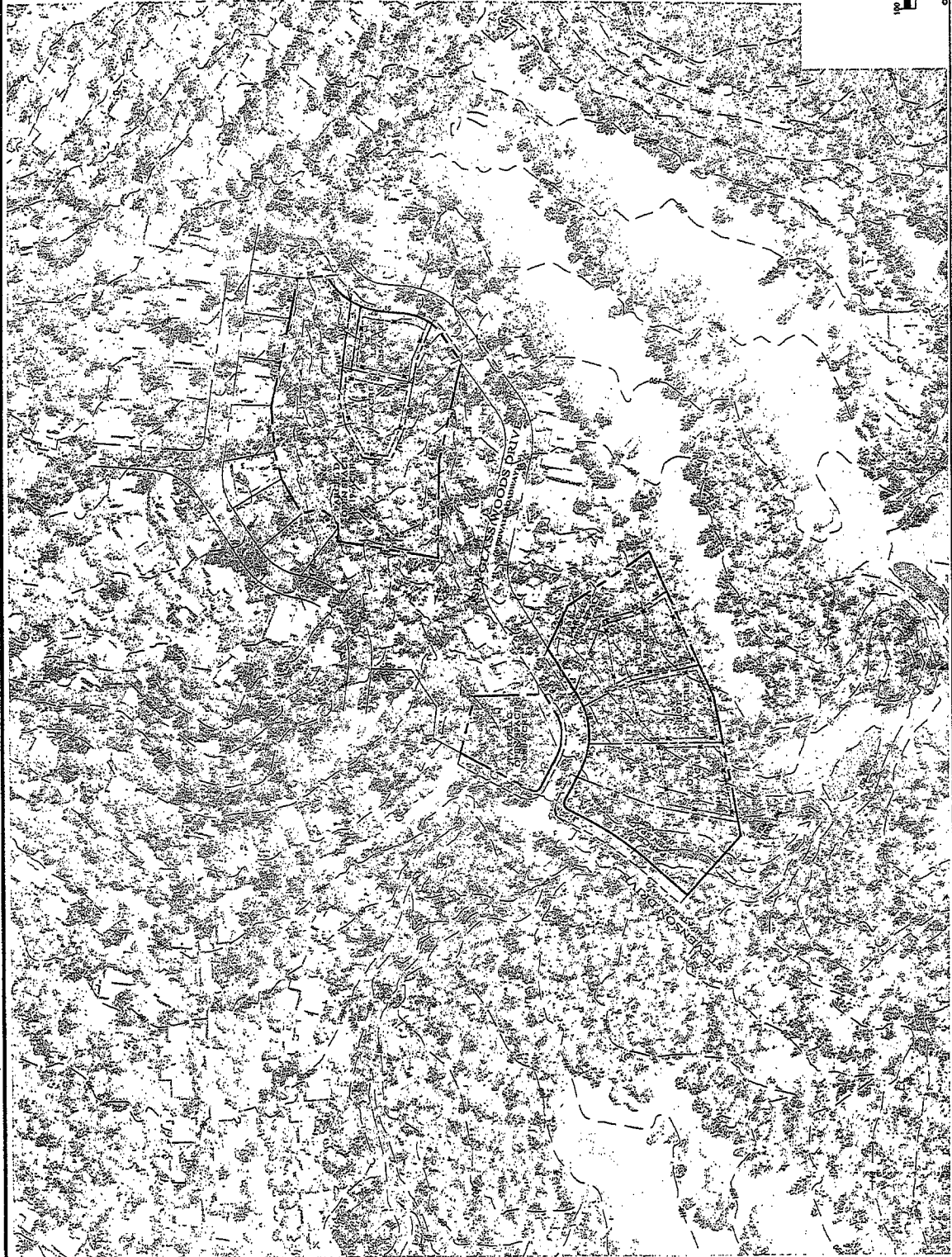
**J-3**  
 DATE: MAY, 2011

**VESTING TENTATIVE MAP**  
 DEL MONTE FOREST PLAN  
 AREA J  
 SLOPE ANALYSIS MAP

**PEBBLE BEACH COMPANY**  
 555 WILSON ROAD  
 PEPPER HARBOR, CALIFORNIA 93955  
 AT 100-222-2244 (SEE BROCHURE) &  
 100-222-2245 (SEE BROCHURE)  
 INFORMATION: 1-800-368-6666 (SEE BROCHURE)



**DAWNEY COUNTY**  
 100-222-2244 (SEE BROCHURE)  
 100-222-2245 (SEE BROCHURE)  
 INFORMATION: 1-800-368-6666 (SEE BROCHURE)



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**VESTING TENTATIVE MAP**  
 DEL MONTE FOREVER PLAN  
 AREA J  
 AERIAL OVERLAY

J-4

DATE: MAY 2011

**PEBBLE BEACH COMPANY**  
 P.O. BOX 100 PEBBLE BEACH, CALIFORNIA 95955  
 408.326.2424, 408.326.2425 &  
 408.326.2426 FAX  
 WWW.PEBBLEBEACH.COM



### SUBDIVIDERS STATEMENT

- EXISTING ZONING: PROPOSED ZONING: LOT 1/4 - 3 (CA) LOW DENSITY RESIDENTIAL ON (C4)  
REAR AND SIDE SETBACKS
  - EXISTING LUP: PROPOSED LUP:  
RESIDENTIAL 3-UNITS/ACRE FOREST
- PROPOSED LAND USE: RESIDENTIAL LOTS WILL BE SOLD AS LOTS WITHOUT TYPAGE.
- EROSION CONTROL SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF COUNTY ENGINEER CONTRACT, INCLUDING CHAINPAIN (M&S).
  - WATER SERVICE SHALL BE PROVIDED BY CALIFORNIA WATER SERVICE COMPANY AND SEWER SERVICE SHALL BE PROVIDED BY PEPPER BEACH TOWN OF PEPPER BEACH DISTRICT.
  - TREES TO BE REMOVED ARE ACCOUNTED FOR AND MITIGATED PUNISHMENT TO THE FOREST MANAGEMENT PLAN PREPARED FOR THE DEL MONTE FOREST PLAN, FURNISHING PUBLIC AREAS AND SOFT SCAPING AREAS AS SHOWN ON TECHNICAL MAP.
  - PROPOSED HEIGHT OF STRUCTURES IS SHOWN WHERE APPLICABLE.
  - ALL NEW UTILITIES SHALL BE UNDERGROUND.
  - PEPPER BEACH FIRE DEPARTMENT NOTES:
    - ALL FIRE LOTS SHALL HAVE TWO 3'-4" WPT AND ONE 2 1/2" WPT OUTLETS, VALVES WITH CHURNART 3778 STREETS OR CONFORMANCE TO ALL FIRE DEPARTMENT REQUIREMENTS SHALL BE SUBJECT TO BECH APPROVAL BY THE FIRE DEPARTMENT.
    - ALL FIRE hydrants shall comply with a minimum of 100 GPM.
    - ALL FIRE hydrants shall be installed and made fully operational.
    - ALL FIRE hydrants shall be installed and made fully operational.
    - ALL FIRE hydrants shall be installed and made fully operational.
    - ALL FIRE hydrants shall be installed and made fully operational.
- NO RESIDENTIAL LOTS WITHIN A FLOOD HAZARD ZONE, A PORTION OF THE DEL MONTE FOREST PLAN PREPARED FOR THE DEL MONTE FOREST PLAN, RATE AREA, APRIL 2004.
  - THIS SUBDIVISION IS A PRIVATE ACCESS SUBDIVISION.
  - ALL ROAD IMPROVEMENTS SHALL BE PRIVATE.
  - GENERAL RECORDS FOR SEWER SERVICE RECORDED IN REEL 1760, PAGE 209.
  - INDIVIDUAL LOT DESIGN SYSTEMS ARE SHOWN FOR REFERENCE ONLY. SEE THE DEL MONTE FOREST PLAN PRELIMINARY DRAINAGE REPORT, LOCATION MAP SUBMITTED TO SAN DIEGO COUNTY BY THE ORIGINAL PROPERTY OWNERS.
  - SEE SOILS, ENVIRONMENTAL AND BIOLOGICAL REPORTS PREPARED FOR THE DEL MONTE FOREST PLAN.

### SOLAR ACCESS STATEMENT

- THE LOT AREA IS SUBJECT TO THE FOREST MANAGEMENT PLAN WHICH SHALL BE SUBJECT TO THE FOREST MANAGEMENT PLAN. THERE ARE NO DESIGN OR CONSTRUCTION CONSTRAINTS THAT COULD AFFECT THE FOREST MANAGEMENT PLAN. THERE ARE NO DESIGN OR CONSTRUCTION CONSTRAINTS THAT COULD AFFECT THE FOREST MANAGEMENT PLAN.
- CLIMATE CONDITIONS (SOLAR, CLOUD COVER) IN THE AREA ARE NOT CONSIDERED IN THE DESIGN OF THIS SUBDIVISION. THERE ARE NO DESIGN OR CONSTRUCTION CONSTRAINTS THAT COULD AFFECT THE FOREST MANAGEMENT PLAN.

### LOT DATA

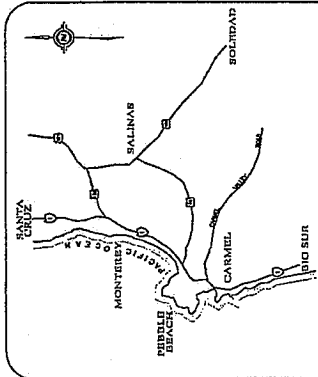
LOT 1/4 - RESIDENTIAL LOT	0.73 ACRES
LOT 2/4 - RESIDENTIAL LOT	0.77 ACRES
LOT 3/4 - RESIDENTIAL LOT	0.74 ACRES
LOT 4/4 - RESIDENTIAL LOT	0.74 ACRES
GROSS RESIDENTIAL LOT AREA	3.00 ACRES
PARCEL 10 - OPEN SPACE	0.51 ACRES
PARCEL 11 - OPEN SPACE	0.12 ACRES
PARCEL 12 - OPEN SPACE	0.14 ACRES
PARCEL 13 - OPEN SPACE	0.14 ACRES
PARCEL 14 - ROADWAY	0.22 ACRES
PARCEL 15 - RECREATIONAL AREA	0.20 ACRES
GROSS OPEN SPACE AREA	2.04 ACRES
GROSS ROADWAY AREA	0.22 ACRES
GROSS RECREATIONAL AREA	0.20 ACRES
GROSS FOREST AREA	0.23 ACRES

### RESIDENTIAL DATA

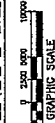
NUMBER OF PROPOSED LOTS:	0.44 ACRES TO 0.73 ACRES
LOT AREA:	0.02 ACRES

### OPEN SPACE SUMMARY

TOTAL OPEN SPACE PARCELS:	5 PARCELS
TOTAL OPEN SPACE SQUARE FEET:	204,000 SQ. FT.
PERCENT OF TOTAL GROSS AREA:	6.8%

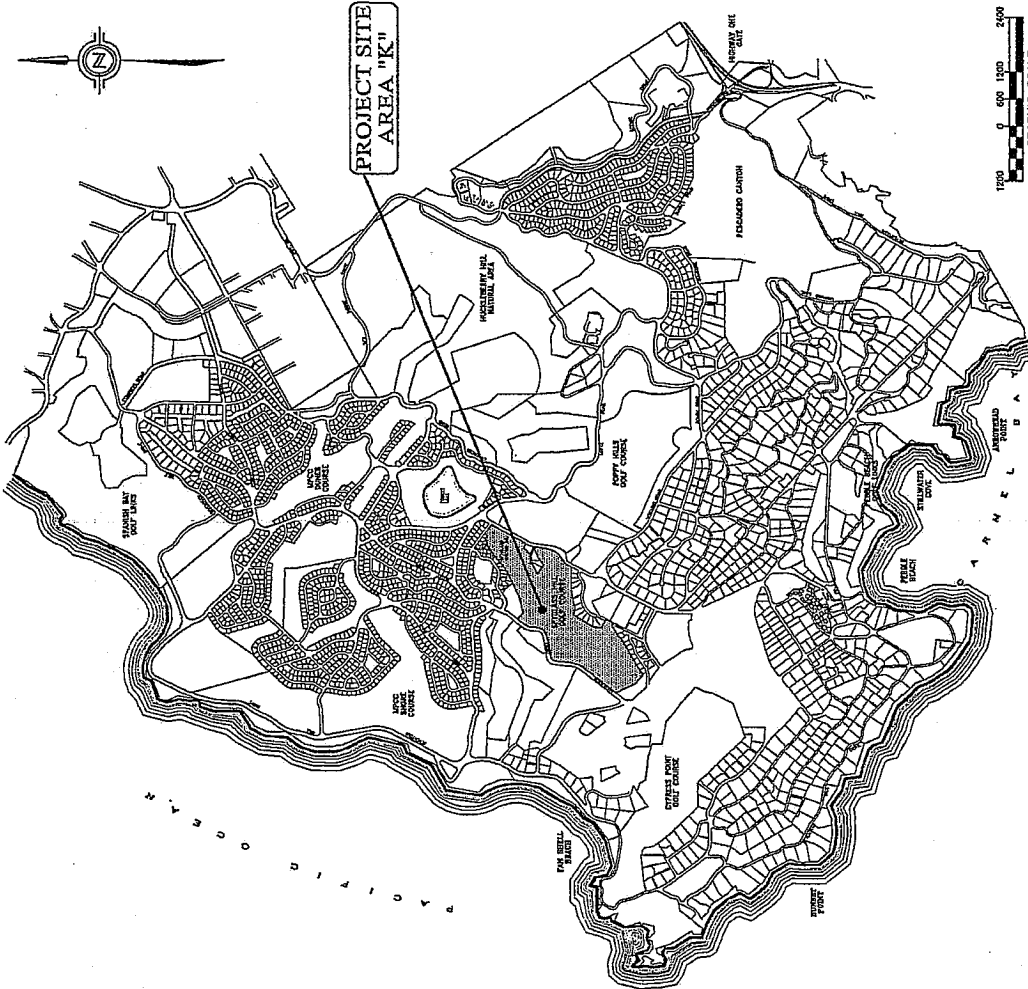


### VICINITY MAP



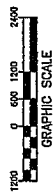
### SHEET INDEX

- K-1 OVERLAP WITH VICINITY MAP AND SUBDIVISION
- K-2 TYPING AND SHADING
- K-3 SUPPLEMENTARY SITE DATA
- K-4 ADJACENT PROPERTY
- K-5 FIELD MANAGEMENT PLAN



### PROJECT SITE MAP

PEPPER BEACH



### VESTING TENTATIVE MAP

DEL MONTE FOREST PLAN AREA K

VICINITY MAP/INFORMATION

PEPPER BEACH COMPANY CALIFORNIA 92093

150.00K 154.10K (100) 154.10K (100) 154.10K (100) 154.10K (100)

AS PREPARED BY ENGINEER, PEPPER BEACH COMPANY, PEPPER BEACH, CALIFORNIA



INFORMATION

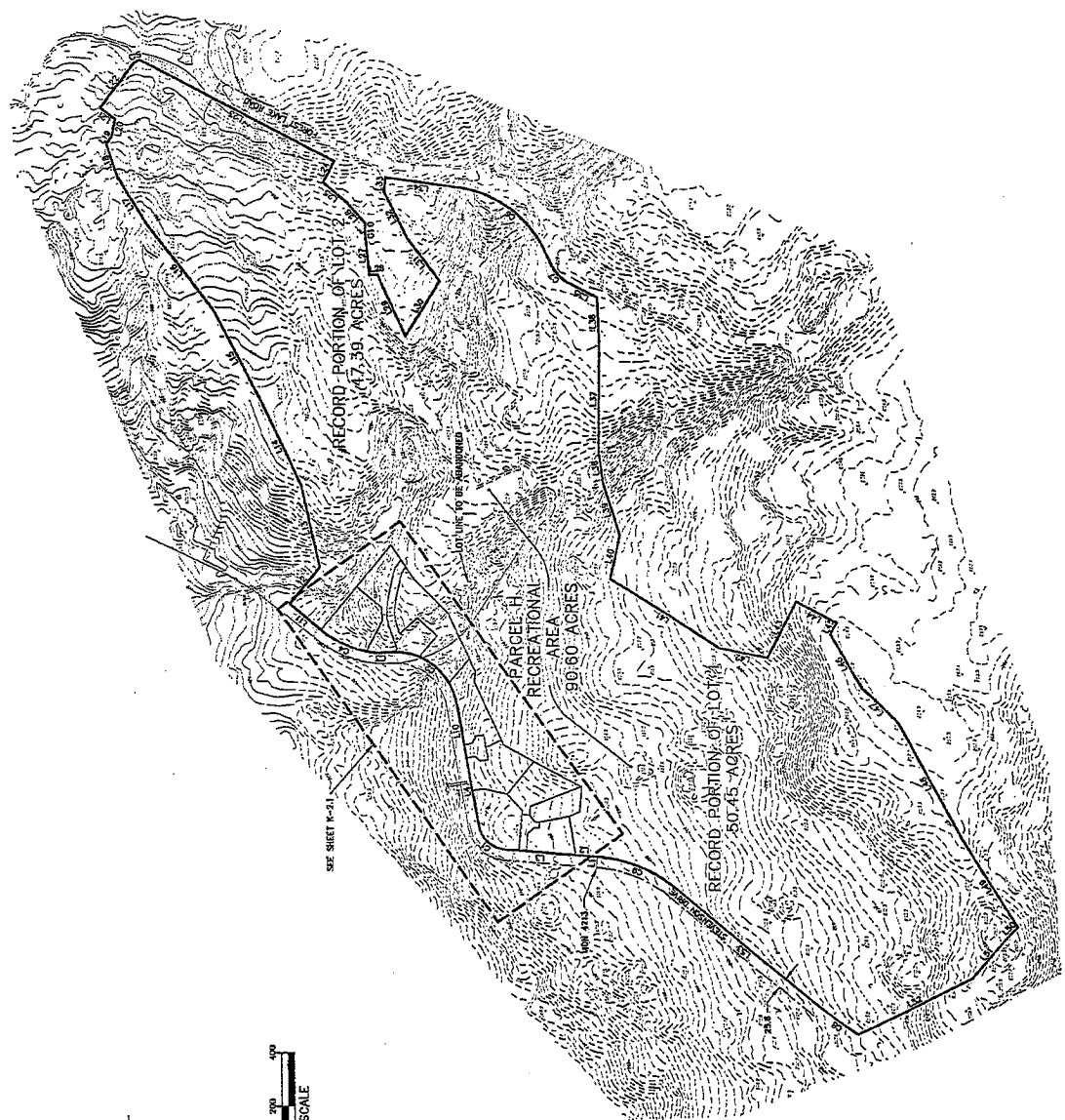
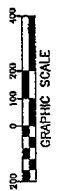
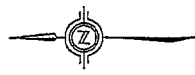


154.10K (100) 154.10K (100) 154.10K (100) 154.10K (100)

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K-1

DATE: MAY 2011



LINE TABLE

LINE	LENGTH	BEARING	AREA
L1	40.00'	N 45.0000° W	
L2	79.82'	S 69.0000° W	
L3	24.11'	S 20.0000° W	
L4	24.11'	S 69.0000° W	
L5		ROD USED	
L6		ROD USED	
L7		ROD USED	
L8		ROD USED	
L9		ROD USED	
L10		ROD USED	
L11	181.48'	N 60.0000° W	
L12	181.48'	S 40.0000° W	
L13	178.15'	N 49.5949° W	
L14	359.81'	S 44.7241° W	
L15	349.00'	S 48.1000° W	
L16	349.00'	S 41.9000° W	
L17	209.44'	S 48.2400° W	
L18	133.04'	S 21.3874° W	
L19	85.56'	N 76.2000° W	
L20	71.44'	S 37.2000° W	
L21	207.08'	N 19.7400° W	
L22	80.48'	S 47.2000° E	
L23	108.48'	N 49.0000° E	
L24	151.38'	N 48.2750° E	
L25	50.00'	N 05.2454° W	
L26	240.42'	N 49.2361° W	
L27	240.42'	S 49.2361° W	
L28	240.42'	N 49.2361° W	
L29	240.42'	S 49.2361° W	
L30	240.42'	N 49.2361° W	
L31	240.42'	S 49.2361° W	
L32	240.42'	N 49.2361° W	
L33	240.42'	S 49.2361° W	
L34	240.42'	N 49.2361° W	
L35	240.42'	S 49.2361° W	
L36	240.42'	N 49.2361° W	
L37	240.42'	S 49.2361° W	
L38	240.42'	N 49.2361° W	
L39	240.42'	S 49.2361° W	
L40	240.42'	N 49.2361° W	
L41	240.42'	S 49.2361° W	
L42	240.42'	N 49.2361° W	
L43	240.42'	S 49.2361° W	
L44	240.42'	N 49.2361° W	
L45	240.42'	S 49.2361° W	
L46	240.42'	N 49.2361° W	
L47	240.42'	S 49.2361° W	
L48	240.42'	N 49.2361° W	
L49	240.42'	S 49.2361° W	
L50	240.42'	N 49.2361° W	
L51	240.42'	S 49.2361° W	
L52	240.42'	N 49.2361° W	
L53	240.42'	S 49.2361° W	
L54	240.42'	N 49.2361° W	
L55	240.42'	S 49.2361° W	

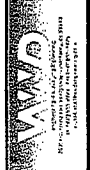
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	143.89'	100.00'	75.0000°
C2	143.89'	100.00'	75.0000°
C3	24.11'	200.00'	35.2644°
C4	24.11'	200.00'	35.2644°
C5	24.11'	200.00'	35.2644°
C6	24.11'	200.00'	35.2644°
C7	24.11'	200.00'	35.2644°
C8	24.11'	200.00'	35.2644°
C9	24.11'	200.00'	35.2644°
C10	24.11'	200.00'	35.2644°
C11	24.11'	200.00'	35.2644°
C12	24.11'	200.00'	35.2644°
C13	24.11'	200.00'	35.2644°
C14	24.11'	200.00'	35.2644°
C15	24.11'	200.00'	35.2644°
C16	24.11'	200.00'	35.2644°
C17	24.11'	200.00'	35.2644°
C18	24.11'	200.00'	35.2644°
C19	24.11'	200.00'	35.2644°
C20	24.11'	200.00'	35.2644°
C21	24.11'	200.00'	35.2644°
C22	24.11'	200.00'	35.2644°
C23	24.11'	200.00'	35.2644°
C24	24.11'	200.00'	35.2644°
C25	24.11'	200.00'	35.2644°
C26	24.11'	200.00'	35.2644°
C27	24.11'	200.00'	35.2644°
C28	24.11'	200.00'	35.2644°
C29	24.11'	200.00'	35.2644°
C30	24.11'	200.00'	35.2644°
C31	24.11'	200.00'	35.2644°
C32	24.11'	200.00'	35.2644°
C33	24.11'	200.00'	35.2644°
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C35	24.11'	200.00'	35.2644°
C36	24.11'	200.00'	35.2644°
C37	24.11'	200.00'	35.2644°
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C44	24.11'	200.00'	35.2644°
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C47	24.11'	200.00'	35.2644°
C48	24.11'	200.00'	35.2644°
C49	24.11'	200.00'	35.2644°
C50	24.11'	200.00'	35.2644°
C51	24.11'	200.00'	35.2644°
C52	24.11'	200.00'	35.2644°
C53	24.11'	200.00'	35.2644°
C54	24.11'	200.00'	35.2644°
C55	24.11'	200.00'	35.2644°
C56	24.11'	200.00'	35.2644°
C57	24.11'	200.00'	35.2644°
C58	24.11'	200.00'	35.2644°
C59	24.11'	200.00'	35.2644°
C60	24.11'	200.00'	35.2644°
C61	24.11'	200.00'	35.2644°
C62	24.11'	200.00'	35.2644°
C63	24.11'	200.00'	35.2644°
C64	24.11'	200.00'	35.2644°
C65	24.11'	200.00'	35.2644°
C66	24.11'	200.00'	35.2644°
C67	24.11'	200.00'	35.2644°
C68	24.11'	200.00'	35.2644°
C69	24.11'	200.00'	35.2644°
C70	24.11'	200.00'	35.2644°
C71	24.11'	200.00'	35.2644°
C72	24.11'	200.00'	35.2644°
C73	24.11'	200.00'	35.2644°
C74	24.11'	200.00'	35.2644°
C75	24.11'	200.00'	35.2644°
C76	24.11'	200.00'	35.2644°
C77	24.11'	200.00'	35.2644°
C78	24.11'	200.00'	35.2644°
C79	24.11'	200.00'	35.2644°
C80	24.11'	200.00'	35.2644°
C81	24.11'	200.00'	35.2644°
C82	24.11'	200.00'	35.2644°
C83	24.11'	200.00'	35.2644°
C84	24.11'	200.00'	35.2644°
C85	24.11'	200.00'	35.2644°
C86	24.11'	200.00'	35.2644°
C87	24.11'	200.00'	35.2644°
C88	24.11'	200.00'	35.2644°
C89	24.11'	200.00'	35.2644°
C90	24.11'	200.00'	35.2644°
C91	24.11'	200.00'	35.2644°
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C93	24.11'	200.00'	35.2644°
C94	24.11'	200.00'	35.2644°
C95	24.11'	200.00'	35.2644°
C96	24.11'	200.00'	35.2644°
C97	24.11'	200.00'	35.2644°
C98	24.11'	200.00'	35.2644°
C99	24.11'	200.00'	35.2644°
C100	24.11'	200.00'	35.2644°

4000 SHEET  
 S 1111 PEBBLE BEACH COMPANY, AN 1981 RECORDED  
 K-2  
 DATE: MAR. 2011

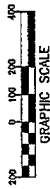
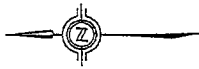
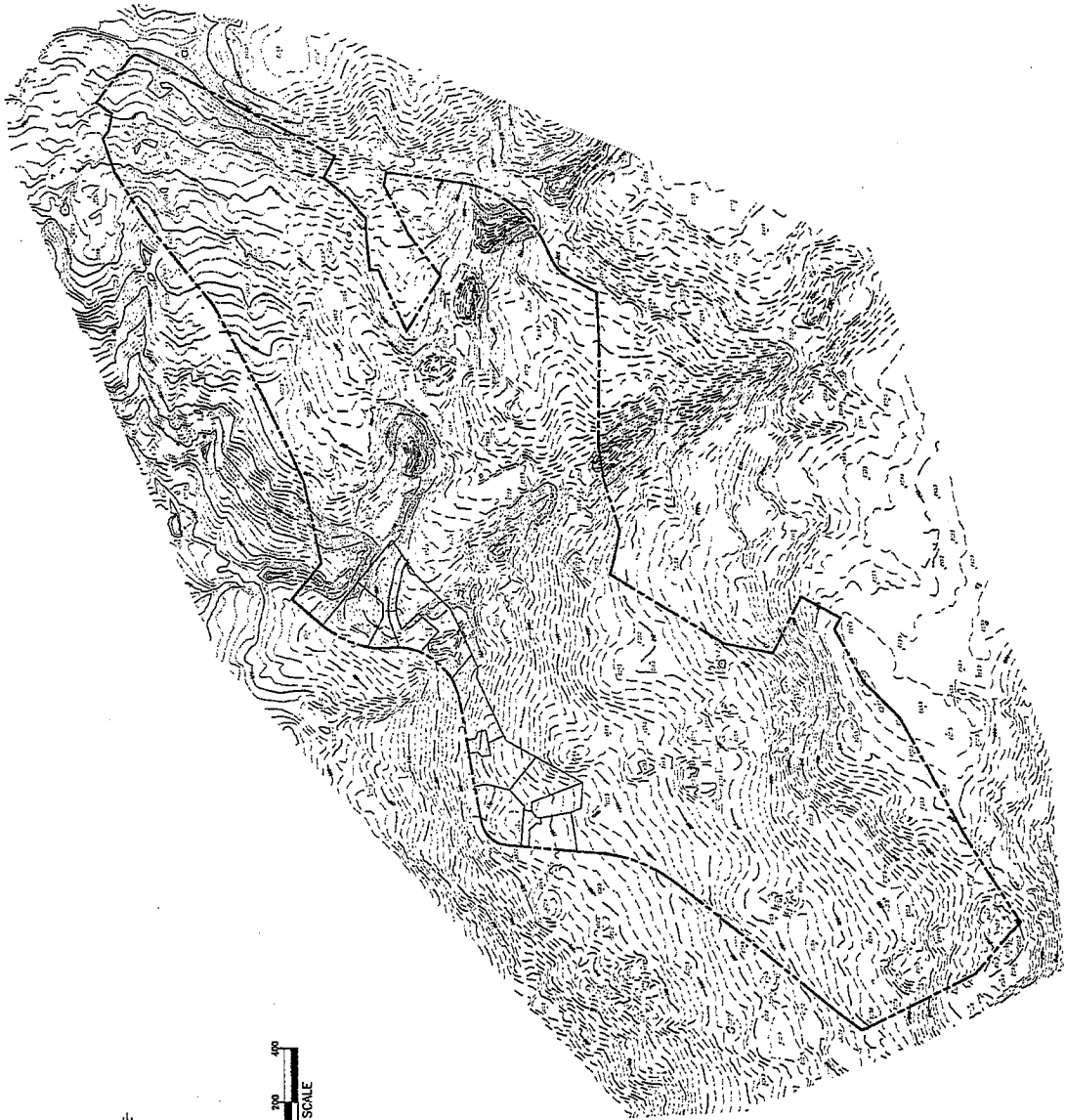
VESTING TENTATIVE MAP  
 DEL MONTE FOREST PLAN  
 AREA K  
 TENTATIVE MAP

PEBBLE BEACH COMPANY  
 100.000. THE PEBBLE BEACH COMPANY  
 CALIFORNIA 95011  
 (415) 424-9197  
 AN EQUAL OPPORTUNITY DEVELOPER  
 INTERNATIONAL REAL ESTATE CONFERENCE



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**AREA K SLOPE LEGEND**

SLOPE (%)	Symbol	Symbol	Symbol
0-5	(Symbol)	(Symbol)	(Symbol)
5-10	(Symbol)	(Symbol)	(Symbol)
10-15	(Symbol)	(Symbol)	(Symbol)
15-20	(Symbol)	(Symbol)	(Symbol)
20-25	(Symbol)	(Symbol)	(Symbol)
25-30	(Symbol)	(Symbol)	(Symbol)
30-35	(Symbol)	(Symbol)	(Symbol)
35-40	(Symbol)	(Symbol)	(Symbol)
40-45	(Symbol)	(Symbol)	(Symbol)
45-50	(Symbol)	(Symbol)	(Symbol)
50-55	(Symbol)	(Symbol)	(Symbol)
55-60	(Symbol)	(Symbol)	(Symbol)
60-65	(Symbol)	(Symbol)	(Symbol)
65-70	(Symbol)	(Symbol)	(Symbol)
70-75	(Symbol)	(Symbol)	(Symbol)
75-80	(Symbol)	(Symbol)	(Symbol)
80-85	(Symbol)	(Symbol)	(Symbol)
85-90	(Symbol)	(Symbol)	(Symbol)
90-95	(Symbol)	(Symbol)	(Symbol)
95-100	(Symbol)	(Symbol)	(Symbol)

DRIVING RANGE  
SLOPE DENSITY

DRIVING RANGE: 100 FT. PER 1% SLOPE  
SLOPE DENSITY: 100 FT. PER 1% SLOPE

DRIVING RANGE: 100 FT. PER 1% SLOPE  
SLOPE DENSITY: 100 FT. PER 1% SLOPE

DRIVING RANGE: 100 FT. PER 1% SLOPE  
SLOPE DENSITY: 100 FT. PER 1% SLOPE

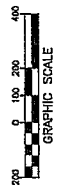
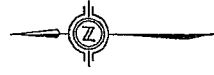
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**PEBBLE BEACH COMPANY**  
P.O. BOX 1847 PEBBLE BEACH, CALIFORNIA 93953

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**VESTING TENTATIVE MAP**  
DEL MONTE FOREST PLAN  
**AREA K**  
SLOPE ANALYSIS MAP

**K-3**  
DATE: MAR. 2011



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**VESTING TENTATIVE MAP**  
DEL MONTE FOREST PLAN

AREA K  
AERIAL OVERLAY

**PEBBLE BEACH COMPANY**  
P.O. BOX 110, PEBBLE BEACH, CALIFORNIA 93953  
831.648.8877

PREPARED BY: J. J. HARRIS, JR., PEPPER, HARRIS & ASSOCIATES, INC.  
ARCHITECTS, ENGINEERS, PLANNERS, ENVIRONMENTAL SCIENTISTS & CONSTRUCTION MANAGERS



**K-4**

DATE: MAY 2011



### SUBDIVIDER'S STATEMENT

- EXISTING ZONING: PROPOSED ZONING: MAP (CZ) AND (CZ) AND (CZ) AND (CZ) REMARKS
- EXISTING LOTS: PROPOSED LOTS: 1-UNIT/ACRE RESIDENTIAL 3-UNIT/ACRE AND FOREST OPEN SPACE AND RESIDENTIAL LOTS TO BE SOLD AS LOTS WITHOUT HOMES.
- EROSION CONTROL SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF COUNTY EROSION CONTROL REGULATIONS (CHAPTER 18.12).
- PROPOSED WATER SUPPLY BY CALIFORNIA AMERICAN WATER SUPPLY COMPANY (PREFERRED SERVICE) OR PEPPER BEACH COMMUNITY SERVICES DISTRICT.
- TREES TO BE REMOVED ARE INDICATED FOR AND INDICATED PRESIDENT TO THE FOREST MANAGEMENT PLAN PREPARED FOR THE DEL WHITE FOREST PLAN.
- PROPOSED PUBLIC AREAS AND SCenic EXHIBITS ARE AS SHOWN ON TENTATIVE MAP.
- PROPOSED HEIGHT OF STRUCTURES IS SHOWN WHERE APPLICABLE.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- PEPPER BEACH FIRE DEPARTMENT NOTES:

- ALL THE PROPOSED LOTS SHALL BE 25'-45' WIDE AND ONE (1) FT. DEEP. ALL LOT CORNERS SHALL BE CORNER 375 FEET OR EQUIVALENT.
- ALL LOTS SHALL BE SUBJECT TO ALL THE DEPARTMENT RECOMMENDATIONS SHALL BE SUBJECT TO DEPARTMENT APPROVAL BY THE TIME.
- ALL THE STREAMS SHALL FLOW AT A MINIMUM OF 1000 GPM.
- ALL LOT PROPOSED SHALL BE INSTALLED AND MADE FULLY OPERATIONAL PRIOR TO SALE OF ANY LOTS.
- PROPOSED LOTS SHALL BE DETERMINED PRIOR TO SALE OF ANY LOTS.
- SIZE OF ANY LOTS.
- NO RESIDENTIAL LOTS WITHIN A FLOOD HAZARD ZONE, A PORTION OF PRESERVATION PARCELS 9 AND PARCEL F ARE WITHIN A FLOOD HAZARD ZONE, MAP, APRIL 2004.
- THIS SUBDIVISION IS A PRIVATE ACCESS SUBDIVISION.
- ALL ROAD IMPROVEMENTS SHALL BE PRIVATE.
- PERMITS AND RECORD FOR SEWER SERVICE RECORDED IN RED. 1160, PAGE 289.
- SEE THE DEL WHITE FOREST PLAN PRELIMINARY DRAINAGE REPORT.
- SEE THE DEL WHITE FOREST PLAN PRELIMINARY DRAINAGE REPORT.

### SOLAR ACCESS STATEMENT

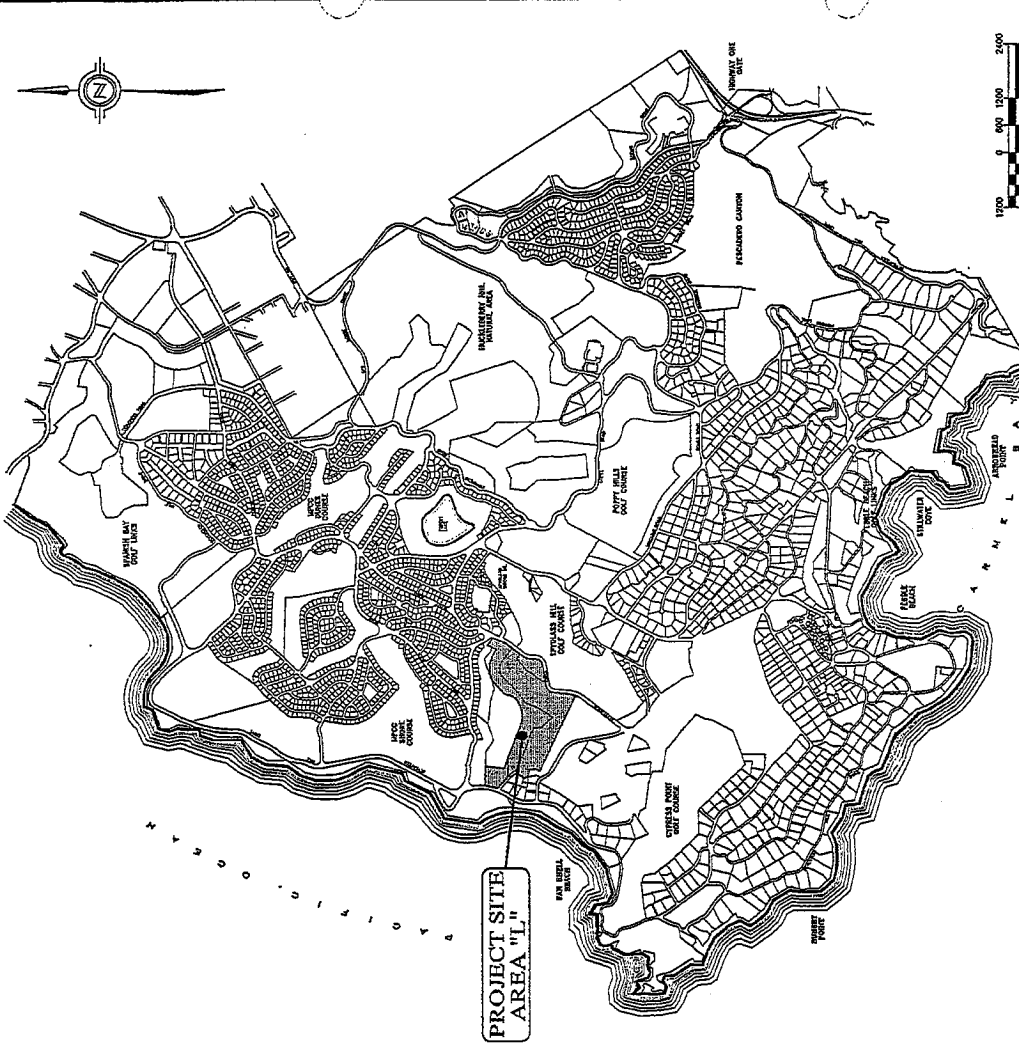
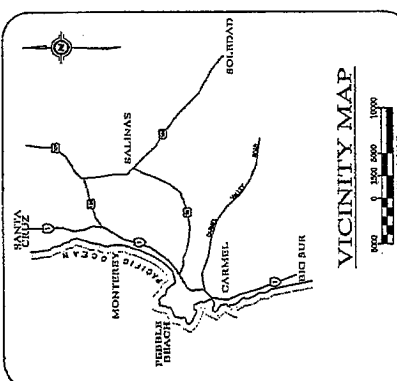
- LOTS ARE INDICATED IN BOLD FONT INDICATING WHICH LOTS SOLAR STRUCTURES AFFECTING SOLAR ACCESS. THE DESIGN OF LOT SIZE, AND SPACING FOR SOLAR PANELS, HEATING OR COOLING, SUCH AS EAST, WEST ALIGNMENT FOR SOLAR PANELS, OR ALIGNMENT TO TAKE ADVANTAGE OF SHADE OR OTHER FACTORS.
- THOSE CALLED OUT (IN SOLAR PANELS) IN THE AREA ARE NOT CONSIDERED OF WINDSCREEN USE OF SOLAR ENERGY DEVICE. SINCE THE SITE IS DOMINATED BY THE WINDSCREEN WITH DELIVERED IMPACT.

### RESIDENTIAL LOT DATA

LOT 1	RESIDENTIAL LOT	0.41 ACRES
LOT 2	RESIDENTIAL LOT	0.41 ACRES
LOT 3	RESIDENTIAL LOT	0.41 ACRES
LOT 4	RESIDENTIAL LOT	0.41 ACRES
LOT 5	RESIDENTIAL LOT	0.41 ACRES
LOT 6	RESIDENTIAL LOT	0.41 ACRES
LOT 7	RESIDENTIAL LOT	0.41 ACRES
LOT 8	RESIDENTIAL LOT	0.41 ACRES
LOT 9	RESIDENTIAL LOT	0.41 ACRES
LOT 10	RESIDENTIAL LOT	0.41 ACRES
LOT 11	RESIDENTIAL LOT	0.41 ACRES
LOT 12	RESIDENTIAL LOT	0.41 ACRES
LOT 13	RESIDENTIAL LOT	0.41 ACRES
LOT 14	RESIDENTIAL LOT	0.41 ACRES
LOT 15	RESIDENTIAL LOT	0.41 ACRES
LOT 16	RESIDENTIAL LOT	0.41 ACRES
LOT 17	RESIDENTIAL LOT	0.41 ACRES
LOT 18	RESIDENTIAL LOT	0.41 ACRES
LOT 19	RESIDENTIAL LOT	0.41 ACRES
LOT 20	RESIDENTIAL LOT	0.41 ACRES
LOT 21	RESIDENTIAL LOT	0.41 ACRES
LOT 22	RESIDENTIAL LOT	0.41 ACRES
LOT 23	RESIDENTIAL LOT	0.41 ACRES
LOT 24	RESIDENTIAL LOT	0.41 ACRES
LOT 25	RESIDENTIAL LOT	0.41 ACRES
LOT 26	RESIDENTIAL LOT	0.41 ACRES
LOT 27	RESIDENTIAL LOT	0.41 ACRES
LOT 28	RESIDENTIAL LOT	0.41 ACRES
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LOT 30	RESIDENTIAL LOT	0.41 ACRES
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LOT 49	RESIDENTIAL LOT	0.41 ACRES
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LOT 53	RESIDENTIAL LOT	0.41 ACRES
LOT 54	RESIDENTIAL LOT	0.41 ACRES
LOT 55	RESIDENTIAL LOT	0.41 ACRES
LOT 56	RESIDENTIAL LOT	0.41 ACRES
LOT 57	RESIDENTIAL LOT	0.41 ACRES
LOT 58	RESIDENTIAL LOT	0.41 ACRES
LOT 59	RESIDENTIAL LOT	0.41 ACRES
LOT 60	RESIDENTIAL LOT	0.41 ACRES
LOT 61	RESIDENTIAL LOT	0.41 ACRES
LOT 62	RESIDENTIAL LOT	0.41 ACRES
LOT 63	RESIDENTIAL LOT	0.41 ACRES
LOT 64	RESIDENTIAL LOT	0.41 ACRES
LOT 65	RESIDENTIAL LOT	0.41 ACRES
LOT 66	RESIDENTIAL LOT	0.41 ACRES
LOT 67	RESIDENTIAL LOT	0.41 ACRES
LOT 68	RESIDENTIAL LOT	0.41 ACRES
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LOT 70	RESIDENTIAL LOT	0.41 ACRES
LOT 71	RESIDENTIAL LOT	0.41 ACRES
LOT 72	RESIDENTIAL LOT	0.41 ACRES
LOT 73	RESIDENTIAL LOT	0.41 ACRES
LOT 74	RESIDENTIAL LOT	0.41 ACRES
LOT 75	RESIDENTIAL LOT	0.41 ACRES
LOT 76	RESIDENTIAL LOT	0.41 ACRES
LOT 77	RESIDENTIAL LOT	0.41 ACRES
LOT 78	RESIDENTIAL LOT	0.41 ACRES
LOT 79	RESIDENTIAL LOT	0.41 ACRES
LOT 80	RESIDENTIAL LOT	0.41 ACRES
LOT 81	RESIDENTIAL LOT	0.41 ACRES
LOT 82	RESIDENTIAL LOT	0.41 ACRES
LOT 83	RESIDENTIAL LOT	0.41 ACRES
LOT 84	RESIDENTIAL LOT	0.41 ACRES
LOT 85	RESIDENTIAL LOT	0.41 ACRES
LOT 86	RESIDENTIAL LOT	0.41 ACRES
LOT 87	RESIDENTIAL LOT	0.41 ACRES
LOT 88	RESIDENTIAL LOT	0.41 ACRES
LOT 89	RESIDENTIAL LOT	0.41 ACRES
LOT 90	RESIDENTIAL LOT	0.41 ACRES
LOT 91	RESIDENTIAL LOT	0.41 ACRES
LOT 92	RESIDENTIAL LOT	0.41 ACRES
LOT 93	RESIDENTIAL LOT	0.41 ACRES
LOT 94	RESIDENTIAL LOT	0.41 ACRES
LOT 95	RESIDENTIAL LOT	0.41 ACRES
LOT 96	RESIDENTIAL LOT	0.41 ACRES
LOT 97	RESIDENTIAL LOT	0.41 ACRES
LOT 98	RESIDENTIAL LOT	0.41 ACRES
LOT 99	RESIDENTIAL LOT	0.41 ACRES
LOT 100	RESIDENTIAL LOT	0.41 ACRES

### RESIDENTIAL DATA

TOTAL	13.51 ACRES TO 0.89 ACRES
NUMBER OF PROPOSED LOTS:	134
LOT AVERAGE:	0.89 ACRES



### PROJECT SITE AREA "L"

### SHEET INDEX

L-1	CROSS SECTION, VERTICAL AND INFORMATION
L-2	VEGETATION AND SITE DATA
L-3	ASPH. OVERLAY MAP
L-4	FUEL MANAGEMENT PLAN

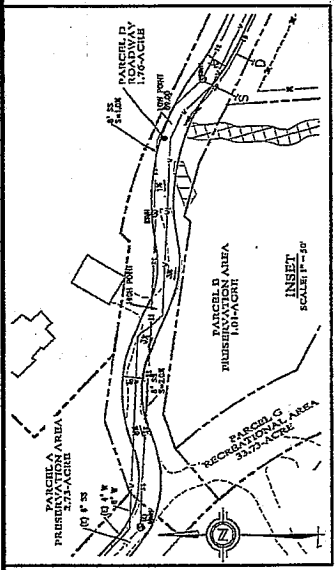
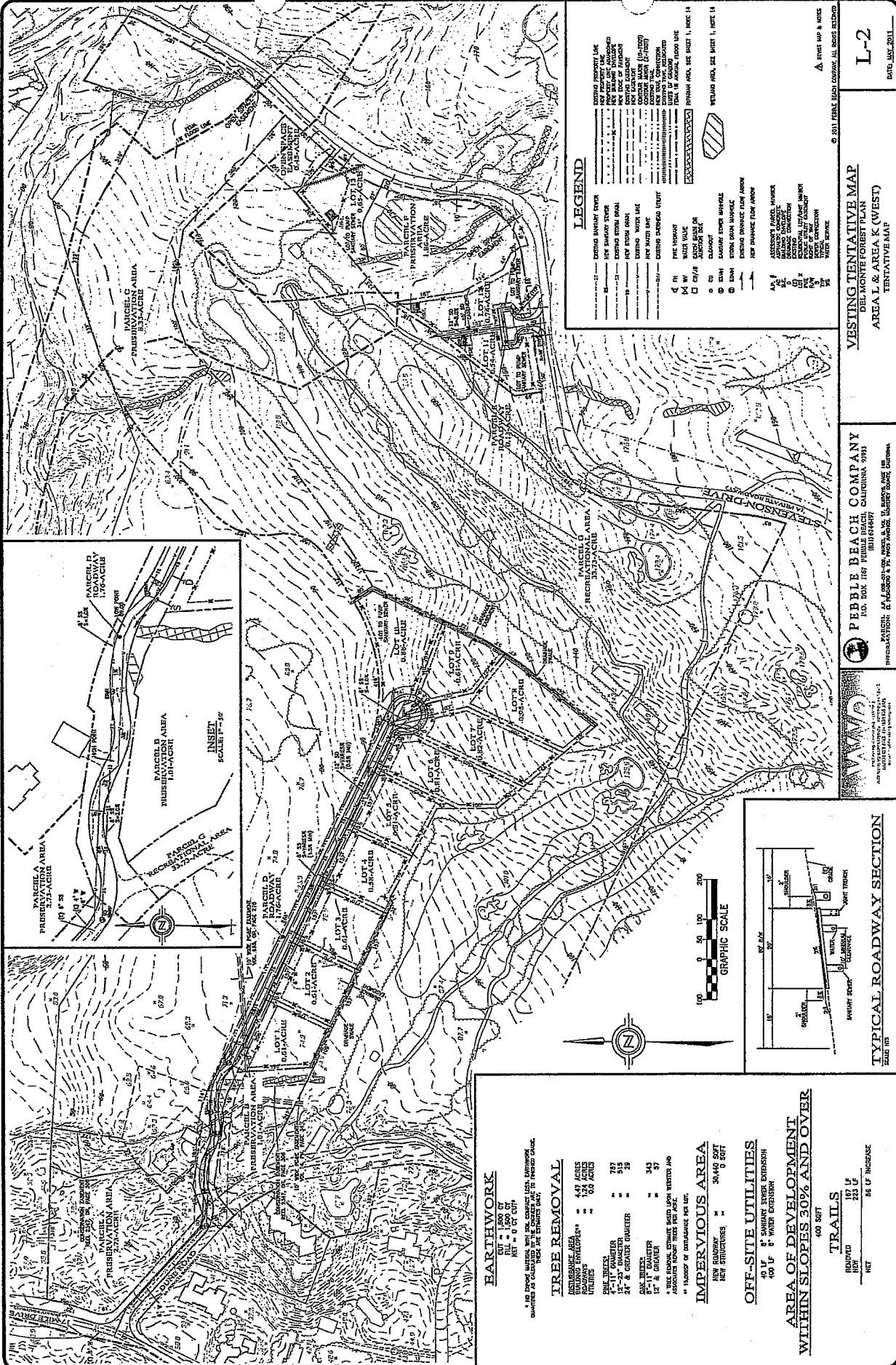
### OPEN SPACE SUMMARY

AREA	1.89 ACRES
PRESERVATION PARCELS:	0.17 ACRES
OPEN SPACE VARIANTS:	2.05 ACRES
AREA	12.07 ACRES
PRESERVATION PARCELS:	0.74 ACRES
OPEN SPACE VARIANTS:	12.28 ACRES
TOTAL	12.28 ACRES
TOTAL OF TOTAL GROSS AREA	


  
**PEBBLE BEACH COMPANY**  
 1001 BAY STREET, PEPPER BEACH, CALIFORNIA 92081  
 PROJECT: AREA L & AREA K (WEST)  
 INFORMATION: R. McCORMICK & P.P. HARRIS, PROJECT ENGINEER, CHICO, CALIFORNIA

**PROJECT SITE MAP**  
 SHEET NO. **L-1**  
 PREPARED BY: [Name]

**VESTING TENTATIVE MAP**  
 DEL WHITE FOREST PLAN  
 AREA L & AREA K (WEST)  
 VICINITY MAP - INFORMATION  
 DATE: JULY 2011



<b>EARTHWORK</b>	
CUT	1,000 CY
FILL	0 CY
NET	0 CY
* NO EXIST MATERIAL WITH SOIL CONTACT WITH UNDERLAYING QUANTITIES AS CALICULATED AND TO BE REMOVED.	
<b>TREE REMOVAL</b>	
PERMANENCE AREA	147 ACRES
PERMANENCE ENVELOPE**	124 ACRES
UNLINED	60 ACRES
DIAMETER	4" & GREATER
PERMANENCE AREA	702
PERMANENCE ENVELOPE**	514
UNLINED	23
DIAMETER	4" & GREATER
PERMANENCE AREA	343
PERMANENCE ENVELOPE**	251
UNLINED	91
DIAMETER	4" & GREATER
PERMANENCE AREA	140
PERMANENCE ENVELOPE**	100
UNLINED	30
DIAMETER	4" & GREATER
** MAJORITY OF DISTANCE PER LOT.	
<b>IMPERVIOUS AREA</b>	
NEW BUILDINGS	30,000 SQ FT
NEW DRIVEWAYS	500 SQ FT
<b>OFF-SITE UTILITIES</b>	
40 LF	6" SANDWICH TOWER EXTENSION
100 LF	4" WATER EXTENSION
<b>AREA OF DEVELOPMENT WITHIN SLOPES 30% AND OVER</b>	
400 SQ FT	
<b>TRAILS</b>	
ROADWAY	197 LF
NET	233 LF
	58 LF INCREASE

**LEGEND**

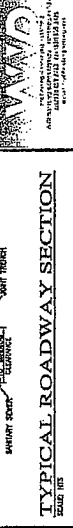
EXISTING PROPERTY LINE	NEW PROPERTY LINE
EXISTING EASEMENT	NEW EASEMENT
EXISTING ROAD	NEW ROAD
EXISTING DRIVEWAY	NEW DRIVEWAY
EXISTING WALKWAY	NEW WALKWAY
EXISTING BIKEWAY	NEW BIKEWAY
EXISTING FENCE	NEW FENCE
EXISTING UTILITY	NEW UTILITY
EXISTING DRAINAGE	NEW DRAINAGE
EXISTING WATERWAY	NEW WATERWAY
EXISTING STREAM	NEW STREAM
EXISTING POND	NEW POND
EXISTING LAKE	NEW LAKE
EXISTING SWAMP	NEW SWAMP
EXISTING MOUND	NEW MOUND
EXISTING HILL	NEW HILL
EXISTING VALLEY	NEW VALLEY
EXISTING CANYON	NEW CANYON
EXISTING GULCH	NEW GULCH
EXISTING RAVINE	NEW RAVINE
EXISTING CREEK	NEW CREEK
EXISTING RIVER	NEW RIVER
EXISTING OCEAN	NEW OCEAN
EXISTING BEACH	NEW BEACH
EXISTING SAND DUNE	NEW SAND DUNE
EXISTING CLIFF	NEW CLIFF
EXISTING ROCK	NEW ROCK
EXISTING TREE	NEW TREE
EXISTING SHRUB	NEW SHRUB
EXISTING GRASS	NEW GRASS
EXISTING SOIL	NEW SOIL
EXISTING VEGETATION	NEW VEGETATION
EXISTING WOOD	NEW WOOD
EXISTING FURNITURE	NEW FURNITURE
EXISTING STRUCTURE	NEW STRUCTURE
EXISTING WALL	NEW WALL
EXISTING FENCE	NEW FENCE
EXISTING GATE	NEW GATE
EXISTING SIGN	NEW SIGN
EXISTING LIGHT	NEW LIGHT
EXISTING POWER	NEW POWER
EXISTING WATER	NEW WATER
EXISTING GAS	NEW GAS
EXISTING TELEPHONE	NEW TELEPHONE
EXISTING CABLE	NEW CABLE
EXISTING FIBER	NEW FIBER
EXISTING SATELLITE	NEW SATELLITE
EXISTING ANTENNA	NEW ANTENNA
EXISTING RADAR	NEW RADAR
EXISTING LIDAR	NEW LIDAR
EXISTING GPS	NEW GPS
EXISTING DRONE	NEW DRONE
EXISTING ROBOT	NEW ROBOT
EXISTING AI	NEW AI
EXISTING BLOCKCHAIN	NEW BLOCKCHAIN
EXISTING QUANTUM	NEW QUANTUM
EXISTING NANOTECH	NEW NANOTECH
EXISTING BIOTECH	NEW BIOTECH
EXISTING NANOMATERIALS	NEW NANOMATERIALS
EXISTING NANOFABRICATION	NEW NANOFABRICATION
EXISTING NANOSYSTEMS	NEW NANOSYSTEMS
EXISTING NANOSCIENCE	NEW NANOSCIENCE
EXISTING NANOTECHNOLOGY	NEW NANOTECHNOLOGY
EXISTING NANOMEDICINE	NEW NANOMEDICINE
EXISTING NANOBIOLOGY	NEW NANOBIOLOGY
EXISTING NANOCHEMISTRY	NEW NANOCHEMISTRY
EXISTING NANOPHYSICS	NEW NANOPHYSICS
EXISTING NANOMECHANICS	NEW NANOMECHANICS
EXISTING NANOELECTRONICS	NEW NANOELECTRONICS
EXISTING NANOPTICS	NEW NANOPTICS
EXISTING NANOMATERIALS	NEW NANOMATERIALS
EXISTING NANOFABRICATION	NEW NANOFABRICATION
EXISTING NANOSYSTEMS	NEW NANOSYSTEMS
EXISTING NANOSCIENCE	NEW NANOSCIENCE
EXISTING NANOTECHNOLOGY	NEW NANOTECHNOLOGY
EXISTING NANOMEDICINE	NEW NANOMEDICINE
EXISTING NANOBIOLOGY	NEW NANOBIOLOGY
EXISTING NANOCHEMISTRY	NEW NANOCHEMISTRY
EXISTING NANOPHYSICS	NEW NANOPHYSICS
EXISTING NANOMECHANICS	NEW NANOMECHANICS
EXISTING NANOELECTRONICS	NEW NANOELECTRONICS
EXISTING NANOPTICS	NEW NANOPTICS
EXISTING NANOMATERIALS	NEW NANOMATERIALS

**VESTING TENTATIVE MAP**  
DELAWARE FOREST PLAN  
AREA I & AREA K (WEST)  
TENTATIVE PLAN

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A WEST MAP & MORE  
DATE: MAY 2011

**PEBBLE BEACH COMPANY**  
CORPORATION, 1979  
165, 504 1ST FLOOR  
(813) 844-8897

PREPARED BY: E. FOLEY & P. FOLEY ARCHITECTS, LANDSCAPE ARCHITECTS, CHARLOTTE, NORTH CAROLINA

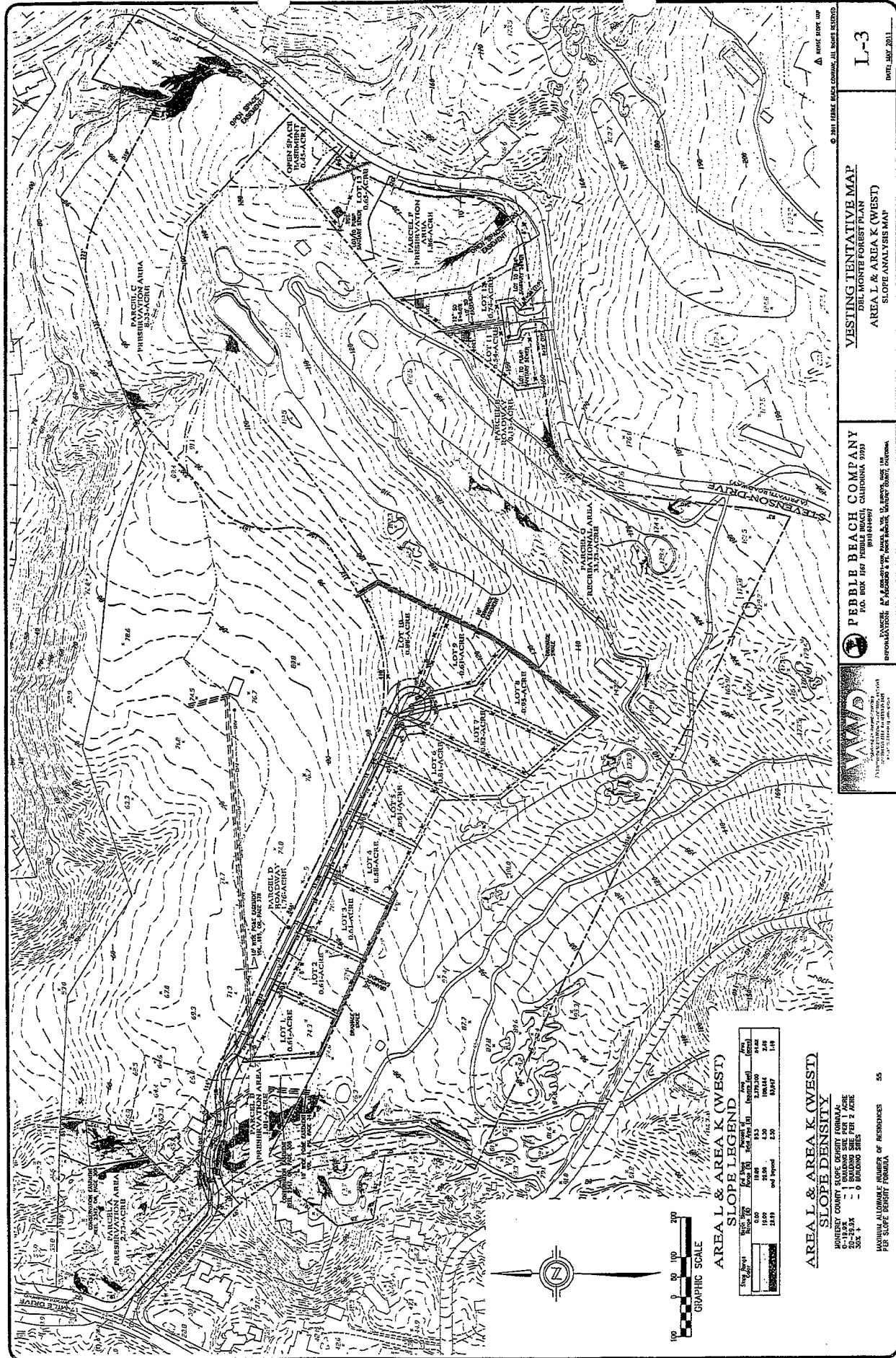


**AREA OF DEVELOPMENT WITHIN SLOPES 30% AND OVER**

400 SQ FT

**TRAILS**

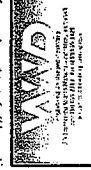
ROADWAY 197 LF  
NET 233 LF  
58 LF INCREASE



**L-3**  
DATE: MAR. 2011

**VESTING TENTATIVE MAP**  
DEL MONTE FOREST PLAN  
AREA L & AREA K (WEST)  
SLOPE ANALYSIS MAP

**PEBBLE BEACH COMPANY**  
PO. BOX 187 TEBULA BEACH, CALIFORNIA 93931  
COMMERCIAL DESIGN AND CONSTRUCTION  
PARENTS: 45 WOODSIDE BL., MARBLEHEAD, MASS. 01947  
REPRESENTATIVE: E. MCCRACKEN & CO., 1010 BROADWAY, NEW YORK, NY 10018



Area	Slope	Area (Ac)	Residential Units
Area L	5-10%	1.0	15
	11-15%	0.5	8
	16-20%	0.5	8
Area K (West)	5-10%	1.0	15
	11-15%	0.5	8
	16-20%	0.5	8

**AREA L & AREA K (WEST)  
SLOPE LEGEND**

**AREA L & AREA K (WEST)  
SLOPE DENSITY**

WAD COUNTY SLOPE DENSITY PROVISIONS:  
5-10% SLOPE: ONE BUILDING UNIT PER 2 ACRES  
11-15% SLOPE: ONE BUILDING UNIT PER 3 ACRES  
16-20% SLOPE: ONE BUILDING UNIT PER 4 ACRES  
MAXIMUM ALLOWABLE NUMBER OF RESIDENCES PER SLOPE DENSITY PROVISION: 55

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**SUBDIVIDER'S STATEMENT**

1. THIS SUBDIVISION IS BEING SUBMITTED TO THE COUNTY OF MONTEREY FOR RECORDATION IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 15.12, ARTICLE 15 OF THE GOVERNMENT CODE, AND THE PROVISIONS OF CHAPTER 15.12, ARTICLE 15 OF THE GOVERNMENT CODE, AND THE PROVISIONS OF CHAPTER 15.12, ARTICLE 15 OF THE GOVERNMENT CODE.
2. THE SUBDIVISION IS BEING SUBMITTED TO THE COUNTY OF MONTEREY FOR RECORDATION IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 15.12, ARTICLE 15 OF THE GOVERNMENT CODE, AND THE PROVISIONS OF CHAPTER 15.12, ARTICLE 15 OF THE GOVERNMENT CODE, AND THE PROVISIONS OF CHAPTER 15.12, ARTICLE 15 OF THE GOVERNMENT CODE.
3. THE SUBDIVISION IS BEING SUBMITTED TO THE COUNTY OF MONTEREY FOR RECORDATION IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 15.12, ARTICLE 15 OF THE GOVERNMENT CODE, AND THE PROVISIONS OF CHAPTER 15.12, ARTICLE 15 OF THE GOVERNMENT CODE, AND THE PROVISIONS OF CHAPTER 15.12, ARTICLE 15 OF THE GOVERNMENT CODE.
4. THE SUBDIVISION IS BEING SUBMITTED TO THE COUNTY OF MONTEREY FOR RECORDATION IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 15.12, ARTICLE 15 OF THE GOVERNMENT CODE, AND THE PROVISIONS OF CHAPTER 15.12, ARTICLE 15 OF THE GOVERNMENT CODE, AND THE PROVISIONS OF CHAPTER 15.12, ARTICLE 15 OF THE GOVERNMENT CODE.
5. THE SUBDIVISION IS BEING SUBMITTED TO THE COUNTY OF MONTEREY FOR RECORDATION IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 15.12, ARTICLE 15 OF THE GOVERNMENT CODE, AND THE PROVISIONS OF CHAPTER 15.12, ARTICLE 15 OF THE GOVERNMENT CODE, AND THE PROVISIONS OF CHAPTER 15.12, ARTICLE 15 OF THE GOVERNMENT CODE.
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**SOLAR ACCESS STATEMENT**

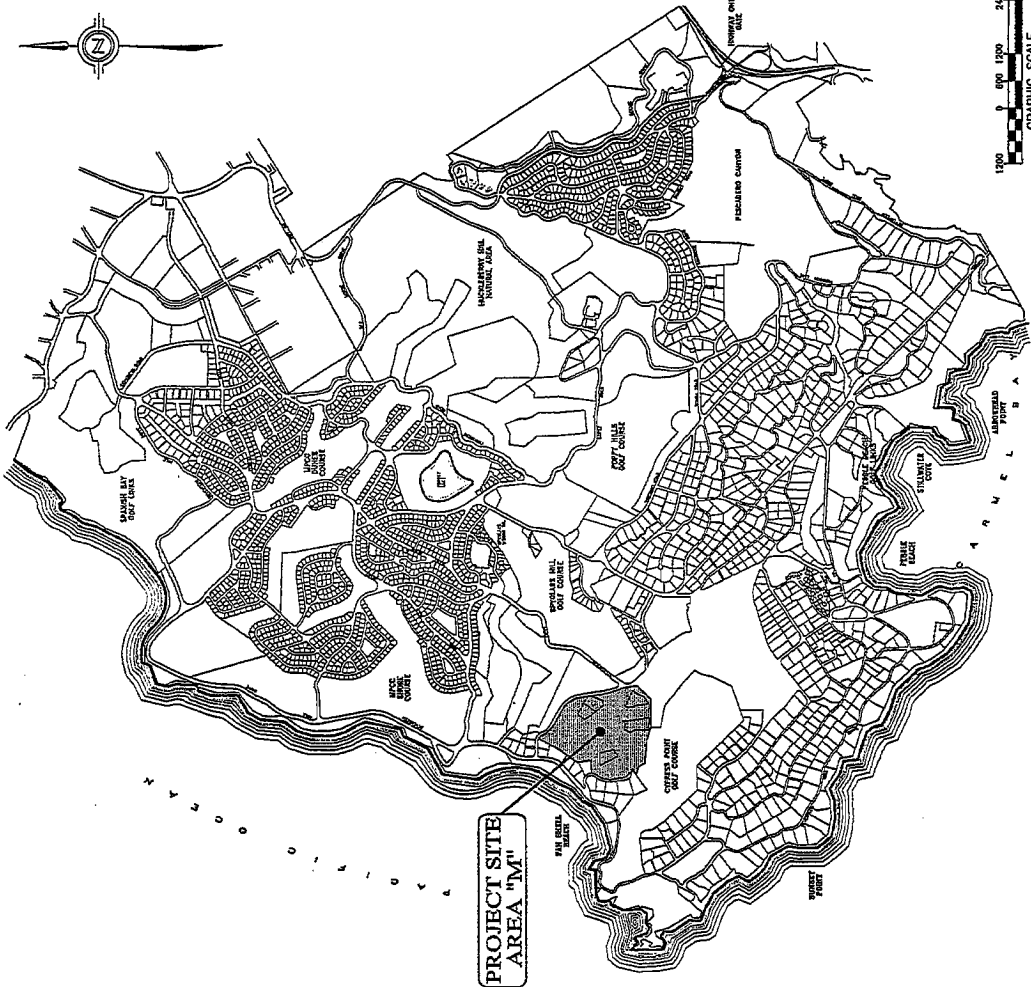
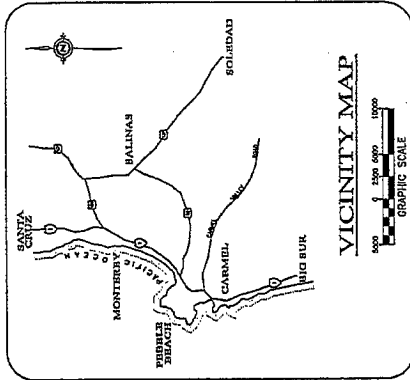
1. THIS SUBDIVISION IS BEING SUBMITTED TO THE COUNTY OF MONTEREY FOR RECORDATION IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 15.12, ARTICLE 15 OF THE GOVERNMENT CODE, AND THE PROVISIONS OF CHAPTER 15.12, ARTICLE 15 OF THE GOVERNMENT CODE, AND THE PROVISIONS OF CHAPTER 15.12, ARTICLE 15 OF THE GOVERNMENT CODE.
2. THIS SUBDIVISION IS BEING SUBMITTED TO THE COUNTY OF MONTEREY FOR RECORDATION IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 15.12, ARTICLE 15 OF THE GOVERNMENT CODE, AND THE PROVISIONS OF CHAPTER 15.12, ARTICLE 15 OF THE GOVERNMENT CODE, AND THE PROVISIONS OF CHAPTER 15.12, ARTICLE 15 OF THE GOVERNMENT CODE.

**LOT DATA**

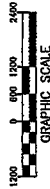
LOT 1 - HOTEL	16.78 ACRES
PANEL 5 - RESERVATION	34.18 ACRES
GROSS PROJECT AREA	51.06 ACRES

**OPEN SPACE SUMMARY**

TOTAL PRESERVATION: 34.17 ACRES  
 PERCENT OF TOTAL GROSS AREA: 66.9%



PROJECT SITE MAP



DATE: MAY 2011

MH-1

VESTING TENTATIVE PARCEL MAP  
 DEL MONTE FOREST PLAN  
 AREA M - SPY GLASS HOTEL  
 VICINITY MAP / INFORMATION

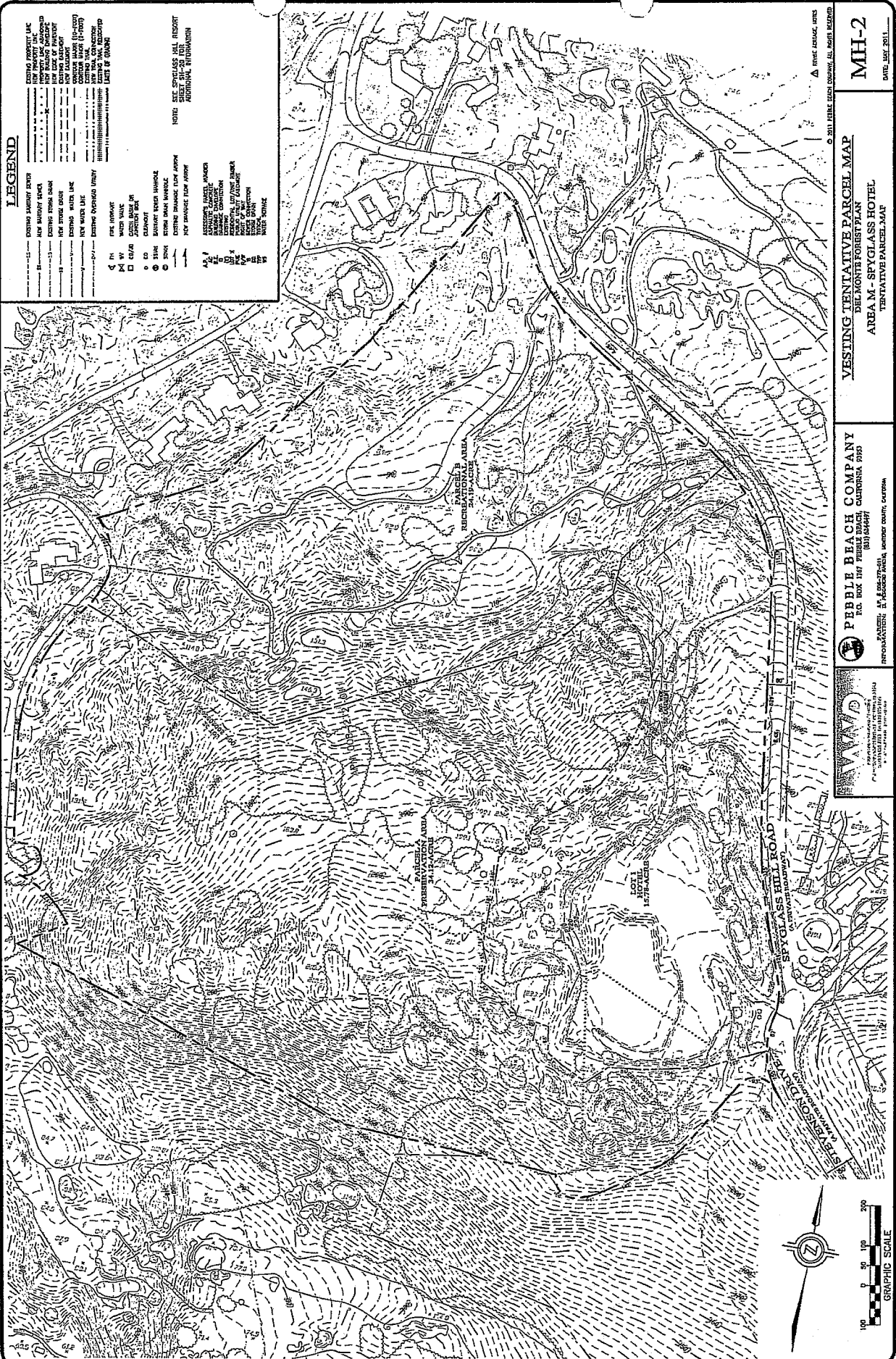
PEBBLE BEACH COMPANY  
 1401 WOODBINE DRIVE  
 PEPPER HARBOR, CALIFORNIA 94065  
 (415) 460-0000



**LEGEND**

- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- EXISTING BOUNDARY LINE
- NEW BOUNDARY LINE
- EXISTING STREET CENTERLINE
- NEW STREET CENTERLINE
- EXISTING WATER LINE
- NEW WATER LINE
- EXISTING OVERHEAD UTILITY
- NEW OVERHEAD UTILITY
- FIRE HYDRANT
- WATER MAIN
- SEWER LINE
- GAS LINE
- ELECTRIC LINE
- STORM DRAIN
- CATCHMENT BASIN
- SEWAGE TREATMENT PLANT
- STORM DRAIN INLET
- STORM DRAIN OUTLET
- FIRE HYDRANT
- WATER MAIN
- SEWER LINE
- GAS LINE
- ELECTRIC LINE
- STORM DRAIN
- CATCHMENT BASIN
- SEWAGE TREATMENT PLANT
- STORM DRAIN INLET
- STORM DRAIN OUTLET

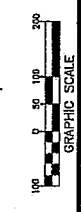
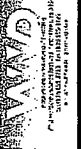
**NOTES**  
 SEE SPECIFICS SHEET RESORT  
 ADDITIONAL INFORMATION



**MH-2**  
 DATE: MAY 2011

**VESTING TENTATIVE PARCEL MAP**  
 SHEET NO. 1

**PEBBLE BEACH COMPANY**  
 P.O. BOX 1177 PEPPERVINE, CALIFORNIA 92383  
 (951) 854-8477



**AREA M SLOPE LEGEND**

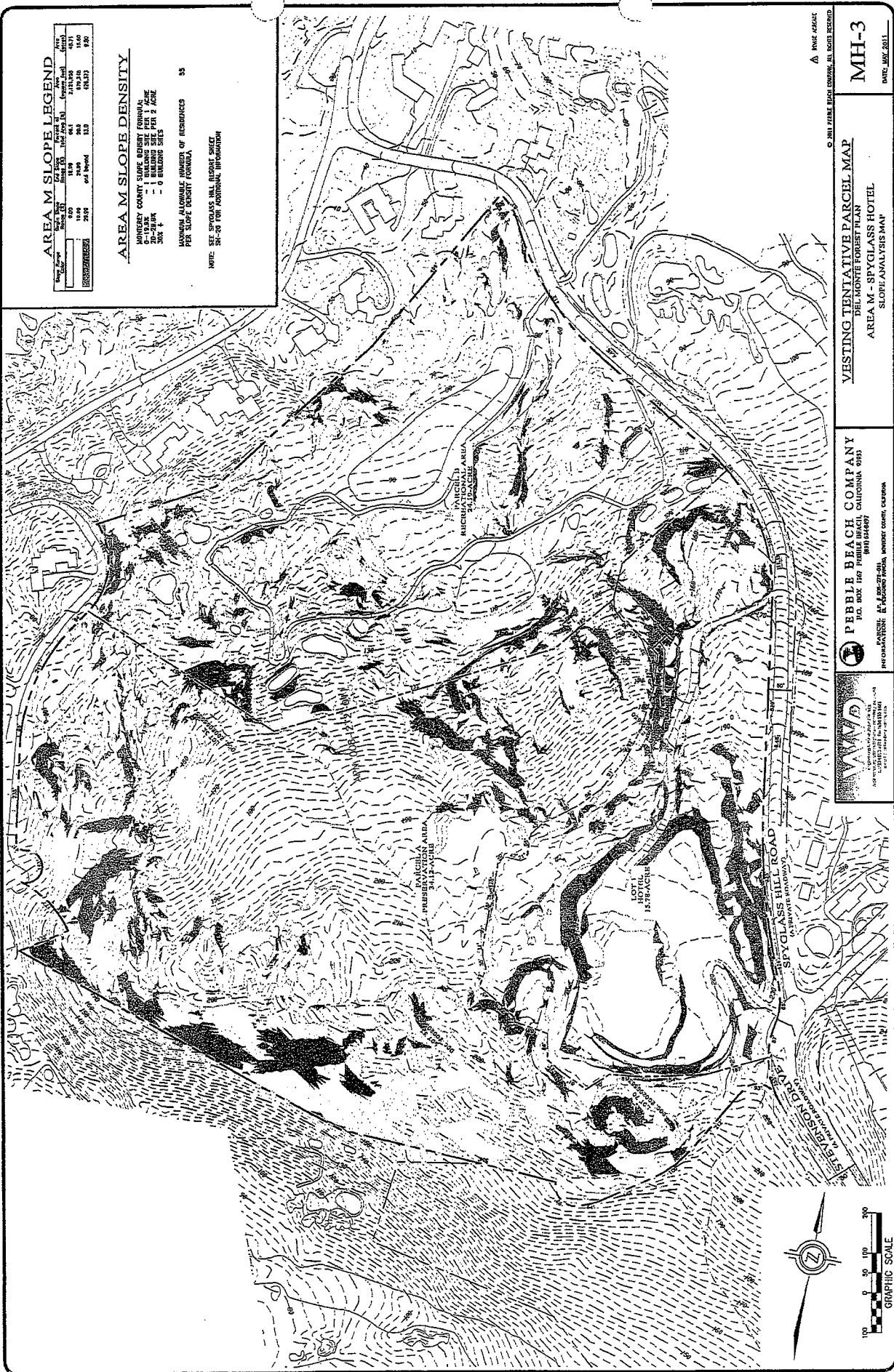
Slope	Symbol	Area	Area	Area
0-10%	(Symbol)	10.00	10.00	10.00
10-15%	(Symbol)	10.00	10.00	10.00
15-20%	(Symbol)	10.00	10.00	10.00
20-25%	(Symbol)	10.00	10.00	10.00
25-30%	(Symbol)	10.00	10.00	10.00
30-35%	(Symbol)	10.00	10.00	10.00
35-40%	(Symbol)	10.00	10.00	10.00
40-45%	(Symbol)	10.00	10.00	10.00
45-50%	(Symbol)	10.00	10.00	10.00
50-55%	(Symbol)	10.00	10.00	10.00
55-60%	(Symbol)	10.00	10.00	10.00
60-65%	(Symbol)	10.00	10.00	10.00
65-70%	(Symbol)	10.00	10.00	10.00
70-75%	(Symbol)	10.00	10.00	10.00
75-80%	(Symbol)	10.00	10.00	10.00
80-85%	(Symbol)	10.00	10.00	10.00
85-90%	(Symbol)	10.00	10.00	10.00
90-95%	(Symbol)	10.00	10.00	10.00
95-100%	(Symbol)	10.00	10.00	10.00

**AREA M SLOPE DENSITY**

MONTEREY COUNTY SLOPE DENSITY FORMULA:  
 0-10% - 1 BUILDING SITE PER 1 ACRE  
 10-15% - 1 BUILDING SITE PER 2 ACRES  
 15-20% - 1 BUILDING SITE PER 3 ACRES  
 20-25% - 1 BUILDING SITE PER 4 ACRES  
 25-30% - 1 BUILDING SITE PER 5 ACRES  
 30-35% - 1 BUILDING SITE PER 6 ACRES  
 35-40% - 1 BUILDING SITE PER 7 ACRES  
 40-45% - 1 BUILDING SITE PER 8 ACRES  
 45-50% - 1 BUILDING SITE PER 9 ACRES  
 50-55% - 1 BUILDING SITE PER 10 ACRES  
 55-60% - 1 BUILDING SITE PER 11 ACRES  
 60-65% - 1 BUILDING SITE PER 12 ACRES  
 65-70% - 1 BUILDING SITE PER 13 ACRES  
 70-75% - 1 BUILDING SITE PER 14 ACRES  
 75-80% - 1 BUILDING SITE PER 15 ACRES  
 80-85% - 1 BUILDING SITE PER 16 ACRES  
 85-90% - 1 BUILDING SITE PER 17 ACRES  
 90-95% - 1 BUILDING SITE PER 18 ACRES  
 95-100% - 1 BUILDING SITE PER 19 ACRES

NUMBER ALLOWABLE NUMBER OF RESIDENCES PER SLOPE DENSITY FORMULA: 55

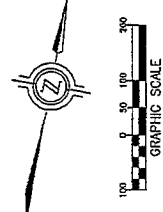
NOTE: SEE SPECIFICATIONS, BEFORE SHEET 20-20 FOR ADDITIONAL INFORMATION

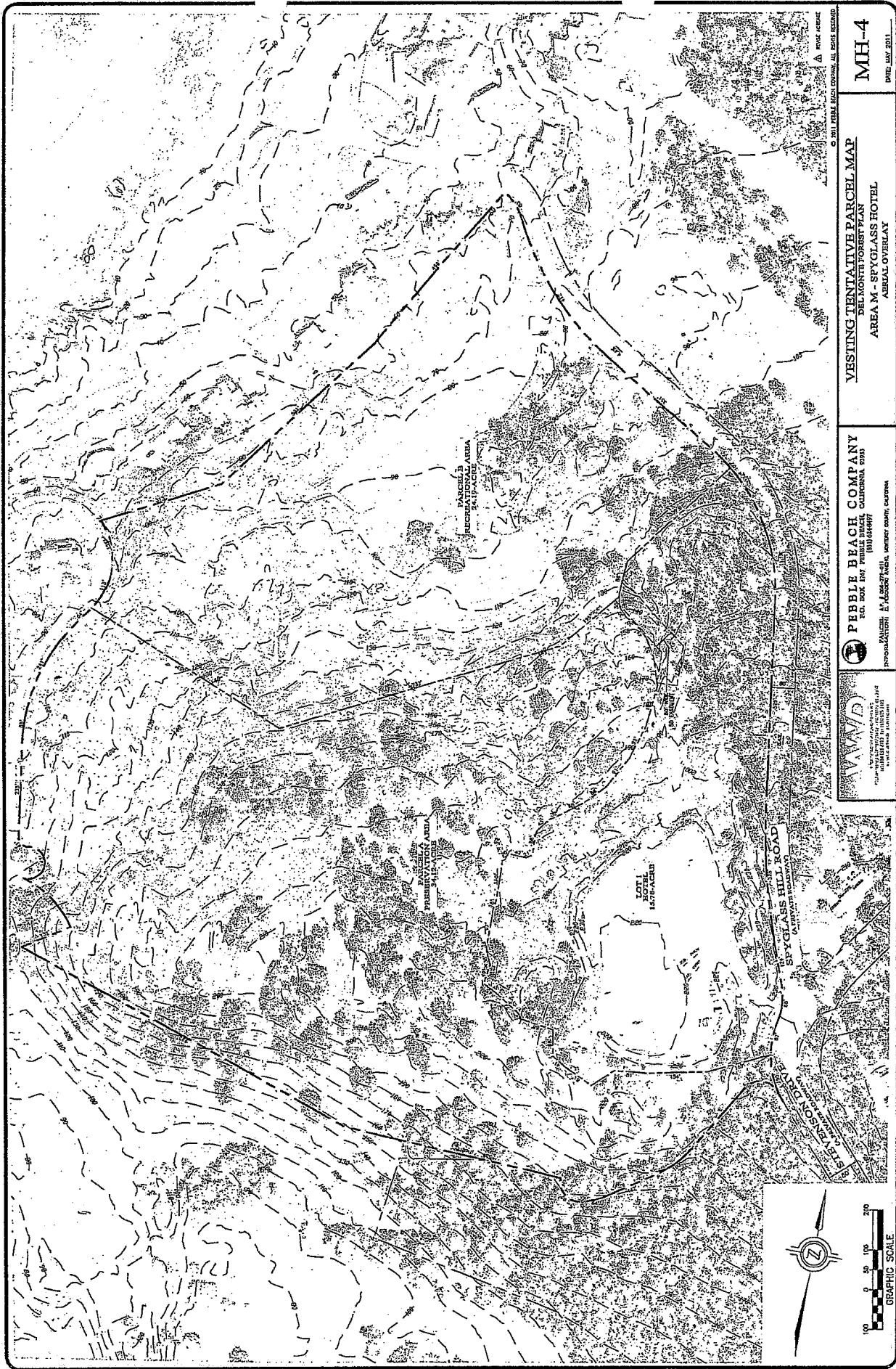


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 MH-3  
 DATE: MAY 2011

VESTING TENTATIVE PARCEL MAP  
 DEL MONTE FOREST PLAN  
 AREA M - SPYGLASS HOTEL  
 SLOPE ANALYSIS MAP

PEBBLE BEACH COMPANY  
 P.O. BOX 1567 PEBBLE BEACH, CALIFORNIA 93955  
 (408) 466-4667  
 PARCEL: 15-002-021-011  
 INFORMATION: 15-002-021-011 MONTEREY COUNTY, CALIFORNIA

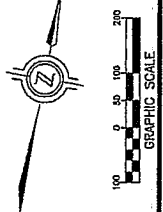




MH-4  
DATE: MAY 2011

**VESTING TENTATIVE PARCEL MAP**  
 BELLA VISTA FOREST PLAN  
 AREA M - STYGLASS HOTEL  
 AERIAL OVERLAY

**PEBBLE BEACH COMPANY**  
 260 FOX HAVEN DRIVE  
 CAROLINA, 29513  
 (813) 844-8877  
 PROJECT: A-135627-01  
 PREPARED BY: A. HASSON (ARCHITECT), J. WATSON (ENGINEER)

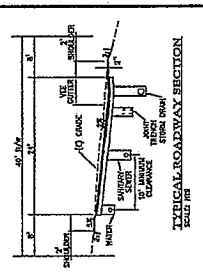
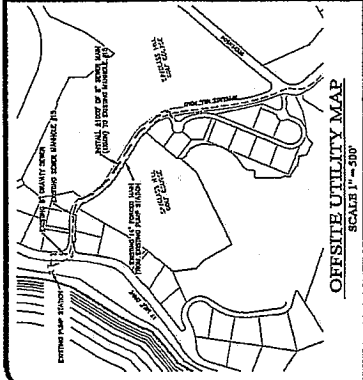
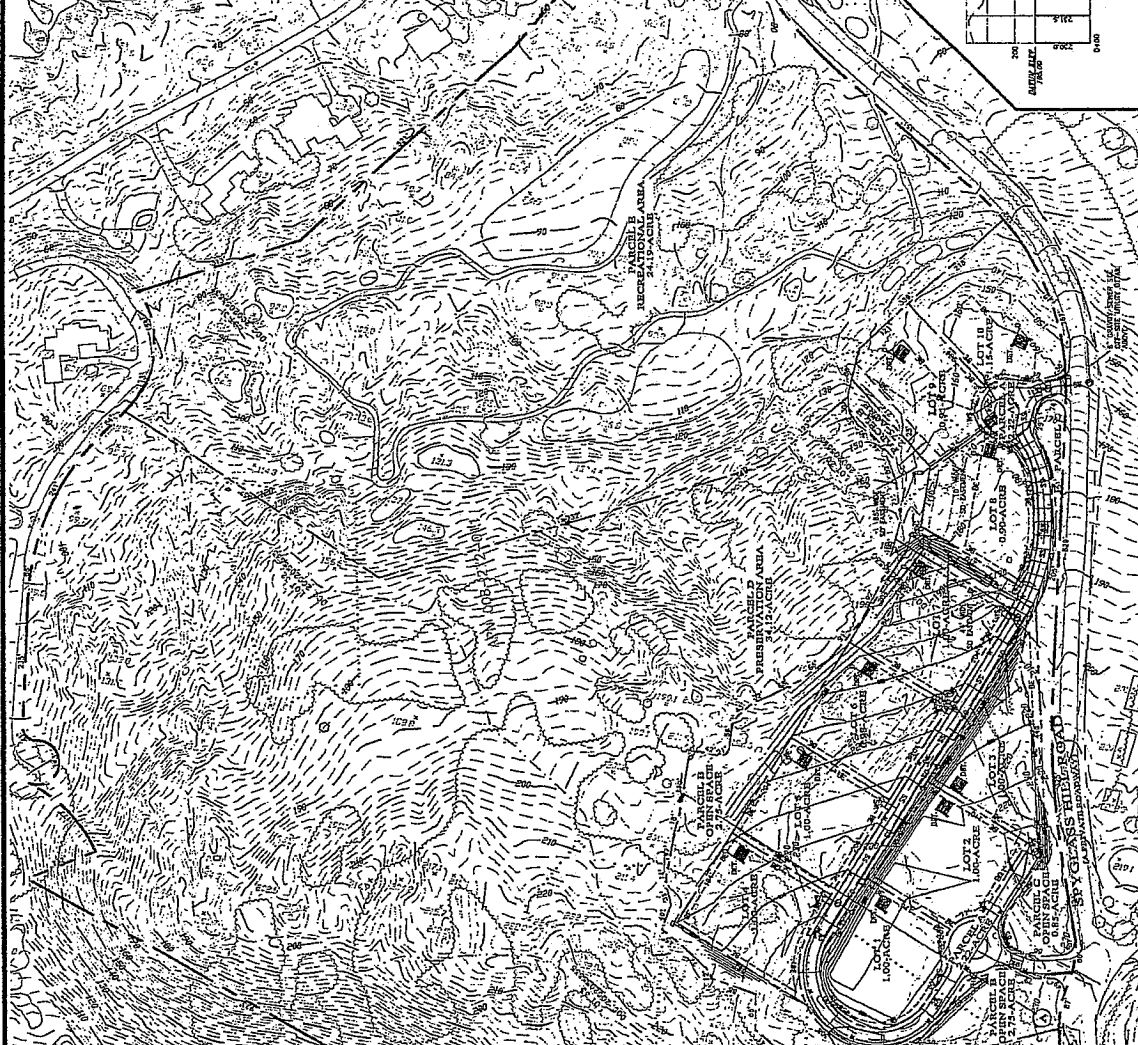






**LEGEND**

- 12 — EXISTING SANITARY MAIN
- 13 — NEW SANITARY MAIN
- 14 — EXISTING FIRE MAIN
- 15 — NEW FIRE MAIN
- 16 — EXISTING WATER MAIN
- 17 — NEW WATER MAIN
- 18 — EXISTING OVERHEAD UTILITY
- 19 — NEW OVERHEAD UTILITY
- 20 — EXISTING POWER LINE
- 21 — NEW POWER LINE
- 22 — EXISTING CABLE TV LINE
- 23 — NEW CABLE TV LINE
- 24 — EXISTING TELEPHONE LINE
- 25 — NEW TELEPHONE LINE
- 26 — EXISTING FIBER OPTIC LINE
- 27 — NEW FIBER OPTIC LINE
- 28 — EXISTING RAINWATER DRAINAGE
- 29 — NEW RAINWATER DRAINAGE
- 30 — EXISTING STORM DRAINAGE
- 31 — NEW STORM DRAINAGE
- 32 — EXISTING SEWER LIFT STATION
- 33 — NEW SEWER LIFT STATION
- 34 — EXISTING WATER TOWER
- 35 — NEW WATER TOWER
- 36 — EXISTING STORAGE TANK
- 37 — NEW STORAGE TANK
- 38 — EXISTING VALVE CHAMBER
- 39 — NEW VALVE CHAMBER
- 40 — EXISTING MANHOLE
- 41 — NEW MANHOLE
- 42 — EXISTING CLEANOUT
- 43 — NEW CLEANOUT
- 44 — EXISTING CHECK VALVE
- 45 — NEW CHECK VALVE
- 46 — EXISTING AIR VALVE
- 47 — NEW AIR VALVE
- 48 — EXISTING STOP VALVE
- 49 — NEW STOP VALVE
- 50 — EXISTING PUMP
- 51 — NEW PUMP
- 52 — EXISTING MOTOR
- 53 — NEW MOTOR
- 54 — EXISTING ELECTRICAL PANEL
- 55 — NEW ELECTRICAL PANEL
- 56 — EXISTING TRANSFORMER
- 57 — NEW TRANSFORMER
- 58 — EXISTING GENERATOR
- 59 — NEW GENERATOR
- 60 — EXISTING BATTERY BANK
- 61 — NEW BATTERY BANK
- 62 — EXISTING INVERTER
- 63 — NEW INVERTER
- 64 — EXISTING CHARGER
- 65 — NEW CHARGER
- 66 — EXISTING CONTROL WIRE
- 67 — NEW CONTROL WIRE
- 68 — EXISTING SIGNAL WIRE
- 69 — NEW SIGNAL WIRE
- 70 — EXISTING DATA WIRE
- 71 — NEW DATA WIRE
- 72 — EXISTING VIDEO WIRE
- 73 — NEW VIDEO WIRE
- 74 — EXISTING AUDIO WIRE
- 75 — NEW AUDIO WIRE
- 76 — EXISTING ISOLATED WIRE
- 77 — NEW ISOLATED WIRE
- 78 — EXISTING SHIELDED WIRE
- 79 — NEW SHIELDED WIRE
- 80 — EXISTING UNSHIELDED WIRE
- 81 — NEW UNSHIELDED WIRE
- 82 — EXISTING PLUMBING
- 83 — NEW PLUMBING
- 84 — EXISTING ELECTRICAL
- 85 — NEW ELECTRICAL
- 86 — EXISTING MECHANICAL
- 87 — NEW MECHANICAL
- 88 — EXISTING HVAC
- 89 — NEW HVAC
- 90 — EXISTING ROOFING
- 91 — NEW ROOFING
- 92 — EXISTING Siding
- 93 — NEW Siding
- 94 — EXISTING PAINTING
- 95 — NEW PAINTING
- 96 — EXISTING GROUNDING
- 97 — NEW GROUNDING
- 98 — EXISTING LIGHTING
- 99 — NEW LIGHTING
- 100 — EXISTING SOUNDING
- 101 — NEW SOUNDING
- 102 — EXISTING HEATING
- 103 — NEW HEATING
- 104 — EXISTING COOLING
- 105 — NEW COOLING
- 106 — EXISTING VENTING
- 107 — NEW VENTING
- 108 — EXISTING EXHAUSTING
- 109 — NEW EXHAUSTING
- 110 — EXISTING FAN
- 111 — NEW FAN
- 112 — EXISTING MOTOR
- 113 — NEW MOTOR
- 114 — EXISTING PUMP
- 115 — NEW PUMP
- 116 — EXISTING VALVE
- 117 — NEW VALVE
- 118 — EXISTING FITTING
- 119 — NEW FITTING
- 120 — EXISTING CONNECTION
- 121 — NEW CONNECTION
- 122 — EXISTING JUNCTION
- 123 — NEW JUNCTION
- 124 — EXISTING TERMINATION
- 125 — NEW TERMINATION
- 126 — EXISTING PROTECTIVE DEVICE
- 127 — NEW PROTECTIVE DEVICE
- 128 — EXISTING ISOLATION
- 129 — NEW ISOLATION
- 130 — EXISTING BARRIER
- 131 — NEW BARRIER
- 132 — EXISTING GROUNDING BUS
- 133 — NEW GROUNDING BUS
- 134 — EXISTING EQUIPMENT GROUNDING
- 135 — NEW EQUIPMENT GROUNDING
- 136 — EXISTING SYSTEM GROUNDING
- 137 — NEW SYSTEM GROUNDING
- 138 — EXISTING SERVICE GROUNDING
- 139 — NEW SERVICE GROUNDING
- 140 — EXISTING BONDING
- 141 — NEW BONDING
- 142 — EXISTING IDENTIFICATION
- 143 — NEW IDENTIFICATION
- 144 — EXISTING LABELING
- 145 — NEW LABELING
- 146 — EXISTING MARKING
- 147 — NEW MARKING
- 148 — EXISTING COLOR CODING
- 149 — NEW COLOR CODING
- 150 — EXISTING TAGGING
- 151 — NEW TAGGING
- 152 — EXISTING DOCUMENTATION
- 153 — NEW DOCUMENTATION
- 154 — EXISTING RECORDING
- 155 — NEW RECORDING
- 156 — EXISTING REPORTING
- 157 — NEW REPORTING
- 158 — EXISTING COMMUNICATION
- 159 — NEW COMMUNICATION
- 160 — EXISTING TRAINING
- 161 — NEW TRAINING
- 162 — EXISTING INSPECTION
- 163 — NEW INSPECTION
- 164 — EXISTING TESTING
- 165 — NEW TESTING
- 166 — EXISTING MAINTENANCE
- 167 — NEW MAINTENANCE
- 168 — EXISTING REPAIRS
- 169 — NEW REPAIRS
- 170 — EXISTING REPLACEMENTS
- 171 — NEW REPLACEMENTS
- 172 — EXISTING UPGRADES
- 173 — NEW UPGRADES
- 174 — EXISTING MODIFICATIONS
- 175 — NEW MODIFICATIONS
- 176 — EXISTING ADJUSTMENTS
- 177 — NEW ADJUSTMENTS
- 178 — EXISTING CALIBRATIONS
- 179 — NEW CALIBRATIONS
- 180 — EXISTING VERIFICATIONS
- 181 — NEW VERIFICATIONS
- 182 — EXISTING VALIDATIONS
- 183 — NEW VALIDATIONS
- 184 — EXISTING APPROVALS
- 185 — NEW APPROVALS
- 186 — EXISTING SIGNATURES
- 187 — NEW SIGNATURES
- 188 — EXISTING DATES
- 189 — NEW DATES
- 190 — EXISTING REFERENCES
- 191 — NEW REFERENCES
- 192 — EXISTING NOTES
- 193 — NEW NOTES
- 194 — EXISTING COMMENTS
- 195 — NEW COMMENTS
- 196 — EXISTING OBSERVATIONS
- 197 — NEW OBSERVATIONS
- 198 — EXISTING RECOMMENDATIONS
- 199 — NEW RECOMMENDATIONS
- 200 — EXISTING CONCLUSIONS
- 201 — NEW CONCLUSIONS



SECTION "A-A"

SCALE: HORIZ. 1" = 100' VERT. 1" = 50'

DEL. MOUNTAIN FORESTRY PLAN

AREA M - SPYGLASS LOTS

TENTATIVE MAP

STATIONING	ELEVATION	REMARKS
0+00	34.00	STATIONING BEGINS AT CORNER OF LOTS 1 & 2
0+10	34.00	
0+20	34.00	
0+30	34.00	
0+40	34.00	
0+50	34.00	
0+60	34.00	
0+70	34.00	
0+80	34.00	
0+90	34.00	
1+00	34.00	STATIONING ENDS AT CORNER OF LOTS 1 & 2

PEBBLE BEACH COMPANY  
 201.844.3971  
 14015 CALLE DEL MAR, SAN DIEGO, CA 92161  
 1997

DATE: MAY 2018

AWARD  
 PROFESSIONAL LAND SURVEYORS  
 1997



PEBBLE BEACH COMPANY  
 201.844.3971  
 14015 CALLE DEL MAR, SAN DIEGO, CA 92161  
 1997



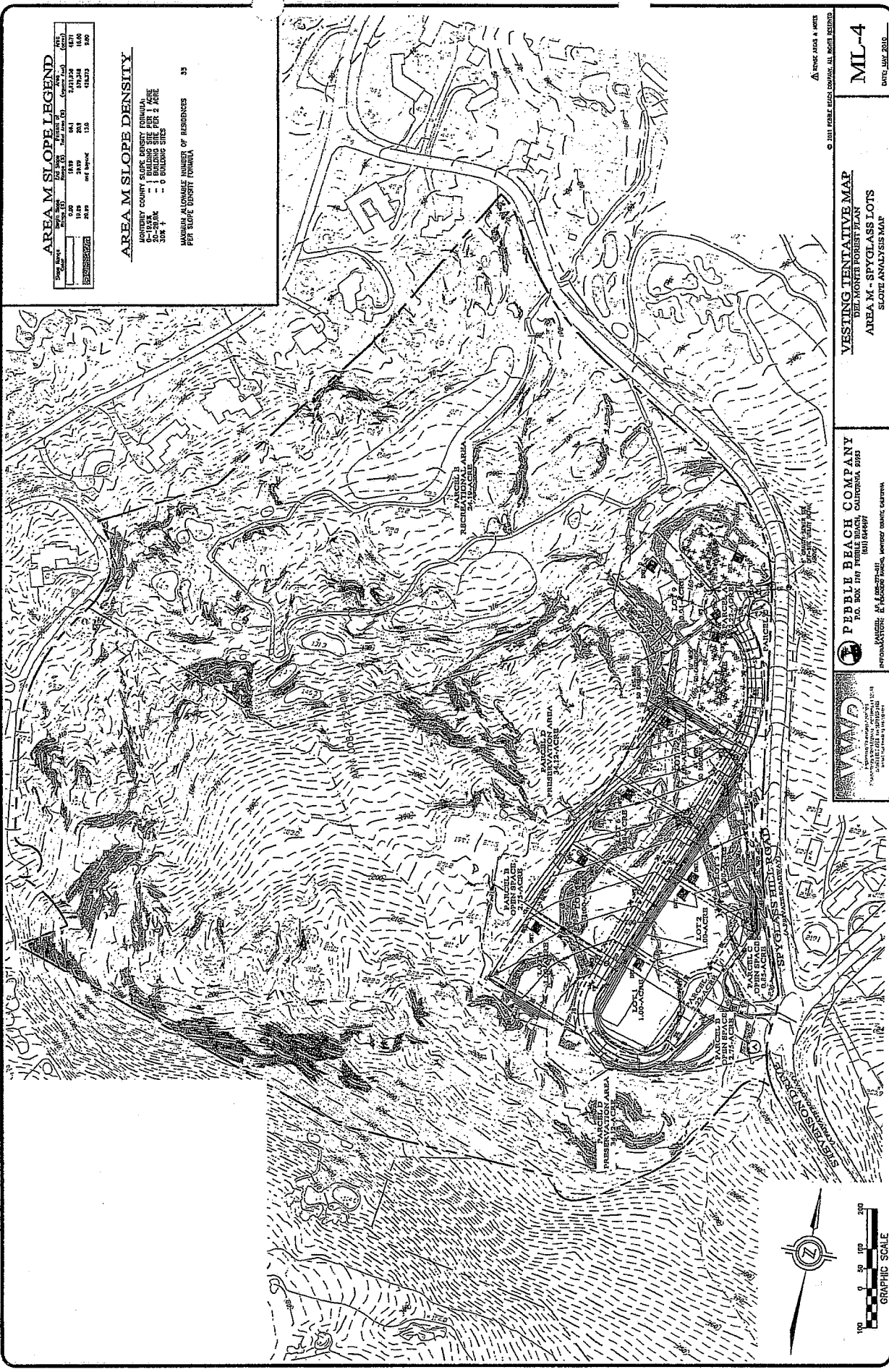
**AREA M SLOPE LEGEND**

Slope Percent	Area (Acres)	Area (Sq. Ft.)	Area (Sq. Yds.)	Area (Sq. Meters)
0.00	84	2,913,264	41,618	14,571
0.25	149	5,068,500	71,393	25,248
0.50	245	8,250,000	115,833	41,248
0.75	341	11,431,500	159,273	56,248
1.00	437	14,613,000	202,713	72,248
1.25	533	17,794,500	246,153	87,248
1.50	629	20,976,000	289,593	102,248
1.75	725	24,157,500	333,033	117,248
2.00	821	27,339,000	376,473	132,248
2.25	917	30,520,500	419,913	147,248
2.50	1,013	33,702,000	463,353	162,248
2.75	1,109	36,883,500	506,793	177,248
3.00	1,205	40,065,000	550,233	192,248
3.25	1,301	43,246,500	593,673	207,248
3.50	1,397	46,428,000	637,113	222,248
3.75	1,493	49,609,500	680,553	237,248
4.00	1,589	52,791,000	723,993	252,248
4.25	1,685	55,972,500	767,433	267,248
4.50	1,781	59,154,000	810,873	282,248
4.75	1,877	62,335,500	854,313	297,248
5.00	1,973	65,517,000	897,753	312,248
5.25	2,069	68,698,500	941,193	327,248
5.50	2,165	71,880,000	984,633	342,248
5.75	2,261	75,061,500	1,028,073	357,248
6.00	2,357	78,243,000	1,071,513	372,248
6.25	2,453	81,424,500	1,114,953	387,248
6.50	2,549	84,606,000	1,158,393	402,248
6.75	2,645	87,787,500	1,201,833	417,248
7.00	2,741	90,969,000	1,245,273	432,248
7.25	2,837	94,150,500	1,288,713	447,248
7.50	2,933	97,332,000	1,332,153	462,248
7.75	3,029	100,513,500	1,375,593	477,248
8.00	3,125	103,695,000	1,419,033	492,248
8.25	3,221	106,876,500	1,462,473	507,248
8.50	3,317	110,058,000	1,505,913	522,248
8.75	3,413	113,239,500	1,549,353	537,248
9.00	3,509	116,421,000	1,592,793	552,248
9.25	3,605	119,602,500	1,636,233	567,248
9.50	3,701	122,784,000	1,679,673	582,248
9.75	3,797	125,965,500	1,723,113	597,248
10.00	3,893	129,147,000	1,766,553	612,248

**AREA M SLOPE DENSITY**

MONTEREY COUNTY SLOPE DENSITY FORMULA:  
 SLOPE DENSITY = (NUMBER OF BUILDINGS PER ACRE) x (NUMBER OF RESIDENCES PER BUILDING SITE) x (PERCENTAGE OF BUILDING SITES)

NUMBER OF BUILDINGS PER ACRE = 1  
 NUMBER OF RESIDENCES PER BUILDING SITE = 1  
 PERCENTAGE OF BUILDING SITES = 100%



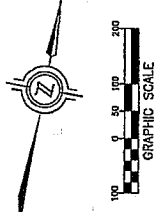
© 1981 PEBBLE BEACH COMPANY, ALL RIGHTS RESERVED

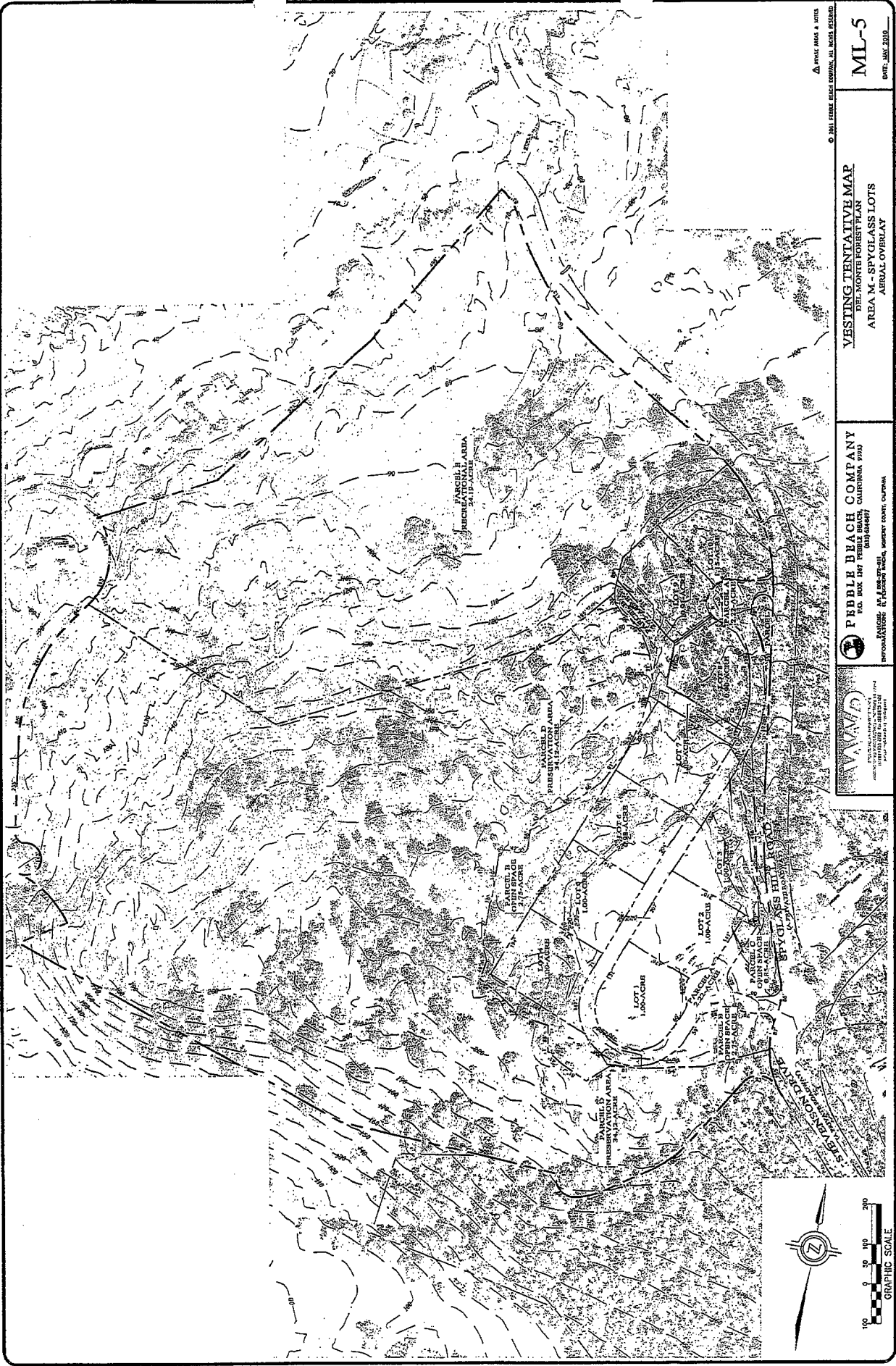
**VESTING TENTATIVE MAP**  
 MONTEREY COUNTY  
 AREA M - SYCLASS LOTS  
 SLOPE ANALYSIS MAP

**ML-4**

DATE: MAY 2010

**PEBBLE BEACH COMPANY**  
 P.O. BOX 1077, PEBBLE BEACH, CALIFORNIA 95779  
 (408) 464-9777  
 PROJECT NUMBER: 10-00000000-001





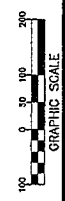
© 2011 PEBBLE BEACH COMPANY, ALL RIGHTS RESERVED.  
 DATE: MAY 2010

**VESTING TENTATIVE MAP**  
 PREPARED FOR PEPPERIDGE  
 AREA M-SPYGLASS LOTS  
 AERIAL OVERLAY

**PEBBLE BEACH COMPANY**  
 100 BOX 140 PEPPERIDGE  
 CALIFORNIA 95052



**WAVI/D**  
 CONSULTING ENGINEERS  
 10010 15TH STREET  
 SAN DIEGO, CA 92161



**SUBDIVIDER'S STATEMENT**

- EXISTING ZONING: PROPOSED ZONING: LOT 1-11 - R-100 (C1) LOT 12 - R-100 (C2) LOT 13 - R-100 (C3) LOT 14 - R-100 (C4) LOT 15 - R-100 (C5) LOT 16 - R-100 (C6) LOT 17 - R-100 (C7) LOT 18 - R-100 (C8) LOT 19 - R-100 (C9) LOT 20 - R-100 (C10) LOT 21 - R-100 (C11) LOT 22 - R-100 (C12) LOT 23 - R-100 (C13) LOT 24 - R-100 (C14) LOT 25 - R-100 (C15) LOT 26 - R-100 (C16) LOT 27 - R-100 (C17) LOT 28 - R-100 (C18) LOT 29 - R-100 (C19) LOT 30 - R-100 (C20) LOT 31 - R-100 (C21) LOT 32 - R-100 (C22) LOT 33 - R-100 (C23) LOT 34 - R-100 (C24) LOT 35 - R-100 (C25) LOT 36 - R-100 (C26) LOT 37 - R-100 (C27) LOT 38 - R-100 (C28) LOT 39 - R-100 (C29) LOT 40 - R-100 (C30) LOT 41 - R-100 (C31) LOT 42 - R-100 (C32) LOT 43 - R-100 (C33) LOT 44 - R-100 (C34) LOT 45 - R-100 (C35) LOT 46 - R-100 (C36) LOT 47 - R-100 (C37) LOT 48 - R-100 (C38) LOT 49 - R-100 (C39) LOT 50 - R-100 (C40) LOT 51 - R-100 (C41) LOT 52 - R-100 (C42) LOT 53 - R-100 (C43) LOT 54 - R-100 (C44) LOT 55 - R-100 (C45) LOT 56 - R-100 (C46) LOT 57 - R-100 (C47) LOT 58 - R-100 (C48) LOT 59 - R-100 (C49) LOT 60 - R-100 (C50) LOT 61 - R-100 (C51) LOT 62 - R-100 (C52) LOT 63 - R-100 (C53) LOT 64 - R-100 (C54) LOT 65 - R-100 (C55) LOT 66 - R-100 (C56) LOT 67 - R-100 (C57) LOT 68 - R-100 (C58) LOT 69 - R-100 (C59) LOT 70 - R-100 (C60) LOT 71 - R-100 (C61) LOT 72 - R-100 (C62) LOT 73 - R-100 (C63) LOT 74 - R-100 (C64) LOT 75 - R-100 (C65) LOT 76 - R-100 (C66) LOT 77 - R-100 (C67) LOT 78 - R-100 (C68) LOT 79 - R-100 (C69) LOT 80 - R-100 (C70) LOT 81 - R-100 (C71) LOT 82 - R-100 (C72) LOT 83 - R-100 (C73) LOT 84 - R-100 (C74) LOT 85 - R-100 (C75) LOT 86 - R-100 (C76) LOT 87 - R-100 (C77) LOT 88 - R-100 (C78) LOT 89 - R-100 (C79) LOT 90 - R-100 (C80) LOT 91 - R-100 (C81) LOT 92 - R-100 (C82) LOT 93 - R-100 (C83) LOT 94 - R-100 (C84) LOT 95 - R-100 (C85) LOT 96 - R-100 (C86) LOT 97 - R-100 (C87) LOT 98 - R-100 (C88) LOT 99 - R-100 (C89) LOT 100 - R-100 (C90) LOT 101 - R-100 (C91) LOT 102 - R-100 (C92) LOT 103 - R-100 (C93) LOT 104 - R-100 (C94) LOT 105 - R-100 (C95) LOT 106 - R-100 (C96) LOT 107 - R-100 (C97) LOT 108 - R-100 (C98) LOT 109 - R-100 (C99) LOT 110 - R-100 (C100)
- PROPOSED USE: OPEN SPACE, RECREATIONAL, AND RESIDENTIAL. LOTS TO BE SOLD AS LOTS.
- EROSION CONTROL SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF COUNTY EROSION CONTROL REGULATIONS (CHAPTER 18.12).
- PROPOSED WATER SUPPLY BY CALIFORNIA AMERICAN WATER SUPPLY COMPANY AND PROPOSED SEWER DISPOSAL BY PEBBLE BEACH COMMUNITY SERVICES.
- THE DESIGNER HAS ASSURED THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAN AND WARRANTS THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
- PROPOSED PUBLIC AREAS AND SERVICE EXPENSES ARE AS SHOWN ON THIS PLAN.
- PROPOSED HEIGHT OF STRUCTURES IS SHOWN WHERE APPLICABLE.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- PEBBLE BEACH FIRE DEPARTMENT NOTES:
  - ALL FIRE HYPOTHESES SHALL HAVE TWO 2'-4" HET AND ONE 2 1/2" HET OUTLET, JAMES JONES COMPANY 2778 SERIES OR EQUIVALENT TO ALL FIRE DEPARTMENT RECOMMENDATIONS SUBJECT TO DESIGN APPROVAL BY THE FIRE DEPARTMENT.
  - ALL FIRE HYPOTHESES SHALL BE AT A MINIMUM OF 1000 GPM.
  - ALL FIRE HYPOTHESES SHALL BE INSTALLED AND MADE FULLY OPERATIONAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  - ALL ACCESS ROADS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  - STREET LIGHTING SHALL BE DETERMINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  - THE SUBDIVISION IS NOT WITHIN A FLOOD HAZARD ZONE, AS SHOWN ON PARCEL 305 OF JAMES JONES COUNTY FLOOD INSURANCE RATE MAP, APRIL 2004.
- THIS SUBDIVISION IS A PRIVATE ACCESS SUBDIVISION.
- ALL ROAD IMPROVEMENTS SHALL BE PRIVATE.
- DEED RESTRICTION FOR SEWER SERVICE RECORDED IN REEL 1750, PAGE 299, OFFICIAL RECORDS.
- INDIVIDUAL LOT DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. SEE THE SURVEY FOR DIMENSIONS AND BEARING. DIMENSIONS AND BEARING SHALL BE DETERMINED BY THE SURVEYOR AND SHALL BE BASED UPON ACTUAL BOUNDARY PLANS TO BE SUBMITTED TO THE COUNTY OF SAN DIEGO FOR RECORDATION.
- SEE NOTES, EMBROIDERED, AND BOLDING REPORTS PREPARED FOR THE DEED BY THE SURVEYOR.

**SOLAR ACCESS STATEMENT**

- LOT ARE IMPOSED IN ORDER TO MAINTAIN SOLAR ACCESS TO THE ADJACENT PROPERTIES. THE DESIGNER HAS ASSURED THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAN AND WARRANTS THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
- THE DESIGNER HAS ASSURED THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAN AND WARRANTS THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

**RESIDENTIAL LOT DATA**

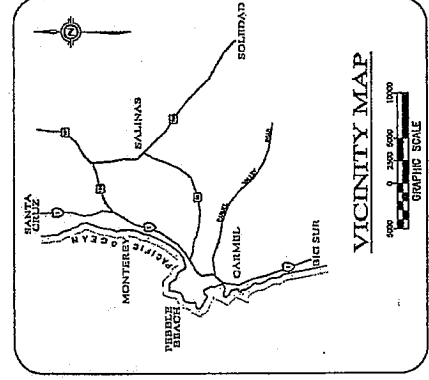
LOT 1 - RESIDENTIAL LOT	0.80 ACRES
LOT 2 - RESIDENTIAL LOT	0.72 ACRES
LOT 3 - RESIDENTIAL LOT	0.78 ACRES
LOT 4 - RESIDENTIAL LOT	0.83 ACRES
LOT 5 - RESIDENTIAL LOT	0.83 ACRES
LOT 6 - RESIDENTIAL LOT	0.83 ACRES
LOT 7 - RESIDENTIAL LOT	0.83 ACRES
LOT 8 - RESIDENTIAL LOT	0.83 ACRES
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LOT 98 - RESIDENTIAL LOT	0.83 ACRES
LOT 99 - RESIDENTIAL LOT	0.83 ACRES
LOT 100 - RESIDENTIAL LOT	0.83 ACRES

**RESIDENTIAL DATA**

NUMBER OF PROPOSED LOTS: 110 LOTS TO 0.83 ACRES  
 TOTAL GROSS AREA: 92.37 ACRES  
 TOTAL OPEN SPACE (AS SHOWN): 0.33 ACRES  
 28.8% OF TOTAL GROSS AREA

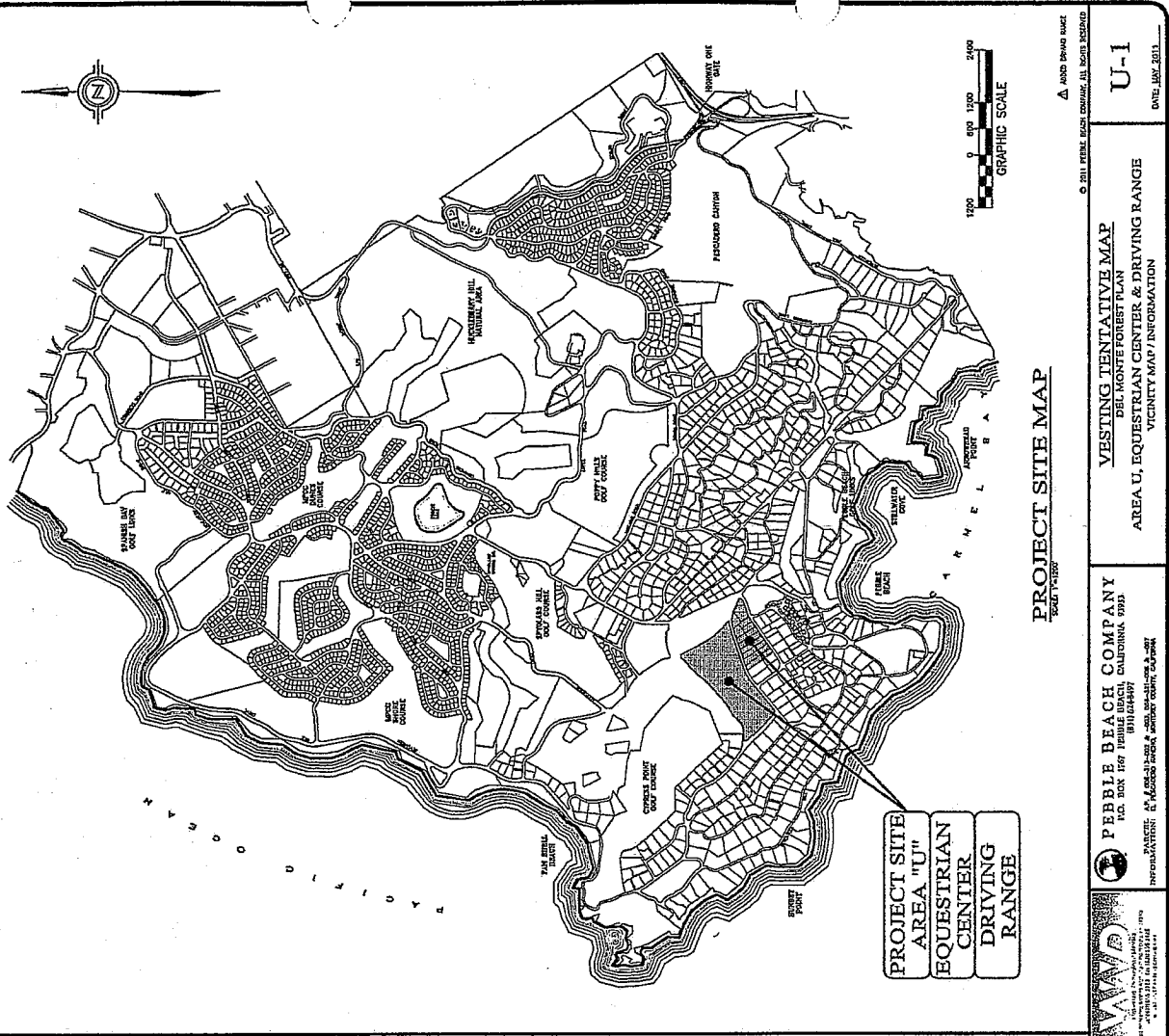
**OPEN SPACE SUMMARY**

TOTAL OPEN SPACE (AS SHOWN): 0.33 ACRES  
 28.8% OF TOTAL GROSS AREA



**SHEET INDEX**

- 1-1 COVER SHEET, VICINITY AND INFORMATION
- 1-2 PROJECT SITE MAP
- 1-3 FULL WAREHOUSE PLAN

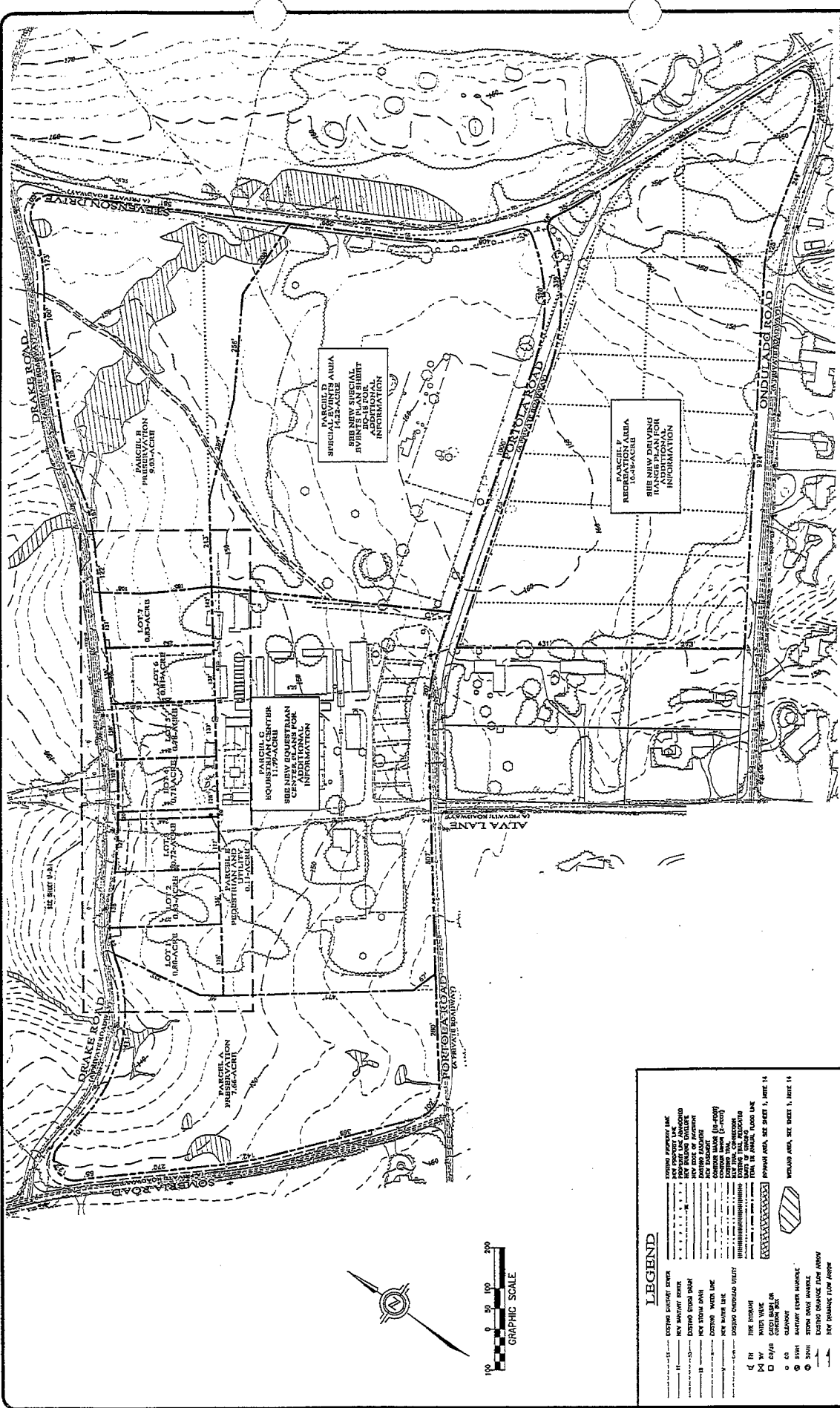


**PROJECT SITE MAP**  
 SCALE: 1" = 200'

**PEBBLE BEACH COMPANY**  
 100 BOX 199 PEBBLE BEACH, CALIFORNIA 95551  
 (415) 425-1111  
 INFORMATION: E-MAIL: info@pebblebeach.com; WWW: WWW.PEBBLEBEACH.COM

**VESTING TENTATIVE MAP**  
 DEL. MONTEFORREST PLAN  
 AREA U, EQUESTRIAN CENTER & DRIVING RANGE  
 VICINITY MAP/INFORMATION

**U-1**  
 DATE: MAR. 2011



**LEGEND**

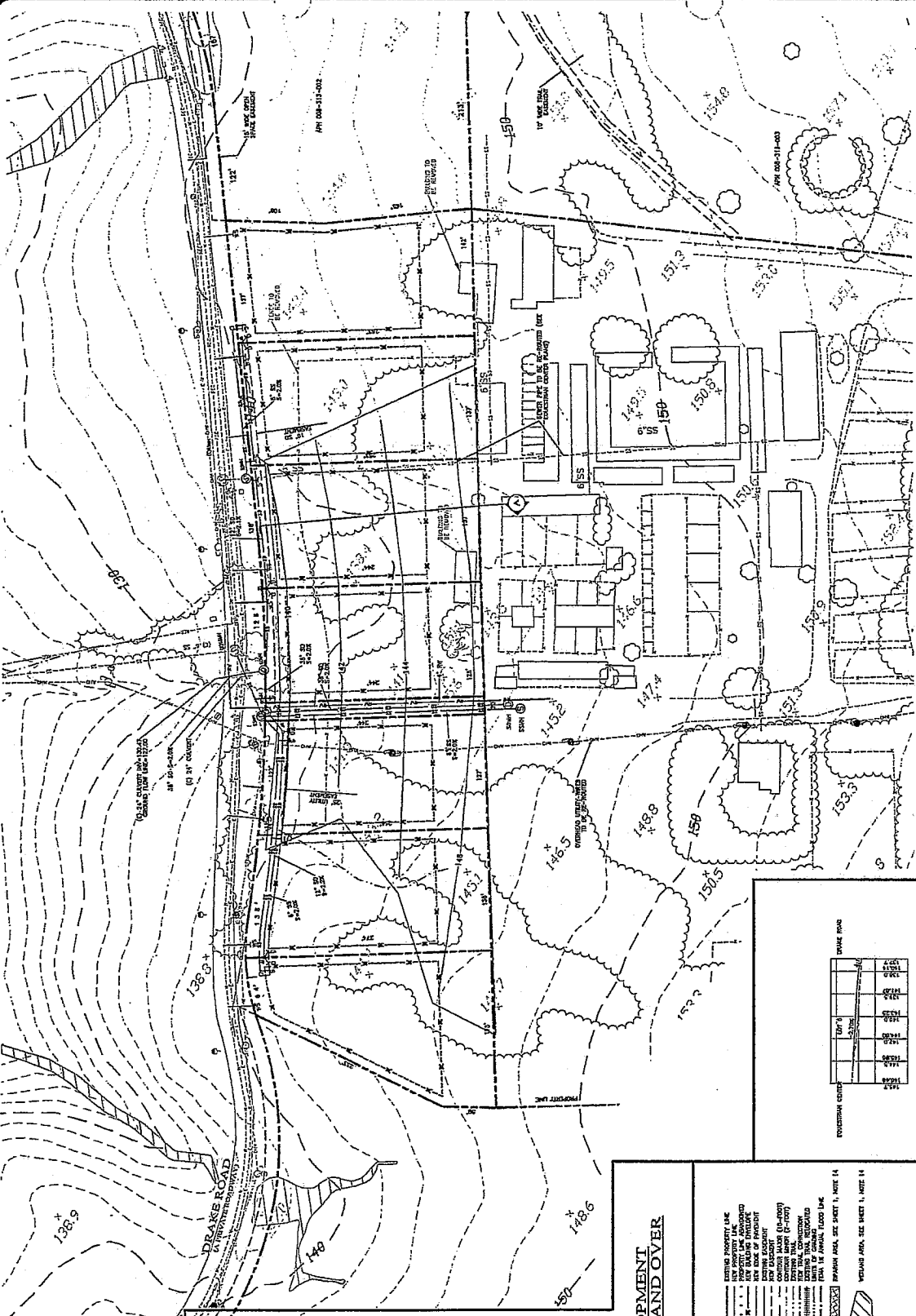
- EASEMENT EASEMENT LINE
- NEW PROPERTY LINE
- NEW BOUNDARY LINE
- EXISTING ROAD RIGHT-OF-WAY
- NEW ROAD RIGHT-OF-WAY
- EXISTING UTILITY LINE
- NEW UTILITY LINE
- EXISTING OVERHEAD UTILITY
- NEW WATER LINE
- NEW SEWER LINE
- NEW GAS LINE
- NEW STORM DRAIN
- NEW DRAINAGE FLOW ARROW
- EXISTING PARCEL BOUNDARY
- NEW PARCEL BOUNDARY
- EXISTING BUILDING FOOTPRINT
- NEW BUILDING FOOTPRINT
- EXISTING FENCE LINE
- NEW FENCE LINE
- NEW WALL
- NEW GATE POST OR CORNER POST
- NEW GATE OR WALL
- NEW FENCE OR WALL
- NEW DRAINAGE FLOW ARROW
- PROPOSED AREA, SEE SHEET 1, SHEET 14
- WETLAND AREA, SEE SHEET 1, SHEET 14
- EXISTING ROAD RIGHT-OF-WAY
- NEW ROAD RIGHT-OF-WAY
- EXISTING UTILITY LINE
- NEW UTILITY LINE
- EXISTING OVERHEAD UTILITY
- NEW WATER LINE
- NEW SEWER LINE
- NEW GAS LINE
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- NEW FENCE LINE
- NEW WALL
- NEW GATE POST OR CORNER POST
- NEW GATE OR WALL
- NEW FENCE OR WALL
- NEW DRAINAGE FLOW ARROW
- PROPOSED AREA, SEE SHEET 1, SHEET 14
- WETLAND AREA, SEE SHEET 1, SHEET 14

**W&P**  
 CONSULTING ENGINEERS & ARCHITECTS  
 100 BOULDER BLVD., SUITE 100  
 SAN FRANCISCO, CALIFORNIA 94103  
 (415) 774-4000

**PEBBLE BEACH COMPANY**  
 100 BOULDER BLVD., SUITE 100  
 SAN FRANCISCO, CALIFORNIA 94103  
 (415) 774-4000

**VESTING TENTATIVE MAP**  
 FOR THE MOUNTAIN RIDGE PLAZA  
 AREA U, EQUESTRIAN CENTER & DRIVING RANGE  
 TENTATIVE MAP

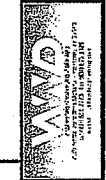
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 DATE: JUNE 2011



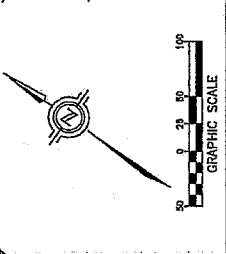
U-2.1  
DATE: JAN 2011

VESTING TENTATIVE MAP  
FOR THE EQUESTRIAN CENTER & DRIVING RANGE  
TENTATIVE MAP

PEBBLE BEACH COMPANY  
100 BOX 100 PEBBLE BEACH, CALIFORNIA 92025  
(818) 424-8277



SECTION "A"  
SCALE: HORIZ. 1" = 100' VERT. 1" = 50'



**AREA U  
SUBDIVISION  
ONLY**

**EARTHWORK**  
FILL = 8000 CY FILL  
CUT = 0 CY CUT

**TREE REMOVAL**  
BIRMINGHAM PINES = 224 ACRES  
BIRCH TREES = 100  
4" - 11" DIAMETER = 154  
12" - 24" DIAMETER = 10  
24" & GREATER DIAMETER = 2  
OAK TREES = 21  
12" & GREATER = 2  
\* TREE REMOVAL ESTIMATE BASED UPON WOODS AND ASSOCIATED REPORT TREE PER ACRE

**IMPERVIOUS AREA**  
NEW IMPAVIOUS = 0 SFT  
NEW DRIVEWAYS = 0 SFT

**OFF-SITE UTILITIES**  
200 LF 6" SANITARY SEWER EXTENSION  
50 LF 36" STORM SEWER

**AREA OF DEVELOPMENT  
WITHIN SLOPES 30% AND OVER**  
0 SFT

**LEGEND**

- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- EXISTING DRIVEWAY
- NEW DRIVEWAY
- EXISTING SIDEWALK
- NEW SIDEWALK
- EXISTING UTILITY
- NEW UTILITY
- EXISTING OVERHEAD UTILITY
- NEW OVERHEAD UTILITY
- EXISTING EASEMENT
- NEW EASEMENT
- EXISTING FENCE
- NEW FENCE
- EXISTING WALL
- NEW WALL
- EXISTING CONCRETE
- NEW CONCRETE
- EXISTING ASPHALT
- NEW ASPHALT
- EXISTING GRAVEL
- NEW GRAVEL
- EXISTING SAND
- NEW SAND
- EXISTING GRADE
- NEW GRADE
- EXISTING CURB
- NEW CURB
- EXISTING GUTTER
- NEW GUTTER
- EXISTING MANHOLE
- NEW MANHOLE
- EXISTING CHECK DAM
- NEW CHECK DAM
- EXISTING BRIDGE
- NEW BRIDGE
- EXISTING TOWER
- NEW TOWER
- EXISTING SIGN
- NEW SIGN
- EXISTING LIGHT
- NEW LIGHT
- EXISTING FURNITURE
- NEW FURNITURE
- EXISTING OTHER
- NEW OTHER

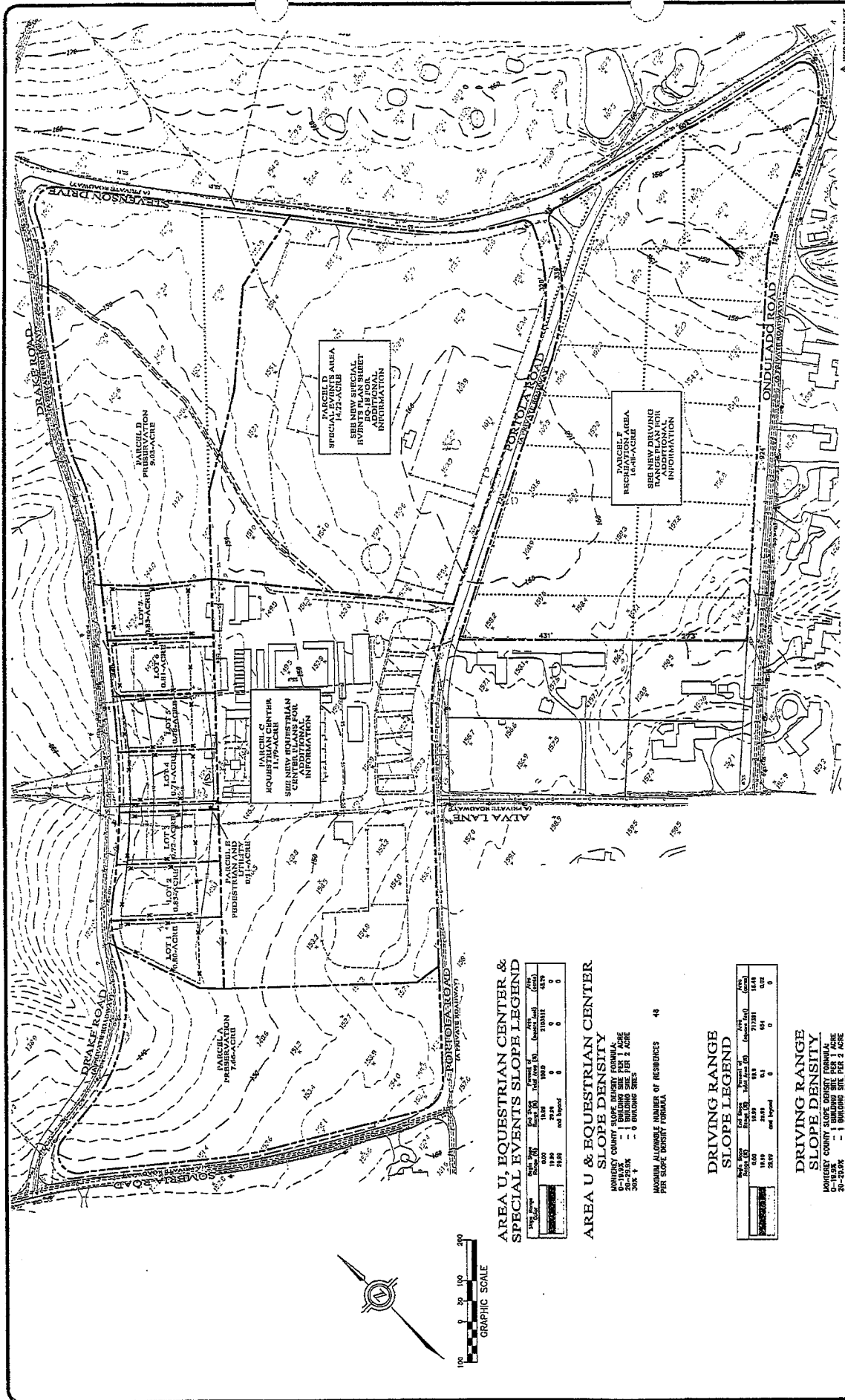
FOUNDATION CENTER

ITEM	QUANTITY	UNIT	PRICE	TOTAL
1	1	SFT	100	100
2	1	SFT	100	100
3	1	SFT	100	100
4	1	SFT	100	100
5	1	SFT	100	100
6	1	SFT	100	100
7	1	SFT	100	100
8	1	SFT	100	100
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10	1	SFT	100	100
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36	1	SFT	100	100
37	1	SFT	100	100
38	1	SFT	100	100
39	1	SFT	100	100
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41	1	SFT	100	100
42	1	SFT	100	100
43	1	SFT	100	100
44	1	SFT	100	100
45	1	SFT	100	100
46	1	SFT	100	100
47	1	SFT	100	100
48	1	SFT	100	100
49	1	SFT	100	100
50	1	SFT	100	100

EXISTING PROPERTY LINE  
NEW PROPERTY LINE  
EXISTING DRIVEWAY  
NEW DRIVEWAY  
EXISTING SIDEWALK  
NEW SIDEWALK  
EXISTING UTILITY  
NEW UTILITY  
EXISTING OVERHEAD UTILITY  
NEW OVERHEAD UTILITY  
EXISTING EASEMENT  
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EXISTING FENCE  
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EXISTING WALL  
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EXISTING TOWER  
NEW TOWER  
EXISTING SIGN  
NEW SIGN  
EXISTING LIGHT  
NEW LIGHT  
EXISTING FURNITURE  
NEW FURNITURE  
EXISTING OTHER  
NEW OTHER

PEBBLE BEACH COMPANY  
100 BOX 100 PEBBLE BEACH, CALIFORNIA 92025  
(818) 424-8277





**PARCEL D AREA**  
14.27-ACRE AREA  
SEE NEW SPECIAL EVENTS PLAN SHEET FOR ADDITIONAL INFORMATION

**PARCEL E**  
RESIDENTIAL AREA  
SEE NEW DRIVING RANGE PLAN SHEET FOR ADDITIONAL INFORMATION

**EQUESTRIAN CENTER**  
11.79-ACRE  
SEE NEW EQUESTRIAN CENTER PLAN SHEET FOR ADDITIONAL INFORMATION

**AREA U, EQUESTRIAN CENTER & DRIVING RANGE SPECIAL EVENTS SLOPE LEGEND**

SLOPE (%)	Max. Allowable Number of Residences per Acre	Max. Allowable Number of Residences per Slope Density Formula
0-10%	10	0
10-20%	5	0
20-25%	0	0
25% and beyond	0	0

**AREA U & EQUESTRIAN CENTER SLOPE DENSITY**

MAXIMUM ALLOWABLE NUMBER OF RESIDENCES PER SLOPE DENSITY FORMULA: 48

**DRIVING RANGE SLOPE LEGEND**

SLOPE (%)	Max. Allowable Number of Residences per Acre	Max. Allowable Number of Residences per Slope Density Formula
0-10%	10	0
10-20%	5	0
20-25%	0	0
25% and beyond	0	0

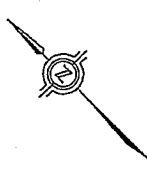
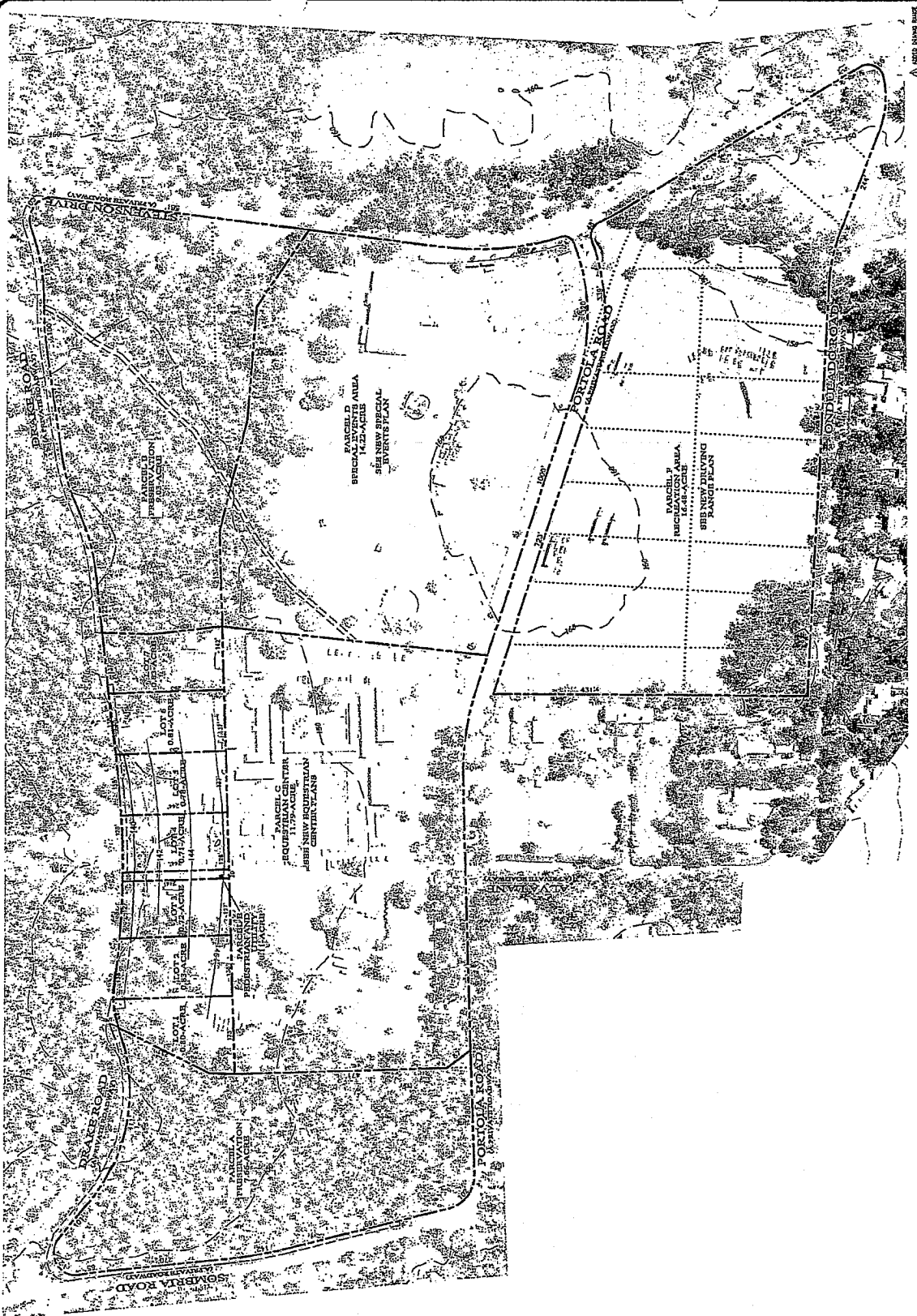
**DRIVING RANGE SLOPE DENSITY**

MAXIMUM ALLOWABLE NUMBER OF RESIDENCES PER SLOPE DENSITY FORMULA: 10



**PEBBLE BEACH COMPANY**  
P.O. BOX 1001, PEPPER HARBOR, CALIFORNIA 92055  
TEL: 619/425-8897  
FAX: 619/425-8898  
PARCEL: 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100  
INFORMATION: E. PEPPER HARBOR, PEPPER HARBOR, CALIFORNIA

**VESTING TENTATIVE MAP**  
DEL MONTE EQUESTRIAN PLANS  
AREA U, EQUESTRIAN CENTER & DRIVING RANGE  
SLOPE ANALYSIS MAP

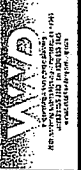


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U-4  
DATE: MAY 2011

**VESTING TENTATIVE MAP**  
 DEL WOODS FOREST PLAN  
 AREA U, EQUESTRIAN CENTER & DRIVING RANGE  
 AERIAL OVERLAY

**PEBBLE BEACH COMPANY**  
 P.O. BOX 107  
 PEPPER HARBOR, CALIFORNIA 94959  
 (415) 464-9377  
 PARCHER C EQUINE CENTER, CENTER ROAD, CARMEL



**SUBDIVIDER'S STATEMENT**

1. THE PROPERTY IS LOCATED IN THE 15TH RANGE, 40TH MERIDIAN, 142ND EASTING, SAN DIEGO COUNTY, CALIFORNIA. THE PROPERTY IS DESCRIBED AS FOLLOWS: 15TH RANGE, 40TH MERIDIAN, 142ND EASTING, SAN DIEGO COUNTY, CALIFORNIA. THE PROPERTY IS DESCRIBED AS FOLLOWS: 15TH RANGE, 40TH MERIDIAN, 142ND EASTING, SAN DIEGO COUNTY, CALIFORNIA.
2. THE PROPERTY IS BOUND BY THE 15TH RANGE, 40TH MERIDIAN, 142ND EASTING, SAN DIEGO COUNTY, CALIFORNIA. THE PROPERTY IS BOUND BY THE 15TH RANGE, 40TH MERIDIAN, 142ND EASTING, SAN DIEGO COUNTY, CALIFORNIA.
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14. THE PROPERTY IS BOUND BY THE 15TH RANGE, 40TH MERIDIAN, 142ND EASTING, SAN DIEGO COUNTY, CALIFORNIA. THE PROPERTY IS BOUND BY THE 15TH RANGE, 40TH MERIDIAN, 142ND EASTING, SAN DIEGO COUNTY, CALIFORNIA.

**SOLAR ACCESS STATEMENT**

1. THE PROPERTY IS BOUND BY THE 15TH RANGE, 40TH MERIDIAN, 142ND EASTING, SAN DIEGO COUNTY, CALIFORNIA. THE PROPERTY IS BOUND BY THE 15TH RANGE, 40TH MERIDIAN, 142ND EASTING, SAN DIEGO COUNTY, CALIFORNIA.
2. THE PROPERTY IS BOUND BY THE 15TH RANGE, 40TH MERIDIAN, 142ND EASTING, SAN DIEGO COUNTY, CALIFORNIA. THE PROPERTY IS BOUND BY THE 15TH RANGE, 40TH MERIDIAN, 142ND EASTING, SAN DIEGO COUNTY, CALIFORNIA.

**RESIDENTIAL LOT DATA**

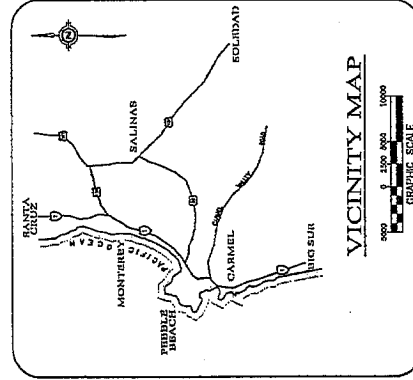
LOT 1	RESIDENTIAL LOT	0.48 ACRES
LOT 2	RESIDENTIAL LOT	0.48 ACRES
LOT 3	RESIDENTIAL LOT	0.48 ACRES
LOT 4	RESIDENTIAL LOT	0.48 ACRES
LOT 5	RESIDENTIAL LOT	0.48 ACRES
LOT 6	RESIDENTIAL LOT	0.48 ACRES
LOT 7	RESIDENTIAL LOT	0.48 ACRES
LOT 8	RESIDENTIAL LOT	0.48 ACRES
LOT 9	RESIDENTIAL LOT	0.48 ACRES
LOT 10	RESIDENTIAL LOT	0.48 ACRES
LOT 11	RESIDENTIAL LOT	0.48 ACRES
LOT 12	RESIDENTIAL LOT	0.48 ACRES
LOT 13	RESIDENTIAL LOT	0.48 ACRES
LOT 14	RESIDENTIAL LOT	0.48 ACRES
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LOT 50	RESIDENTIAL LOT	0.48 ACRES
LOT 51	RESIDENTIAL LOT	0.48 ACRES
LOT 52	RESIDENTIAL LOT	0.48 ACRES
LOT 53	RESIDENTIAL LOT	0.48 ACRES
LOT 54	RESIDENTIAL LOT	0.48 ACRES
LOT 55	RESIDENTIAL LOT	0.48 ACRES
LOT 56	RESIDENTIAL LOT	0.48 ACRES
LOT 57	RESIDENTIAL LOT	0.48 ACRES
LOT 58	RESIDENTIAL LOT	0.48 ACRES
LOT 59	RESIDENTIAL LOT	0.48 ACRES
LOT 60	RESIDENTIAL LOT	0.48 ACRES
LOT 61	RESIDENTIAL LOT	0.48 ACRES
LOT 62	RESIDENTIAL LOT	0.48 ACRES
LOT 63	RESIDENTIAL LOT	0.48 ACRES
LOT 64	RESIDENTIAL LOT	0.48 ACRES
LOT 65	RESIDENTIAL LOT	0.48 ACRES
LOT 66	RESIDENTIAL LOT	0.48 ACRES
LOT 67	RESIDENTIAL LOT	0.48 ACRES
LOT 68	RESIDENTIAL LOT	0.48 ACRES
LOT 69	RESIDENTIAL LOT	0.48 ACRES
LOT 70	RESIDENTIAL LOT	0.48 ACRES
LOT 71	RESIDENTIAL LOT	0.48 ACRES
LOT 72	RESIDENTIAL LOT	0.48 ACRES
LOT 73	RESIDENTIAL LOT	0.48 ACRES
LOT 74	RESIDENTIAL LOT	0.48 ACRES
LOT 75	RESIDENTIAL LOT	0.48 ACRES
LOT 76	RESIDENTIAL LOT	0.48 ACRES
LOT 77	RESIDENTIAL LOT	0.48 ACRES
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LOT 79	RESIDENTIAL LOT	0.48 ACRES
LOT 80	RESIDENTIAL LOT	0.48 ACRES
LOT 81	RESIDENTIAL LOT	0.48 ACRES
LOT 82	RESIDENTIAL LOT	0.48 ACRES
LOT 83	RESIDENTIAL LOT	0.48 ACRES
LOT 84	RESIDENTIAL LOT	0.48 ACRES
LOT 85	RESIDENTIAL LOT	0.48 ACRES
LOT 86	RESIDENTIAL LOT	0.48 ACRES
LOT 87	RESIDENTIAL LOT	0.48 ACRES
LOT 88	RESIDENTIAL LOT	0.48 ACRES
LOT 89	RESIDENTIAL LOT	0.48 ACRES
LOT 90	RESIDENTIAL LOT	0.48 ACRES
LOT 91	RESIDENTIAL LOT	0.48 ACRES
LOT 92	RESIDENTIAL LOT	0.48 ACRES
LOT 93	RESIDENTIAL LOT	0.48 ACRES
LOT 94	RESIDENTIAL LOT	0.48 ACRES
LOT 95	RESIDENTIAL LOT	0.48 ACRES
LOT 96	RESIDENTIAL LOT	0.48 ACRES
LOT 97	RESIDENTIAL LOT	0.48 ACRES
LOT 98	RESIDENTIAL LOT	0.48 ACRES
LOT 99	RESIDENTIAL LOT	0.48 ACRES
LOT 100	RESIDENTIAL LOT	0.48 ACRES

**RESIDENTIAL DATA**

GROSS RESIDENTIAL LOT AREA 840 ACRES  
 GROSS OPEN SPACE 243 ACRES  
 GROSS OPEN SPACE/PRESERVATION/ROADWAY AREA 1621 ACRES  
 GROSS PROJECT AREA 3304 ACRES

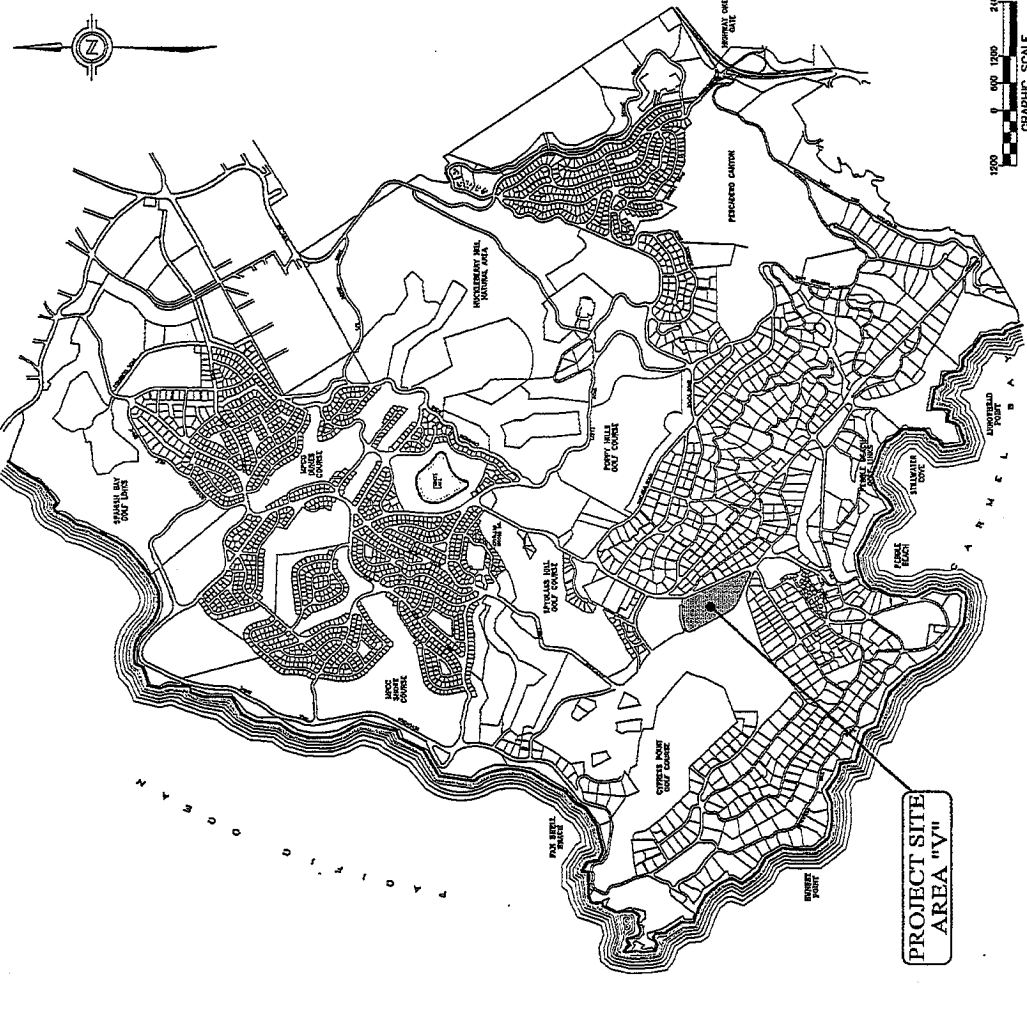
**OPEN SPACE SUMMARY**

TOTAL PRESERVATION PARCELS 1224 ACRES  
 TOTAL OPEN SPACE PARCELS 630 ACRES  
 TOTAL OPEN SPACE 840 ACRES  
 81.9% OF TOTAL GROSS AREA



**SHEET INDEX**

- V-1 COVER SHEET, VICINITY AND INFORMATION
- V-2 TENTATIVE MAP AND SITE PLAN
- V-3 ADRIAL AVENUE MAP
- V-4 ADRIAL AVENUE MAP
- V-5 FUEL WAREHOUSE PLAN



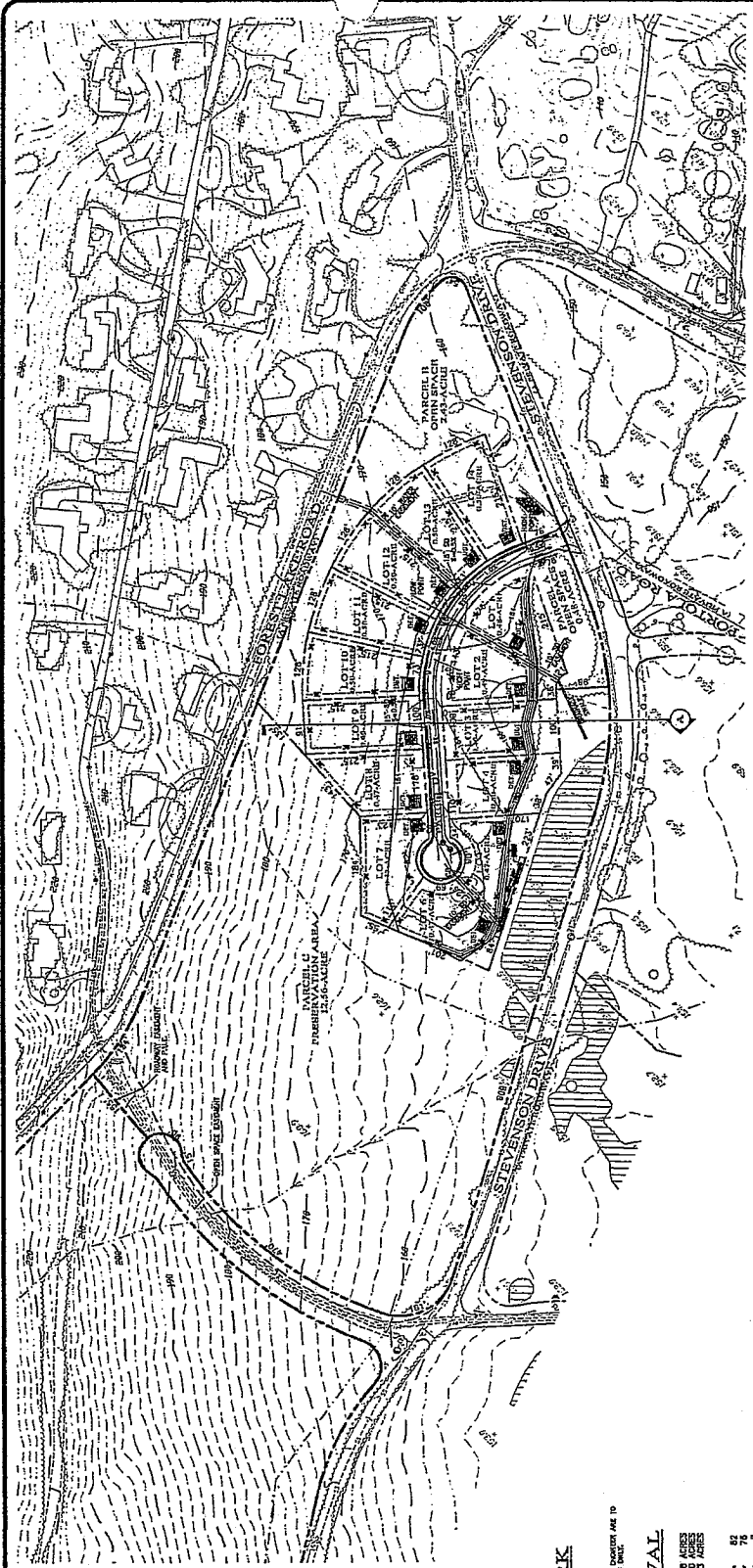
**PROJECT SITE MAP**

**WWD**  
 WATERWAYS DEVELOPMENT COMPANY  
 475 N. MICHIGAN AVENUE, SUITE 200  
 ANAHEIM, CALIFORNIA 92801  
 TEL: 714/774-1100  
 FAX: 714/774-1101

**PEBBLE BEACH COMPANY**  
 P.O. BOX 1047 FERRIS AVENUE, CALIFORNIA 92033  
 SAN DIEGO, CALIFORNIA 92108  
 TEL: 619/495-1100

**VESTING TENTATIVE MAP**  
 DEL MONTE FOREST PLAN  
 AREA V  
 VICINITY MAP/INFORMATION  
 DATE: MAY 2011

GRAPHIC SCALE  
 0 500 1000 2000  
 FEET



**EARTHWORK**

NET = 800 CF  
 NET = 15,850 CF FILL  
 \* Landmarks quantities as calculated by the quantity take off  
 FROM QUANT. THESE ARE ESTIMATED QUANT.

**TREE REMOVAL**

- IMPERVIOUS AREA
- ROADWAY DEVELOPMENT\*\*
- UTILITIES
- PAVEMENT
- 24" & GREATER DIAMETER
- 12" & GREATER
- NEW STRUCTURES
- OFF-SITE UTILITIES
- TRAILS

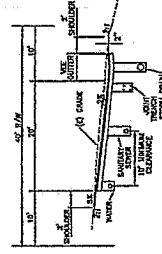
- NEW STRUCTURES = 2000 SQ FT
- OFF-SITE UTILITIES = 100 LF 8" WATER MAIN EXTENSION
- TRAILS = 0 LF
- NET = 0 LF INCREASE

**AREA OF DEVELOPMENT  
 WITHIN SLOPES 30% AND OVER**

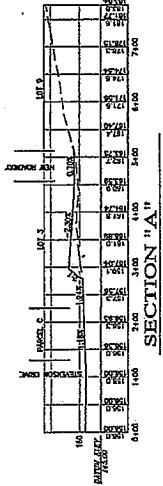
500 SQ FT (BASED ON THE BOX)

**LEGEND**

- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- EXISTING ROAD
- NEW ROAD
- EXISTING WATER LINE
- NEW WATER LINE
- EXISTING SEWER LINE
- NEW SEWER LINE
- EXISTING GAS LINE
- NEW GAS LINE
- EXISTING ELEC. LINE
- NEW ELEC. LINE
- EXISTING TELE. LINE
- NEW TELE. LINE
- EXISTING FENCE
- NEW FENCE
- EXISTING CONCRETE
- NEW CONCRETE
- EXISTING ASPHALT
- NEW ASPHALT
- EXISTING GRAVEL
- NEW GRAVEL
- EXISTING SAND
- NEW SAND
- EXISTING SOIL
- NEW SOIL
- EXISTING ROCK
- NEW ROCK
- EXISTING VEGETATION
- NEW VEGETATION
- EXISTING TREES
- NEW TREES
- EXISTING BUSHES
- NEW BUSHES
- EXISTING SHRUBS
- NEW SHRUBS
- EXISTING HERBS
- NEW HERBS
- EXISTING GRASSES
- NEW GRASSES
- EXISTING CROPS
- NEW CROPS
- EXISTING WILDS
- NEW WILDS
- EXISTING ANIMALS
- NEW ANIMALS
- EXISTING PLANTS
- NEW PLANTS
- EXISTING FUNGI
- NEW FUNGI
- EXISTING BACTERIA
- NEW BACTERIA
- EXISTING VIRUSES
- NEW VIRUSES
- EXISTING PARASITES
- NEW PARASITES
- EXISTING INSECTS
- NEW INSECTS
- EXISTING MAMMALS
- NEW MAMMALS
- EXISTING BIRDS
- NEW BIRDS
- EXISTING REPTILES
- NEW REPTILES
- EXISTING AMPHIBIANS
- NEW AMPHIBIANS
- EXISTING MOLLUSKS
- NEW MOLLUSKS
- EXISTING ARACHNIDS
- NEW ARACHNIDS
- EXISTING NEEMATODES
- NEW NEEMATODES
- EXISTING PLANTAS
- NEW PLANTAS
- EXISTING PROTISTS
- NEW PROTISTS
- EXISTING FUNGI
- NEW FUNGI
- EXISTING BACTERIA
- NEW BACTERIA
- EXISTING VIRUSES
- NEW VIRUSES
- EXISTING PARASITES
- NEW PARASITES
- EXISTING INSECTS
- NEW INSECTS
- EXISTING MAMMALS
- NEW MAMMALS
- EXISTING BIRDS
- NEW BIRDS
- EXISTING REPTILES
- NEW REPTILES
- EXISTING AMPHIBIANS
- NEW AMPHIBIANS
- EXISTING MOLLUSKS
- NEW MOLLUSKS
- EXISTING ARACHNIDS
- NEW ARACHNIDS
- EXISTING NEEMATODES
- NEW NEEMATODES
- EXISTING PLANTAS
- NEW PLANTAS
- EXISTING PROTISTS
- NEW PROTISTS



**TYPICAL ROADWAY SECTION**  
 SCALE: 1" = 10'



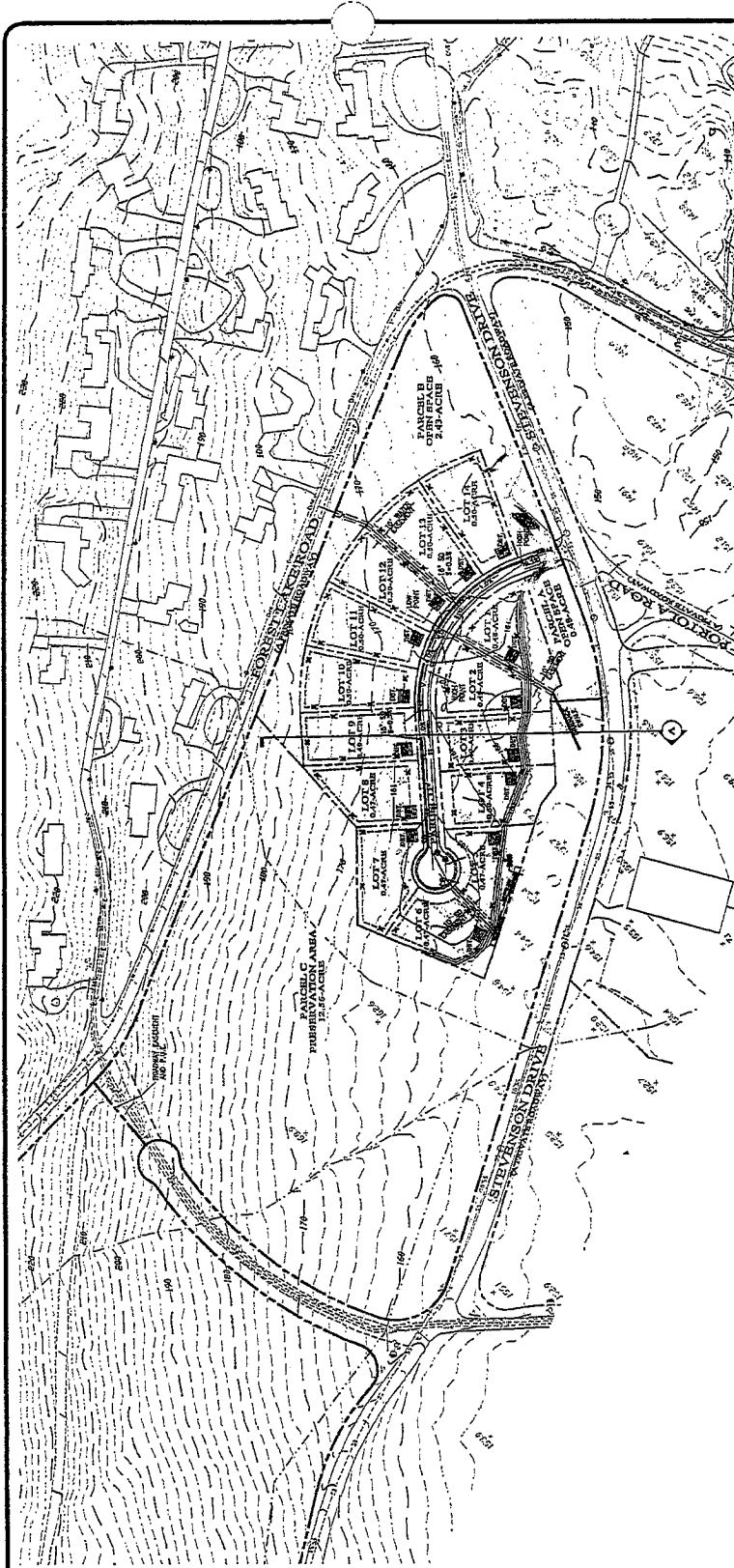
**SECTION "A-A"**  
 SCALE: 1" = 50'

**V-2**  
 TENTATIVE MAP  
 AREA V  
 DEL. MONTEFIORE PLAN  
 © 2011 PEBBLE BEACH COMPANY. ALL RIGHTS RESERVED.  
 DATE: MAY 2011

**PEBBLE BEACH COMPANY**  
 100 BOX 169 PEPPER HARBOR  
 CAROLINA BEACH, NC 28528  
 (813) 924-9977  
 INFORMATION: 214-233-3333  
 PAPER: 214-233-3333  
 INFORMATION: 214-233-3333



**VAND**  
 VALUATION AND DESIGN  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 (303) 733-1111  
 WWW.VAND.COM



**AREA V SLOPE LEGEND**

Slope Range	Area (Acres)	Percent of Total Area	Area (Acres)
0-15%	10.00	10.00	10.00
15-20%	10.00	10.00	10.00
20-25%	20.00	20.00	20.00
25-30%	20.00	20.00	20.00
30-35%	20.00	20.00	20.00
35-40%	20.00	20.00	20.00
40-45%	20.00	20.00	20.00
45-50%	20.00	20.00	20.00
50-55%	20.00	20.00	20.00
55-60%	20.00	20.00	20.00
60-65%	20.00	20.00	20.00
65-70%	20.00	20.00	20.00
70-75%	20.00	20.00	20.00
75-80%	20.00	20.00	20.00
80-85%	20.00	20.00	20.00
85-90%	20.00	20.00	20.00
90-95%	20.00	20.00	20.00
95-100%	20.00	20.00	20.00

**AREA V SLOPE DENSITY**

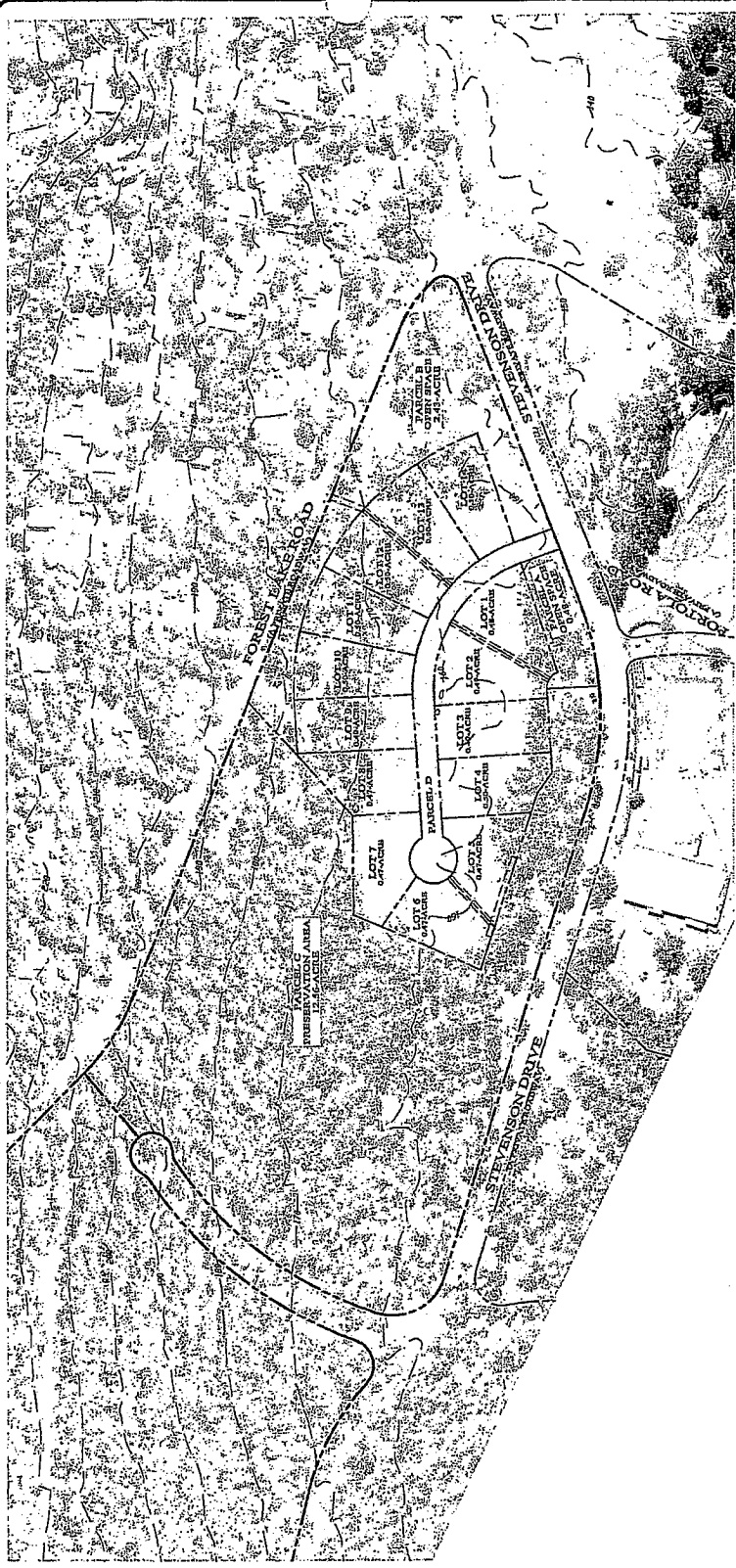
MONTEREY COUNTY SLOPE DENSITY FORMULA:  
 0-15% — BUILDING SITE PER 1 ACRE  
 15-20% — BUILDING SITE PER 2 ACRES  
 20-25% — BUILDING SITE PER 3 ACRES  
 25-30% — BUILDING SITE PER 4 ACRES  
 30-35% — BUILDING SITE PER 5 ACRES  
 35-40% — BUILDING SITE PER 6 ACRES  
 40-45% — BUILDING SITE PER 7 ACRES  
 45-50% — BUILDING SITE PER 8 ACRES  
 50-55% — BUILDING SITE PER 9 ACRES  
 55-60% — BUILDING SITE PER 10 ACRES  
 60-65% — BUILDING SITE PER 11 ACRES  
 65-70% — BUILDING SITE PER 12 ACRES  
 70-75% — BUILDING SITE PER 13 ACRES  
 75-80% — BUILDING SITE PER 14 ACRES  
 80-85% — BUILDING SITE PER 15 ACRES  
 85-90% — BUILDING SITE PER 16 ACRES  
 90-95% — BUILDING SITE PER 17 ACRES  
 95-100% — BUILDING SITE PER 18 ACRES

MAXIMUM ALLOWABLE NUMBER OF RESIDENCES PER SLOPE DENSITY FORMULA 22

**VESTING TENTATIVE MAP**  
 DEL MONTE FOREST PLAN  
 AREA V  
 SLOPE ANALYSIS MAP

**PEBBLE BEACH COMPANY**  
 100 BOX 104 TOWN CENTER  
 PEPPERVINE, CALIFORNIA 91933  
 (609) 864-6600  
 FAX: (609) 864-6601  
 INFORMATION: 615-660-0000  
 MONTEREY COUNTY, CALIFORNIA



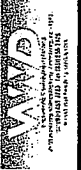


© 2011 PEBBLE BEACH COMPANY. ALL RIGHTS RESERVED.

V-4  
DATE: MAY 2011

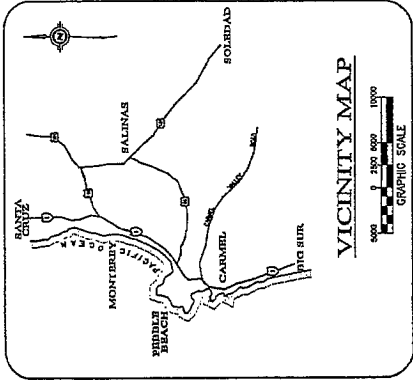
**VESTING TENTATIVE MAP**  
DEL MONTE FOREST PLAN  
AREA V  
AERIAL OVERLAY

**PEBBLE BEACH COMPANY**  
P.O. BOX 1817 PEBBLE BEACH, CA 93955  
(415) 624-8987  
INFORMATION: A PEACHES LOCAL, COMPANY OFFICE, OUTRICK



**SUBDIVIDERS STATEMENT**

1. THE TOTAL AREA OF THIS SUBDIVISION IS 3.34 ACRES, BEING 2.97 ACRES OF LAND AND 0.37 ACRES OF WATER, AS SHOWN ON THE MAPS HERETOFORE REFERRED TO.
2. THE PROPOSED SUBDIVISION IS A PRIVATE ACCESS SUBDIVISION.
3. THE PROPOSED SUBDIVISION IS A PRIVATE ACCESS SUBDIVISION.
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20. THE PROPOSED SUBDIVISION IS A PRIVATE ACCESS SUBDIVISION.



**SHEET INDEX**

- CS-1 COVER SHEET, VICINITY AND INFORMATION
- CS-2 IMAGING LOG AND SITE DATA
- CS-3 AERIAL OVERLAY
- CS-4 AERIAL OVERLAY
- CS-5 FUEL MANAGEMENT PLAN

**SOLAR ACCESS STATEMENT**

1. LOTS ARE IMPOSED IN ORDER TO PROTECT THE SOLAR ACCESS OF THE PROPOSED SUBDIVISION. THE DESIGN OF LOT SIZES, AND THE LOCATION OF THE PROPOSED SUBDIVISION, ARE SUCH AS TO PROVIDE SOLAR ACCESS TO ALL LOTS. THE DESIGN OF THE SUBDIVISION IS SUCH AS TO PROVIDE SOLAR ACCESS TO ALL LOTS. THE DESIGN OF THE SUBDIVISION IS SUCH AS TO PROVIDE SOLAR ACCESS TO ALL LOTS.
2. THE PROPOSED SUBDIVISION IS A PRIVATE ACCESS SUBDIVISION.

**RESIDENTIAL LOT DATA**

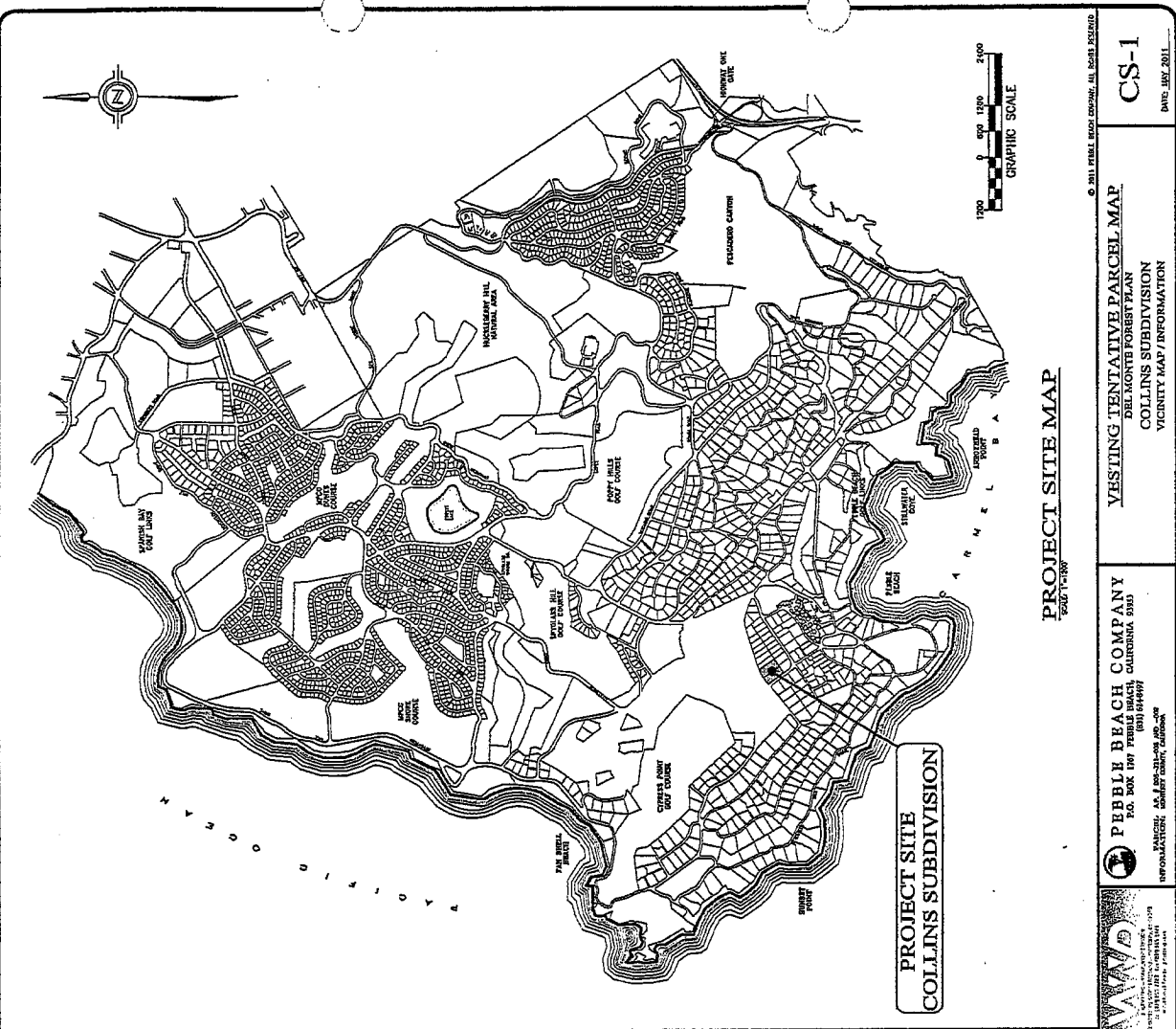
LOT 1 - RESIDENTIAL LOT	0.91 ACRES
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LOT 3 - RESIDENTIAL LOT	0.91 ACRES
LOT 4 - RESIDENTIAL LOT	0.91 ACRES
LOT 5 - RESIDENTIAL LOT	0.91 ACRES
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LOT 98 - RESIDENTIAL LOT	0.91 ACRES
LOT 99 - RESIDENTIAL LOT	0.91 ACRES
LOT 100 - RESIDENTIAL LOT	0.91 ACRES

**RESIDENTIAL DATA**

NUMBER OF PROPOSED LOTS: 100  
 NUMBER OF PROPOSED LOTS: 100  
 NUMBER OF PROPOSED LOTS: 100

**OPEN SPACE SUMMARY**

TOTAL OPEN SPACE PARCELS: 10  
 OR OF TOTAL GROSS AREA



**PROJECT SITE MAP**  
 COLLINS SUBDIVISION

**PEBBLE BEACH COMPANY**  
 P.O. BOX 1047 PEBBLE BEACH, CALIFORNIA 93955  
 PHONE: (408) 326-2400 FAX: (408) 326-2401  
 INFORMATION: COMPANY, CARPENTER

**VESTING TENTATIVE PARCEL MAP**  
 DEL MONTE FOREST PLAN  
 COLLINS SUBDIVISION  
 VICINITY MAP / INFORMATION

CS-1  
 DATE: MAY 2011





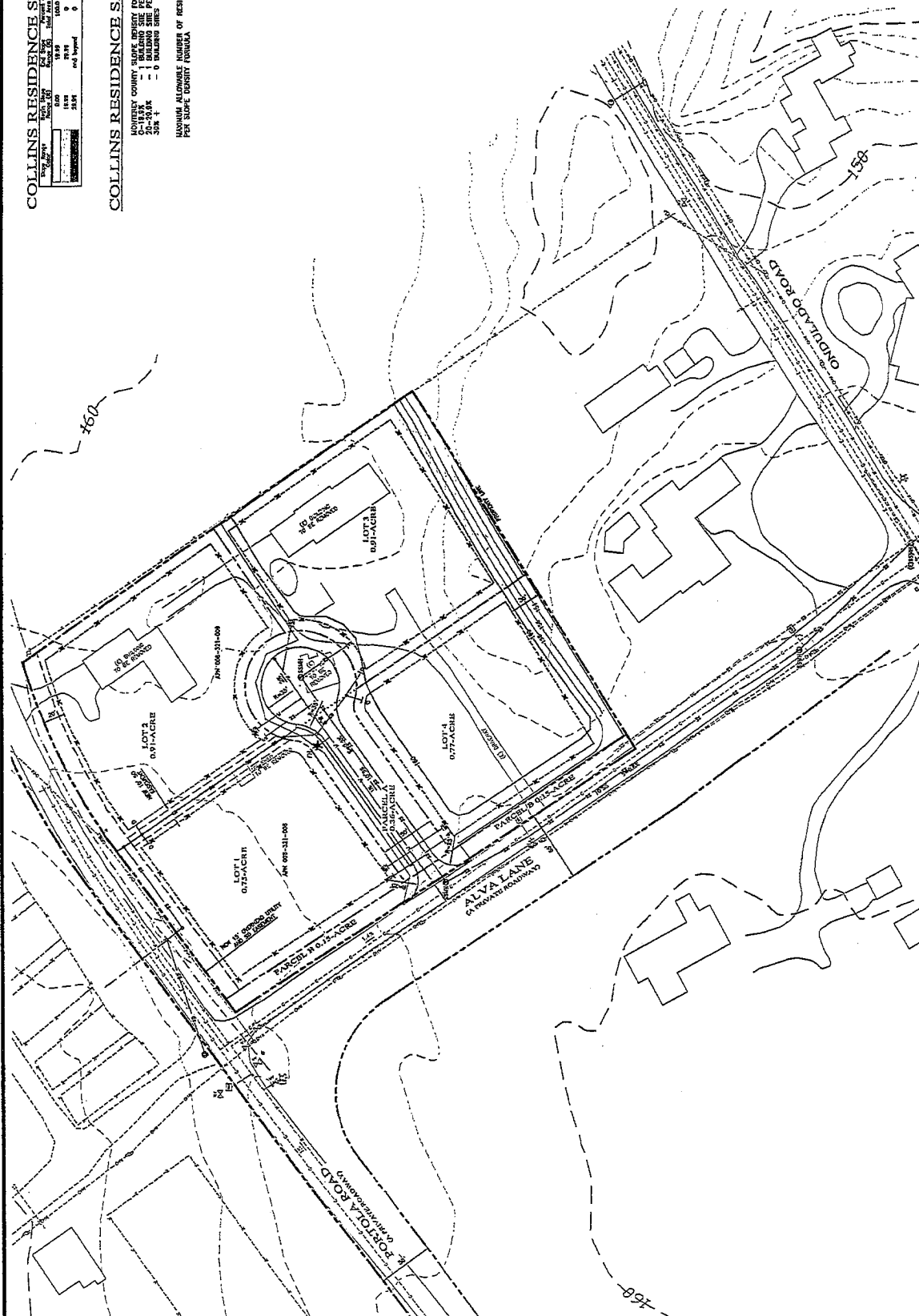
**COLLINS RESIDENCE SLOPE LEGEND**

RESIDENCE	NO. OF RESIDENCES	NO. OF LOTS	NO. OF ACRES	NO. OF ACRES PER RESIDENCE
1	1	1	1.00	1.00
2	2	2	2.00	1.00
3	3	3	3.00	1.00
4	4	4	4.00	1.00
5	5	5	5.00	1.00
6	6	6	6.00	1.00
7	7	7	7.00	1.00
8	8	8	8.00	1.00
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40	40	40	40.00	1.00
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43	43	43	43.00	1.00
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97	97	97	97.00	1.00
98	98	98	98.00	1.00
99	99	99	99.00	1.00
100	100	100	100.00	1.00

**COLLINS RESIDENCE SLOPE DENSITY**

UNIVERSITY COUNTY SLOPE DENSITY FORMULA:  
 50% SLOPE = 1 RESIDENCE PER 1 ACRE  
 55% SLOPE = 1 RESIDENCE PER 1.2 ACRES  
 60% SLOPE = 1 RESIDENCE PER 1.5 ACRES  
 65% SLOPE = 1 RESIDENCE PER 2 ACRES

UNIVERSITY COUNTY SLOPE DENSITY FORMULA:  
 PER 100% SLOPE FORMULA



**PEBBLE BEACH COMPANY**  
 100 BOX 1747 PEPPER HARBOR, CALIFORNIA 94957  
 PHONE: 415-328-2400 FAX: 415-328-2401  
 INFORMATION: SLOPE ANALYSIS MAP

**VESTING TENTATIVE PARCEL MAP**  
 DEL MONTE FOREST PLAN  
 COLLINS SUBDIVISION  
 SLOPE ANALYSIS MAP

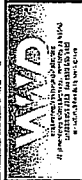
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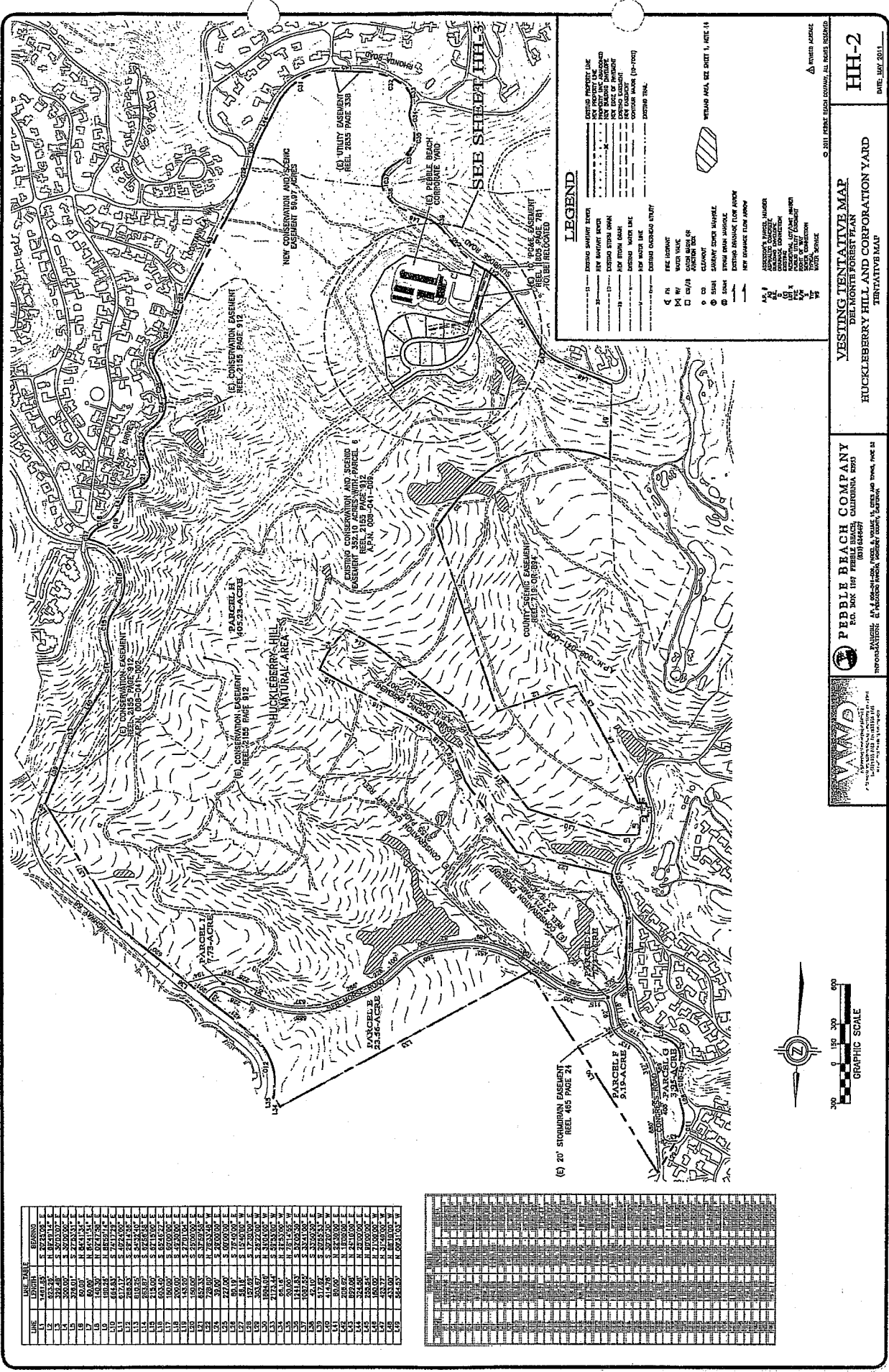
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 © 2012 PEBBLE BEACH COMPANY. ALL RIGHTS RESERVED.  
**CS-4**  
 DATE: MAY 2011

**VESTING TENTATIVE PARCEL MAP**  
 DELINQUENT FOREST PLAN  
 COLLINS SUBDIVISION  
 AERIAL OVERLAY

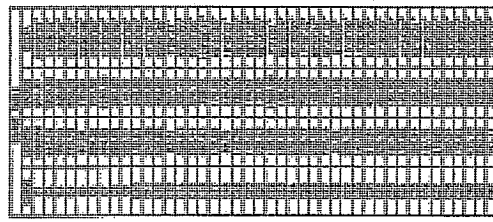
**PEBBLE BEACH COMPANY**  
 100 BOX 104 PEBBLE BEACH, CALIFORNIA 95555  
 (408) 425-4527  
 (408) 425-4527  
 PROPOSITION: 2012-2013 BUDGET, CAPITAL







LIN.	FILE	SECTION	AREA
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13	2522.24	N. 29	27.24
14	2522.24	N. 30	27.24
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81	2522.24	N. 97	27.24
82	2522.24	N. 98	27.24
83	2522.24	N. 99	27.24
84	2522.24	N. 100	27.24



### LEGEND

- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- EXISTING STORM DRAIN
- NEW STORM DRAIN
- EXISTING SIDEWALK
- NEW SIDEWALK
- EXISTING DRIVEWAY
- NEW DRIVEWAY
- EXISTING DRIVE
- NEW DRIVE
- EXISTING WATER LINE
- NEW WATER LINE
- EXISTING OVERHEAD UTILITY
- NEW OVERHEAD UTILITY
- EXISTING SANDPIT
- NEW SANDPIT
- EXISTING STORM DRAIN
- NEW STORM DRAIN
- EXISTING SIDEWALK
- NEW SIDEWALK
- EXISTING DRIVEWAY
- NEW DRIVEWAY
- EXISTING DRIVE
- NEW DRIVE
- EXISTING WATER LINE
- NEW WATER LINE
- EXISTING OVERHEAD UTILITY
- NEW OVERHEAD UTILITY
- FREE REPORT
- WATER MAIN
- CITY WATER
- SEWER
- STORM DRAIN
- STORM DRAIN MANHOLE
- EXISTING SANITARIUM FLOW ARROW
- NEW SANITARIUM FLOW ARROW
- ASBESTOS
- CEMENT
- CONCRETE
- BRICK
- GLASS
- METAL
- WOOD
- STONE
- PLASTER
- PAINT
- ROOFING
- INSULATION
- MECHANICAL
- ELECTRICAL
- PLUMBING
- HEATING
- Cooling
- VENTILATION
- MATERIAL
- LABOR
- OVERHEAD
- PROFIT
- TOTAL COST

WINDWARD MAP, SEE SHEET 1, SHEET 11

HH-2  
DATE: MAY 2011

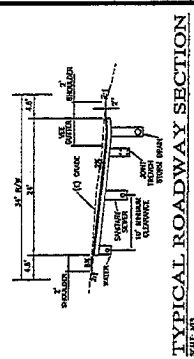
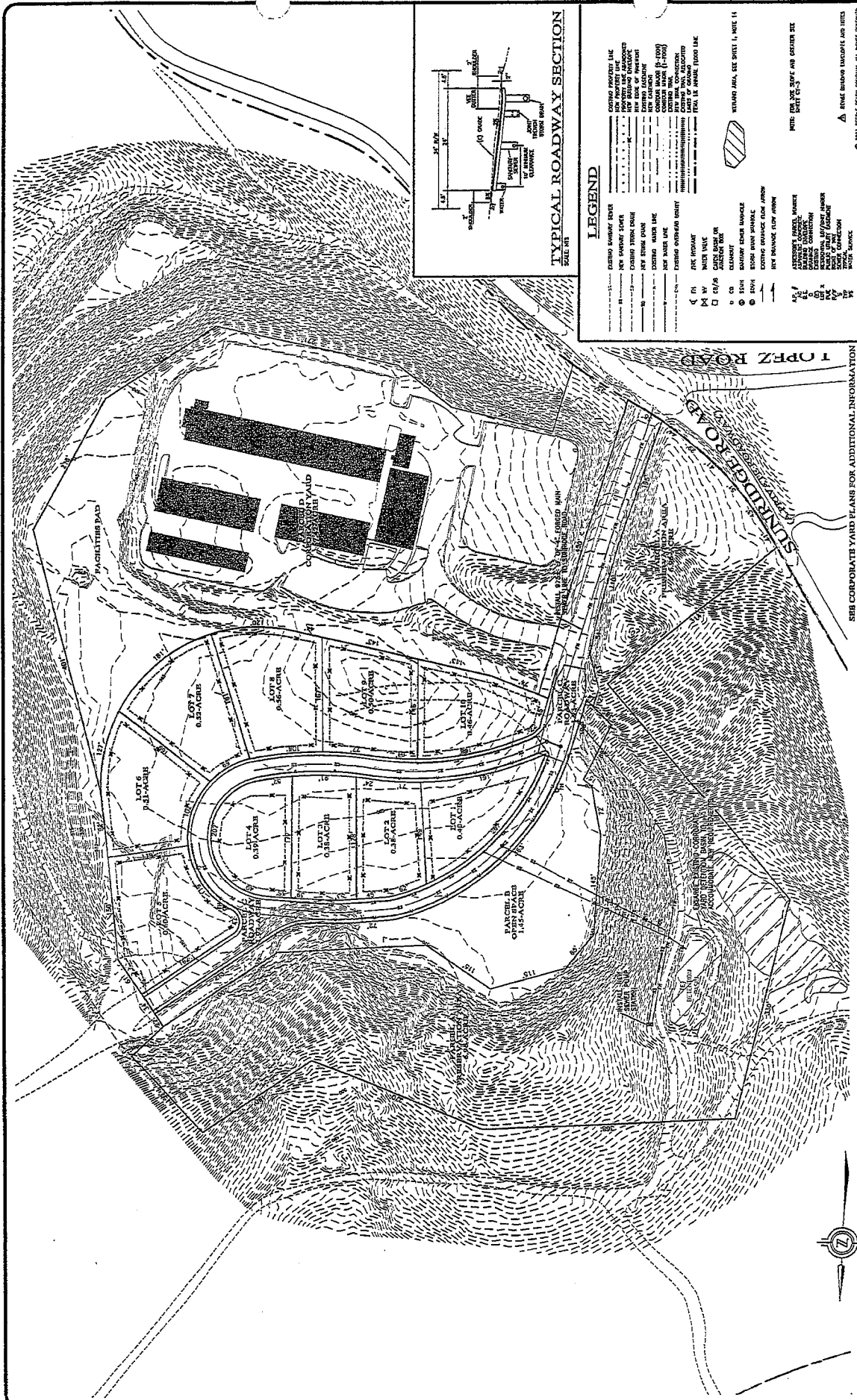
VESTING TENTATIVE MAP  
DEVELOPMENT PLAN  
HUCKLEBERRY HILL AND CORPORATION YARD  
TENTATIVE MAP

PEBBLE BRACH COMPANY  
200 BOX 107 PEPPERIDGE CALIFORNIA 92409  
(951) 644-6767

WINDWARD  
PLANNING AND DESIGN  
12150 OAKVIEW BLVD SUITE 100 SAN DIEGO CA 92130  
(619) 596-1000

0 150 300 450 600  
GRAPHIC SCALE

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### LEGEND

—	EXISTING PROPERTY LINE
- - -	NEW PROPERTY LINE
—	EXISTING DRIVEWAY
- - -	NEW DRIVEWAY
—	EXISTING SIDEWALK
- - -	NEW SIDEWALK
—	EXISTING CURB
- - -	NEW CURB
—	EXISTING ROADWAY
- - -	NEW ROADWAY
—	EXISTING UTILITY
- - -	NEW UTILITY
—	EXISTING ELEVATION
- - -	NEW ELEVATION
—	EXISTING ELEVATION
- - -	NEW ELEVATION

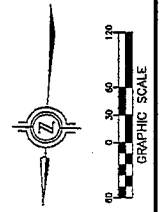
HH-3  
DATE: MAY, 2011

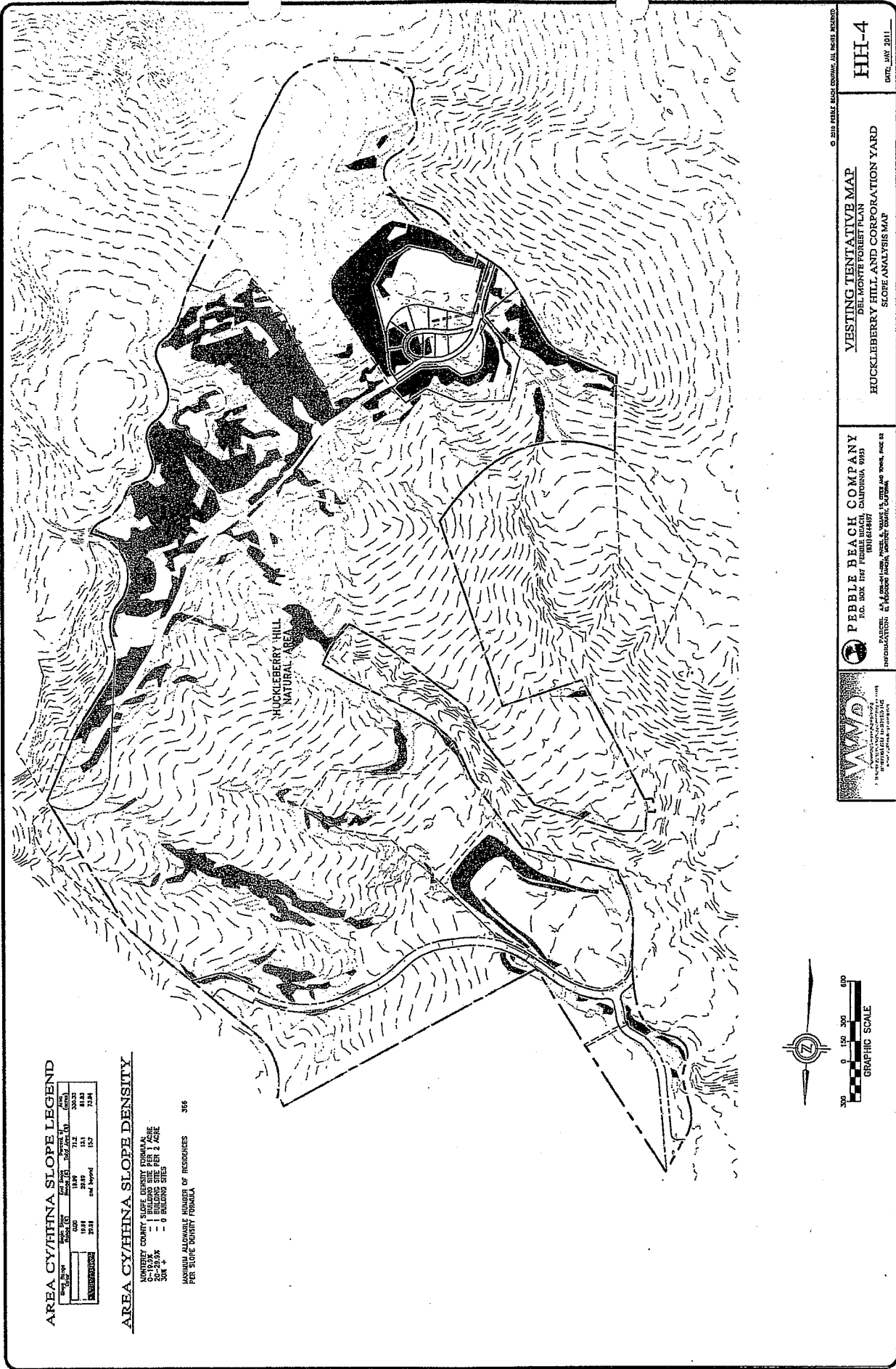
VESTING TENTATIVE MAP  
BIG MOUNTAIN FOREST PLAN  
HUCKLEBERRY HILL AND CORPORATION YARD  
TENTATIVE MAP

PEBBLE BEACH COMPANY  
150 BOX 1760 PEBBLE BEACH, CALIFORNIA 93953  
PHONE: 408-861-5000 FAX: 408-861-5001  
WWW.PEBBLEBEACH.COM



SEE CORPORATE YARD PLANS FOR ADDITIONAL INFORMATION





**AREA CYRHINA SLOPE LEGEND**

SLOPE (%)	0-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50
SYMBOL	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]
RESOURCES	000	100	150	200	250	300	350	400	450
	100	150	200	250	300	350	400	450	500

**AREA CYRHINA SLOPE DENSITY**

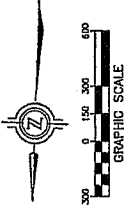
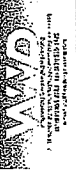
UNIVERSITY COUNTY SLOPE DENSITY FORMULA:  
 50-25.5% - BUILDING SITE PER 1 ACRE  
 30% + - 0 BUILDING SITES  
 UNIMPROVED BALANCE = NUMBER OF RESOURCES  
 PER SLOPE DENSITY FORMULA

306

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**HH-4**  
 DATE: MAY 2011

**VESTING TENTATIVE MAP**  
 DEL MONTE FOREST PLAN  
 HUCKLEBERRY HILL AND CORPORATION YARD  
 SLOPE ANALYSIS MAP

**PEBBLE BEACH COMPANY**  
 FIG. 306 TRIP POINTS  
 10010 CALIFORNIA, 92025  
 (949) 624-8877  
 PATENT: U.S. PAT. 6,890,700, 6,926,816, 6,926,817, 6,926,818, 6,926,819, 6,926,820, 6,926,821, 6,926,822, 6,926,823, 6,926,824, 6,926,825, 6,926,826, 6,926,827, 6,926,828, 6,926,829, 6,926,830, 6,926,831, 6,926,832, 6,926,833, 6,926,834, 6,926,835, 6,926,836, 6,926,837, 6,926,838, 6,926,839, 6,926,840, 6,926,841, 6,926,842, 6,926,843, 6,926,844, 6,926,845, 6,926,846, 6,926,847, 6,926,848, 6,926,849, 6,926,850, 6,926,851, 6,926,852, 6,926,853, 6,926,854, 6,926,855, 6,926,856, 6,926,857, 6,926,858, 6,926,859, 6,926,860, 6,926,861, 6,926,862, 6,926,863, 6,926,864, 6,926,865, 6,926,866, 6,926,867, 6,926,868, 6,926,869, 6,926,870, 6,926,871, 6,926,872, 6,926,873, 6,926,874, 6,926,875, 6,926,876, 6,926,877, 6,926,878, 6,926,879, 6,926,880, 6,926,881, 6,926,882, 6,926,883, 6,926,884, 6,926,885, 6,926,886, 6,926,887, 6,926,888, 6,926,889, 6,926,890, 6,926,891, 6,926,892, 6,926,893, 6,926,894, 6,926,895, 6,926,896, 6,926,897, 6,926,898, 6,926,899, 6,926,900, 6,926,901, 6,926,902, 6,926,903, 6,926,904, 6,926,905, 6,926,906, 6,926,907, 6,926,908, 6,926,909, 6,926,910, 6,926,911, 6,926,912, 6,926,913, 6,926,914, 6,926,915, 6,926,916, 6,926,917, 6,926,918, 6,926,919, 6,926,920, 6,926,921, 6,926,922, 6,926,923, 6,926,924, 6,926,925, 6,926,926, 6,926,927, 6,926,928, 6,926,929, 6,926,930, 6,926,931, 6,926,932, 6,926,933, 6,926,934, 6,926,935, 6,926,936, 6,926,937, 6,926,938, 6,926,939, 6,926,940, 6,926,941, 6,926,942, 6,926,943, 6,926,944, 6,926,945, 6,926,946, 6,926,947, 6,926,948, 6,926,949, 6,926,950, 6,926,951, 6,926,952, 6,926,953, 6,926,954, 6,926,955, 6,926,956, 6,926,957, 6,926,958, 6,926,959, 6,926,960, 6,926,961, 6,926,962, 6,926,963, 6,926,964, 6,926,965, 6,926,966, 6,926,967, 6,926,968, 6,926,969, 6,926,970, 6,926,971, 6,926,972, 6,926,973, 6,926,974, 6,926,975, 6,926,976, 6,926,977, 6,926,978, 6,926,979, 6,926,980, 6,926,981, 6,926,982, 6,926,983, 6,926,984, 6,926,985, 6,926,986, 6,926,987, 6,926,988, 6,926,989, 6,926,990, 6,926,991, 6,926,992, 6,926,993, 6,926,994, 6,926,995, 6,926,996, 6,926,997, 6,926,998, 6,926,999, 7,000,000

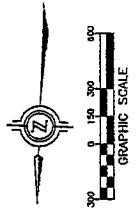
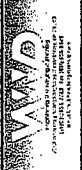




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**HH-5**  
 DATE: MAY 2011

**VESTING TENTATIVE MAP**  
 DEL MONTE FOREST PLAN  
 HUCKLEBERRY HILL AND CORPORATION YARD  
 AERIAL OVERLAY

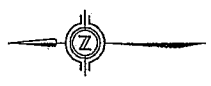
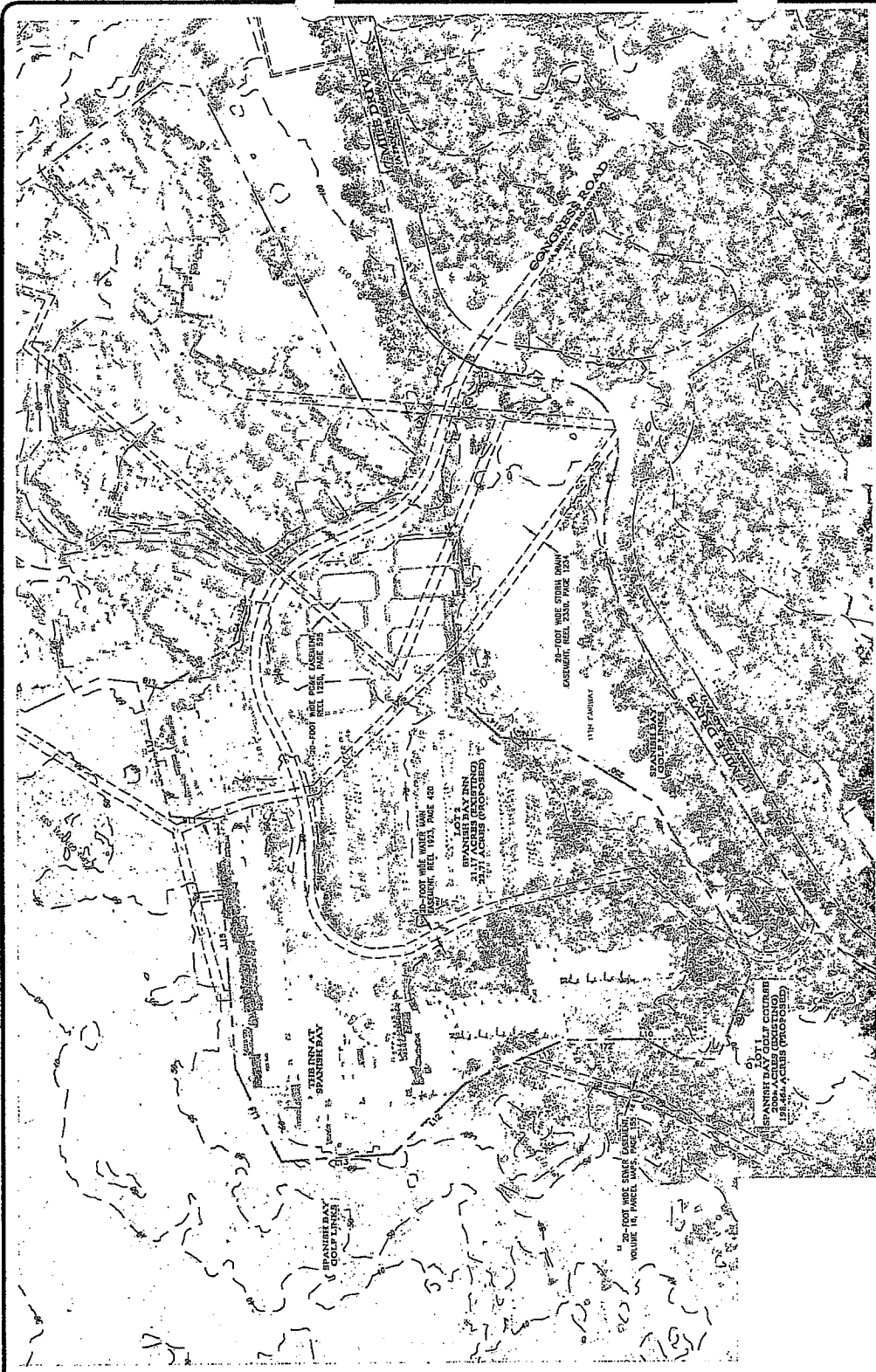
**PEBBLE BEACH COMPANY**  
 100 BOKE 189 THIRD FLOOR  
 SAN FRANCISCO, CALIFORNIA 94111  
 PROJECT: 14-000-01-000, SHEETS 1 & 2, SEE ALSO SHEET 100-000-01-000-010  
 PREPARED BY: E. P. HARRIS & ASSOCIATES, INC., SAN FRANCISCO, CALIFORNIA











REVISED BY 1044  
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**TENTATIVE LOT LINE ADJUSTMENT MAP**  
 200 MONTHS FORBES TRAIL  
 SPANISH BAY COTTAGES  
 AERIAL OVERLAY

**S-3**

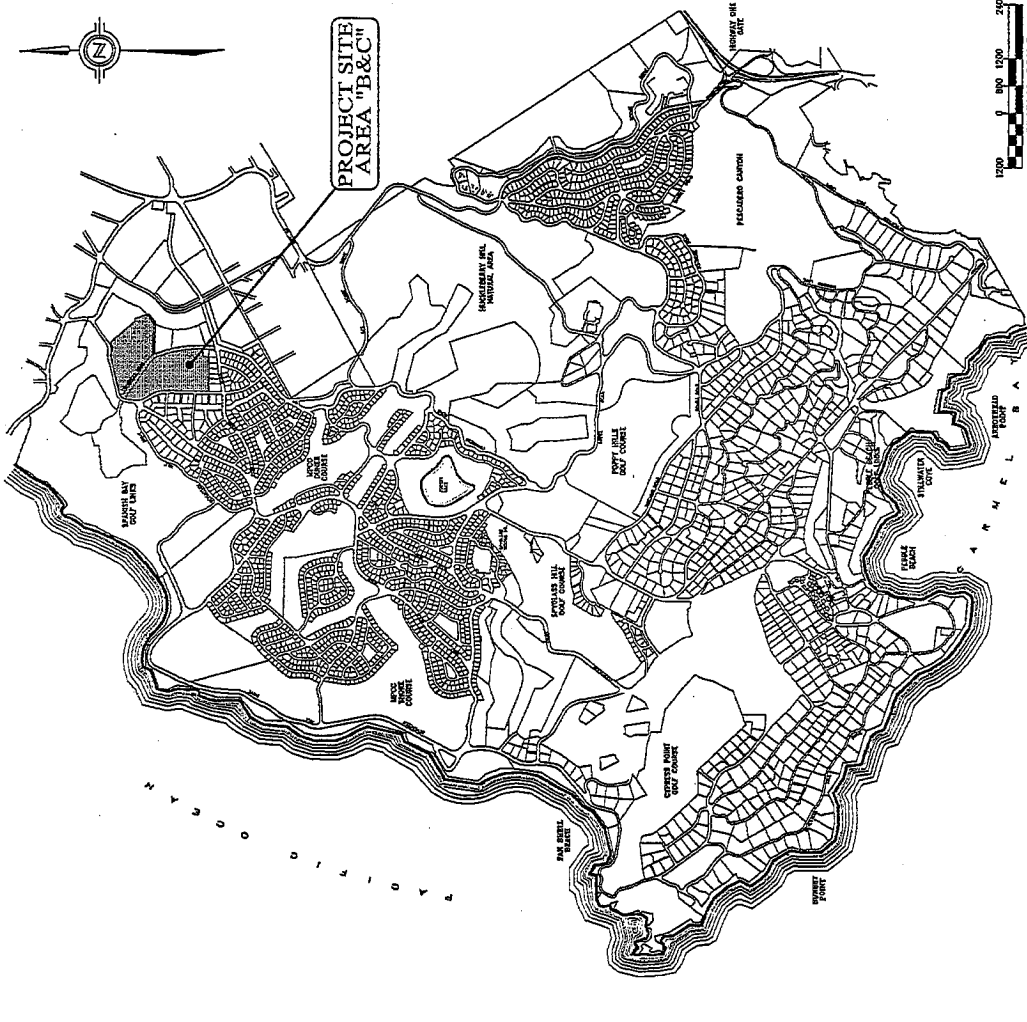
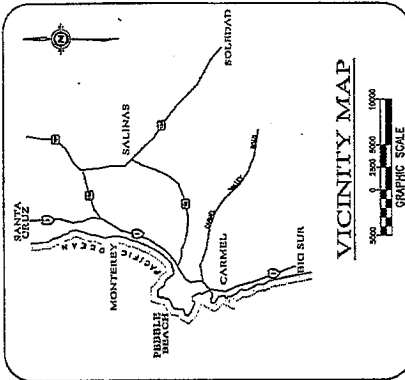
DATE: MAY 2011

**PEBBLE BEACH COMPANY**  
 100 ROCK HAVEN DRIVE  
 CARLSBAD, CALIFORNIA 92008  
 (760) 441-1000  
 FAX: (760) 441-1001  
 WWW.PEBBLEBEACH.COM



**SUBDIVIDER'S STATEMENT**

1. THE PROPERTY IS LOCATED IN THE COUNTY OF SAN DIEGO, CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
  - EXISTING LOT: 1-1/2 ACRES
  - PROPOSED LOTS: 1-1/2 ACRES
  - RESIDENTIAL 1-1/2 UNIT/ACRE AND FOREST
2. PROPOSED LAND USE: OPEN SPACE, ROADWAY AND PARKING
3. EROSION CONTROL SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF COUNTY EROSION CONTROL REGULATIONS (CHAPTER 18.18).
4. PROPOSED WATER SUPPLY BY CALIFORNIA AMERICAN WATER SUPPLY COMPANY AND PROPOSED SEWAGE DISPOSAL BY PEBBLE BEACH COMPANY SERVICES.
5. AS REQUIRED BY THE ASSUMPTIONS FOR THE UNIMPROVED PARCELS TO THE FOREST MANAGEMENT PLAN PREPARED FOR THE DEL MONTE FOREST PLAN, THE FOREST MANAGEMENT PLAN SHALL BE INSTALLED AND MAINTAINABLE.
6. PROPOSED PUBLIC AREAS AND SECOND EASEMENTS ARE AS SHOWN ON THE MAP.
7. PROPOSED HEIGHT OF STRUCTURES IS SHOWN WHERE APPLICABLE.
8. ALL NEW UTILITIES SHALL BE UNDERGROUND.
9. PEBBLE BEACH TREE DEPARTMENT NOTES:
  - A. ALL TREE TRUNKS SHALL HAVE TWO 2" x 4" NOT AND ONE OR MORE BRANCHES TO BE REMOVED TO CLEAR THE TRUNKS OR EQUIVALENT.
  - B. ALL BRANCHES TO BE REMOVED SHALL BE CUT TO A 45 DEGREE ANGLE TO THE TRUNK.
  - C. ALL BRANCHES TO BE REMOVED SHALL BE CUT AT A MINIMUM OF 1000 RPM.
  - D. ALL BRANCHES TO BE REMOVED SHALL BE CUT AND MADE FULLY DISINFECTED.
  - E. ALL BRANCHES TO BE REMOVED SHALL BE INSTALLED AND STORABLE.
  - F. STREET ADDRESS NUMBERS SHALL BE DETERMINED PRIOR TO SALE OF LOT.
10. THIS SUBDIVISION IS NOT INTENDED TO BE USED AS A RESIDENCE, BUT AS A PRIVATE ACCESS SUBDIVISION.
11. ALL ROAD IMPROVEMENTS SHALL BE PRIVATE.
12. DEED INSTRUMENT FOR BEVER SERVICE RECORDED IN REEL 1760, PAGE 219.
13. SEE THE DEL MONTE FOREST PLAN PRELIMINARY IMPROVEMENT REPORT.
14. SEE SOAS, ENVIRONMENTAL AND BIOLOGIC REPORTS PREPARED FOR THE DEL MONTE FOREST PLAN.



**SHEET INDEX**

- BC-1 COVER SHEET, VICINITY AND INFORMATION
- BC-2 TENTATIVE MAP AND SITE DATA
- BC-3 AERIAL OVERLAY MAP
- BC-4 FUEL MANAGEMENT PLAN

**LOT DATA**

LOT 1 - PARKING AREA	4.87 ACRES
PARCEL "A" - PRESERVATION	19.40 ACRES
PARCEL "B" - ROUGHLY AND FUE	4.80 ACRES
GROSS PROJECT AREA	28.07 ACRES

**OPEN SPACE SUMMARY**

AREA "B"	19.40 ACRES
AREA "C"	20.00 ACRES
TOTAL	39.40 ACRES

85.2% OF TOTAL GROSS AREA



**PEBBLE BEACH COMPANY**  
 100 BOX 707 PEBBLE BEACH, CALIFORNIA 93955  
 (408) 426-8800  
 PARCEL: AS 200-281-01 (Recorded 05), PARCEL 5, VOL 13, PAGE 117  
 INFORMATION: SHERIDAN COUNTY, CALIFORNIA

**VESTING TENTATIVE PARCEL MAP**  
 DEL MONTE FOREST PLAN  
 AREA B & C  
 VICINITY MAP / INFORMATION

**BC-1**  
 DATE: MAR. 2011

**PROJECT SITE MAP**  
 SCALE: 1"=200'

A PEBBLE BEACH COMPANY PROJECT



**AREA B & C SLOPE LEGEND**

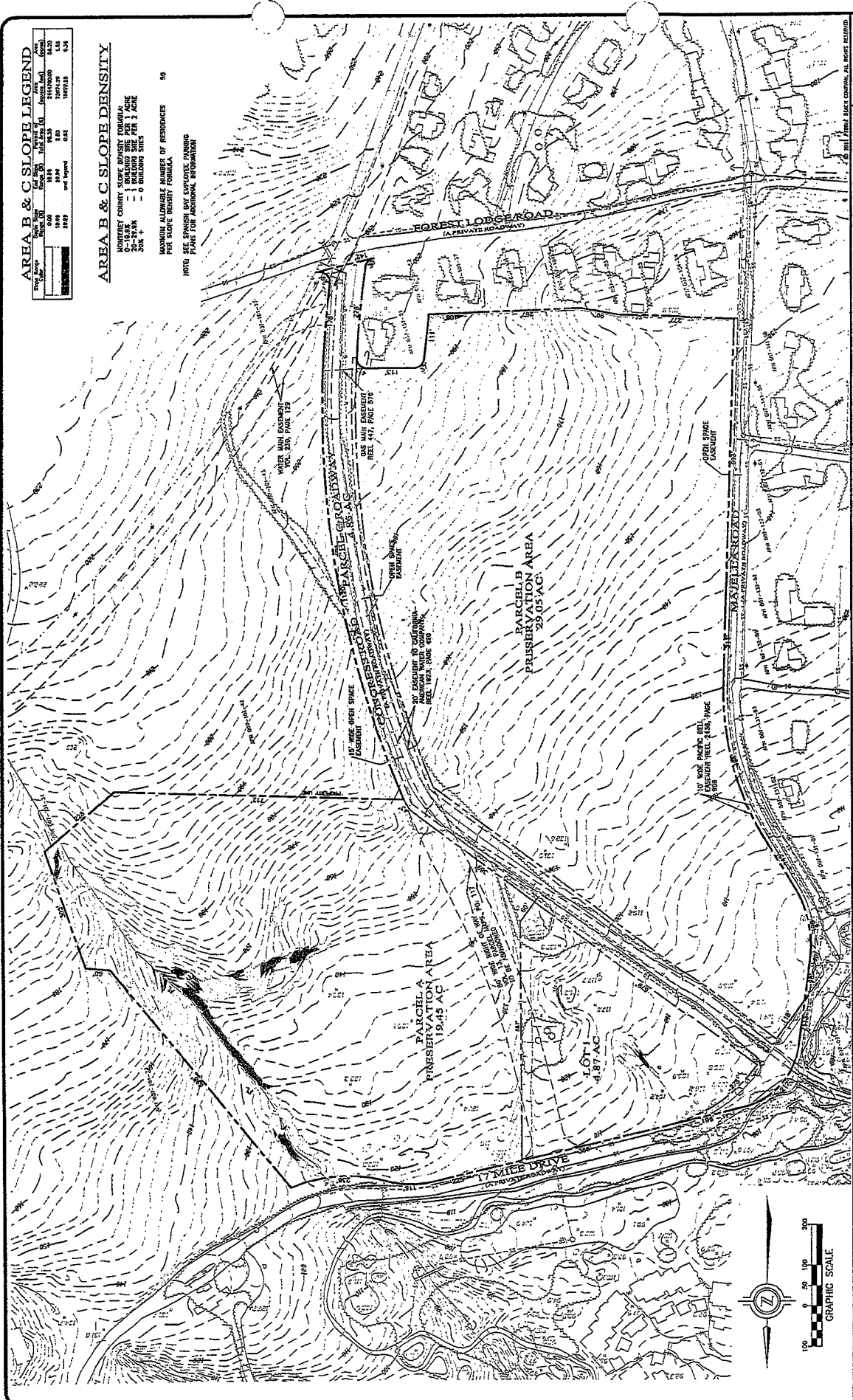
Slope (%)	Symbol	Color
0.00	—	White
0.01	—	Light Blue
0.02	—	Light Green
0.03	—	Light Yellow
0.04	—	Light Orange
0.05	—	Light Red
0.06	—	Light Purple
0.07	—	Light Blue-Gray
0.08	—	Light Green-Gray
0.09	—	Light Yellow-Gray
0.10	—	Light Orange-Gray
0.11	—	Light Red-Gray
0.12	—	Light Purple-Gray
0.13	—	Light Blue-Gray
0.14	—	Light Green-Gray
0.15	—	Light Yellow-Gray
0.16	—	Light Orange-Gray
0.17	—	Light Red-Gray
0.18	—	Light Purple-Gray
0.19	—	Light Blue-Gray
0.20	—	Light Green-Gray
0.21	—	Light Yellow-Gray
0.22	—	Light Orange-Gray
0.23	—	Light Red-Gray
0.24	—	Light Purple-Gray
0.25	—	Light Blue-Gray
0.26	—	Light Green-Gray
0.27	—	Light Yellow-Gray
0.28	—	Light Orange-Gray
0.29	—	Light Red-Gray
0.30	—	Light Purple-Gray
0.31	—	Light Blue-Gray
0.32	—	Light Green-Gray
0.33	—	Light Yellow-Gray
0.34	—	Light Orange-Gray
0.35	—	Light Red-Gray
0.36	—	Light Purple-Gray
0.37	—	Light Blue-Gray
0.38	—	Light Green-Gray
0.39	—	Light Yellow-Gray
0.40	—	Light Orange-Gray
0.41	—	Light Red-Gray
0.42	—	Light Purple-Gray
0.43	—	Light Blue-Gray
0.44	—	Light Green-Gray
0.45	—	Light Yellow-Gray
0.46	—	Light Orange-Gray
0.47	—	Light Red-Gray
0.48	—	Light Purple-Gray
0.49	—	Light Blue-Gray
0.50	—	Light Green-Gray

**AREA B & C SLOPE DENSITY**

UNIVERSITY COUNTY SLOPE DENSITY FORMULA:  
 1 - 1 BUILDING PER ACRE  
 2 - 2 BUILDING PER ACRE  
 3 - 3 BUILDING PER ACRE  
 4 - 4 BUILDING PER ACRE  
 5 - 5 BUILDING PER ACRE  
 6 - 6 BUILDING PER ACRE  
 7 - 7 BUILDING PER ACRE  
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 50 - 50 BUILDING PER ACRE

UNIVERSITY COUNTY SLOPE DENSITY FORMULA:  
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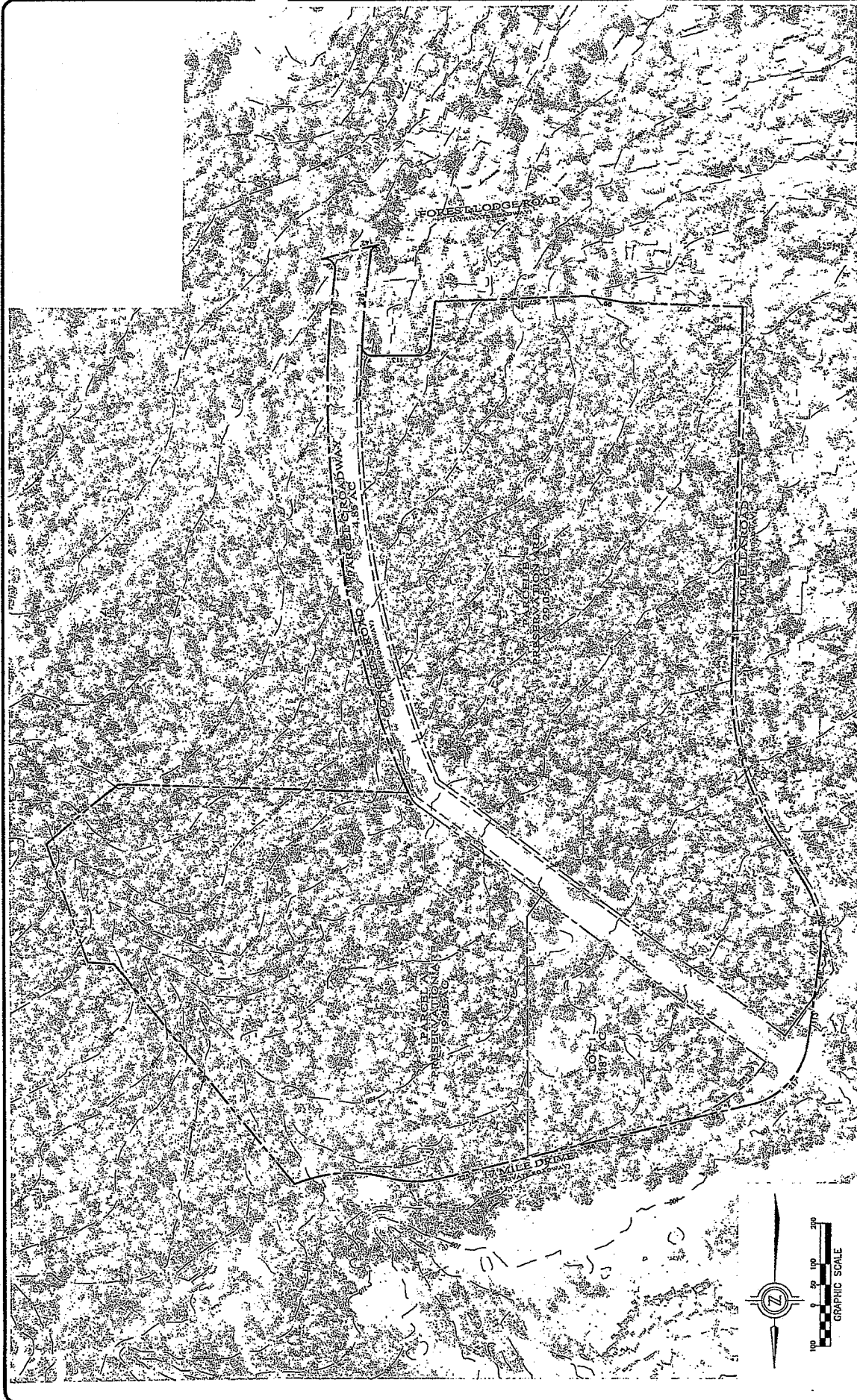
NOTE: SEE SPECIFIC SLOPE DENSITY CHARTS FOR ADDITIONAL INFORMATION



**PEBBLE BEACH COMPANY**  
 100 BOX 1001 VENTURA, CALIFORNIA 93145  
 (805) 641-1897  
 FAX: (805) 641-1898  
 WWW.PEBBLEBEACH.COM

**VESTING TENTATIVE PARCEL MAP**  
 AREA B & C  
 SLOPE ANALYSIS MAP

**BC-3**  
 DATE: MAR. 2011

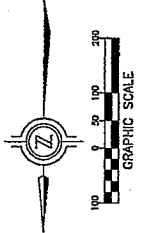


BC-4  
DATE: MAY 2011

VESTING TENTATIVE PARCEL MAP  
DEL MONTE FOREST PLAN  
AREA B & C  
AERIAL OVERLAY

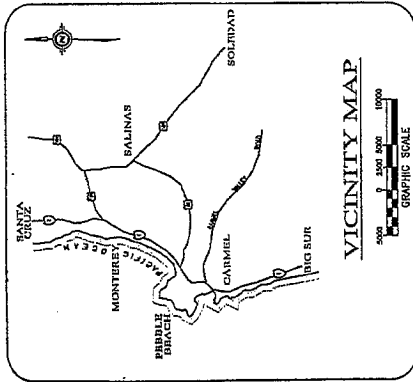
PEBBLE BEACH COMPANY  
PO. BOX 109  
PEBBLE BEACH  
CALIFORNIA 95553  
PARCEL 18 1.87 AC, PARCEL 19 1.13 AC, PARCEL 20  
PREPARED BY: WWD

**WWD**  
LAND DESIGN GROUP  
2575 S. BAYVIEW BLVD. SUITE 100  
SAN ANTONIO, TX 78224  
PH: (214) 482-7000  
WWW.WWDGROUP.COM



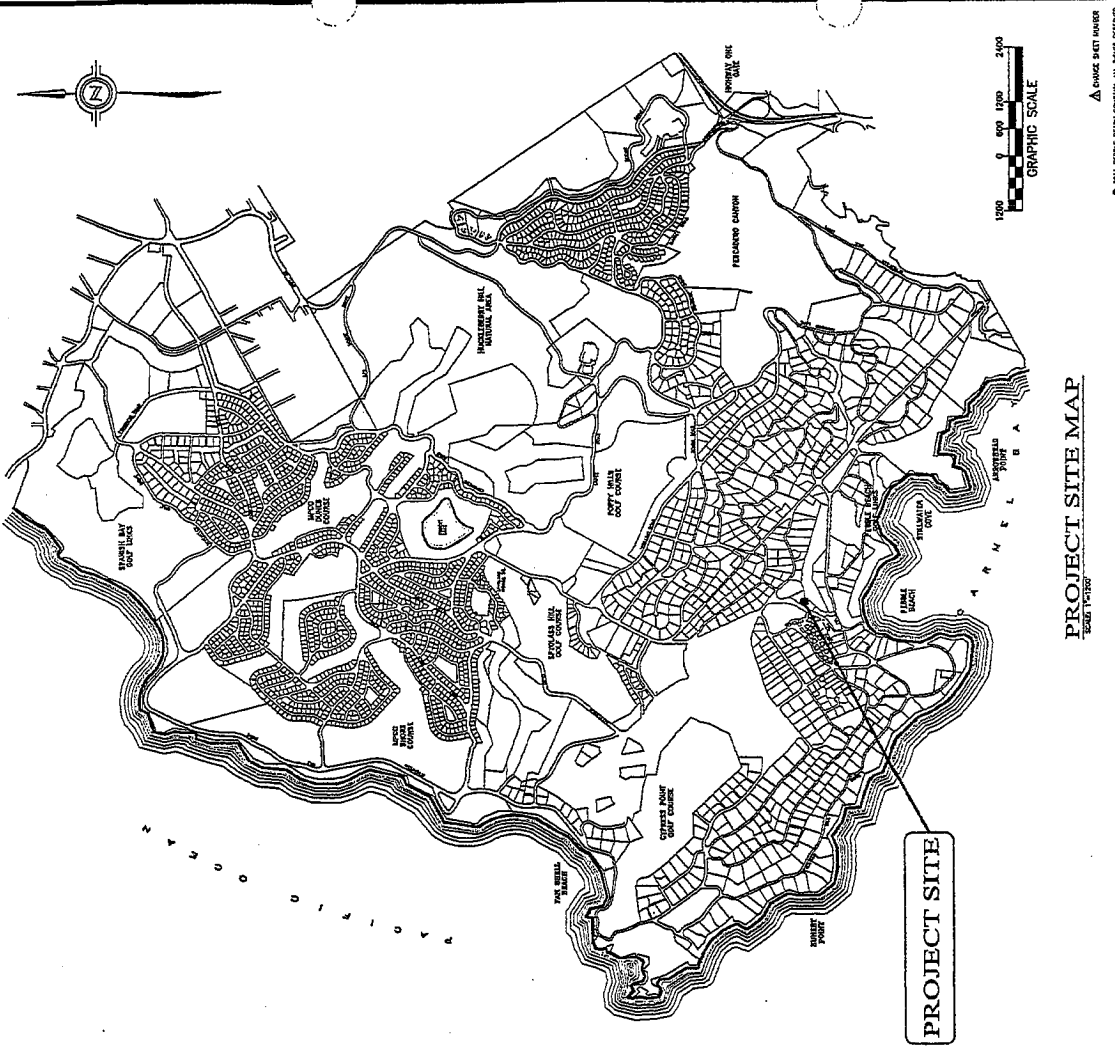
**SUBDIVIDER'S STATEMENT**

1. THIS SUBDIVISION IS NOT WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, APRIL 2004, AND HAS BEEN DETERMINED TO BE WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, APRIL 2004.
2. EROSION CONTROL SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF COUNTY EROSION CONTROL REGULATIONS (CHAPTER 16.10).
3. PROPOSED WATER SUPPLY BY CALIFORNIA AMERICAN WATER SUPPLY COMPANY AND PROPOSED SEWER DISPOSAL BY PEBBLE BEACH COMMUNITY SERVICES DISTRICT.
4. FIRE MANAGEMENT PLAN PREPARED FOR THE DEL MONTE FOREST PLAN.
5. PROPOSED PUBLIC AREAS AND SCENIC EXTENSIONS ARE AS SHOWN ON TENTATIVE MAP.
6. PROPOSED HEIGHT OF STRUCTURES IS SHOWN WHERE APPLICABLE.
7. ALL NEW UTILITIES SHALL BE UNDERGROUND.
8. PEBBLE BEACH FIRE DEPARTMENT NOTES:
  - A. ALL FIRE HYDRANTS SHALL HAVE TWO 2-1/2" INCH AND ONE 2-1/2" INCH OUTLETS, JAMES JONES COMPANY 3775 SERIES OR EQUIVALENT.
  - B. ALL FIRE HYDRANTS SHALL BE SUBJECT TO DESIGN APPROVAL BY THE FIRE DEPARTMENT.
  - C. ALL FIRE HYDRANTS SHALL BE INSTALLED AT A DEPTH OF 1000 GPM.
  - D. ALL FIRE HYDRANTS SHALL BE INSTALLED AND MADE FULLY OPERATIONAL.
  - E. ALL ACCESS ROADS SHALL BE INSTALLED AND SERVICEABLE.
  - F. STREET ADDRESS NUMBERS SHALL BE DETERMINED PRIOR TO SALE OF ANY LOTS.
9. THIS SUBDIVISION IS NOT WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, APRIL 2004, AND HAS BEEN DETERMINED TO BE WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, APRIL 2004.
10. CERTAIN RECORDS FOR SEWER SERVICE RECORDED IN REEL 1780, PAGE 259.
11. SEE SOILS, ENVIRONMENTAL, AND BIOLOGIC REPORTS PREPARED FOR THE DEL MONTE FOREST PLAN.



**SHEET INDEX**

- COVER SHEET, VICINITY AND INFORMATION
- TENTATIVE LOT LINE ADJUSTMENT MAP
- PEBBLE BEACH COMMUNITY SERVICES DISTRICT
- PEBBLE BEACH COMMUNITY SERVICES DISTRICT
- PEBBLE BEACH COMMUNITY SERVICES DISTRICT

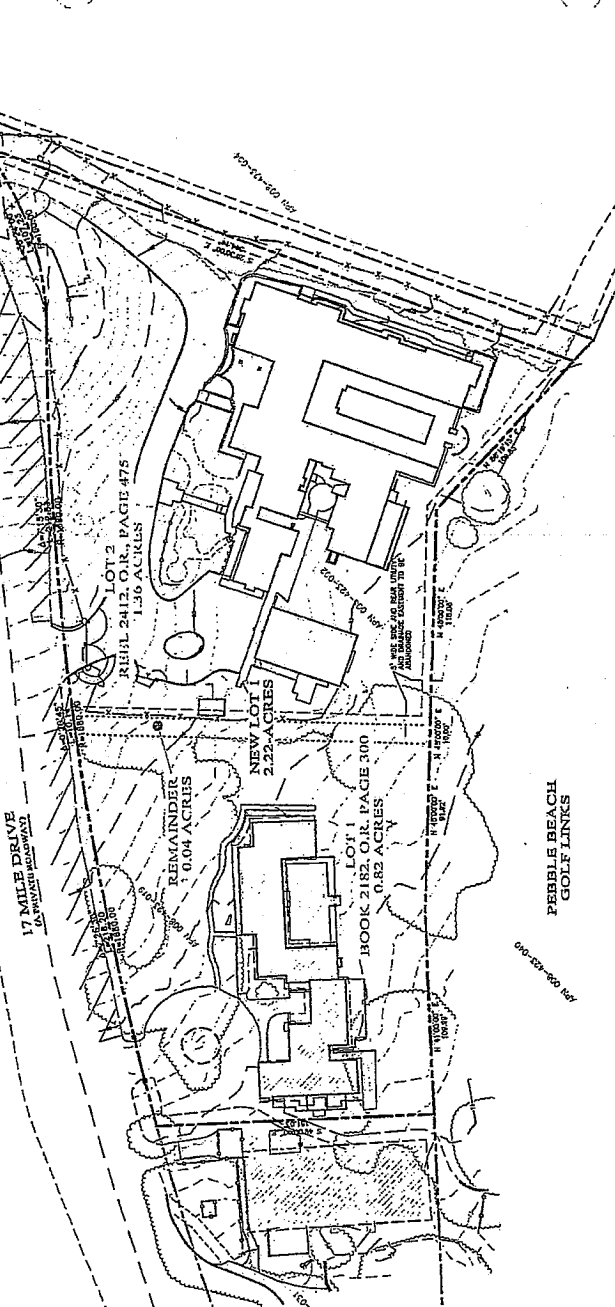


**PROJECT SITE MAP**

PEBBLE BEACH COMPANY  
100 BOX 100 PEBBLE BEACH, CALIFORNIA 95051  
PARCELS AS SHOWN ARE NOT TO SCALE  
INFORMATION IS FOR INFORMATION ONLY

**TENTATIVE LOT LINE ADJUSTMENT MAP**  
DEL MONTE FOREST PLAN  
LODGE AREA  
VICINITY MAP / INFORMATION

**PBL-1**  
DATE: MAY 2011



ALL SITE IMPROVEMENTS TO BE COMPLETED  
SEE FAIRWAY ONE PLANS FOR ADDITIONAL INFORMATION

**LOT SUMMARY**

EXISTING PARCELS	PROPOSED ACRES	DIFFERENCE
300	1.36	-1.36
301	2.22	+2.22
REMAINDER	0.04	-0.04
TOTAL	3.62	0

**LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPERTY LINE ADJUSTMENT
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING WALK
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING WALK
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING WALK
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING WALK
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING WALK

OWNERS:  
MEL A. BISHOP  
21510 S. AVENUE  
PEBBLE BEACH, CA 93953  
LIFE COAST COMPANY LLC  
21510 S. AVENUE, SUITE 200  
PEBBLE BEACH, CA 93953

PROPOSED LOT MERGER OF LOT 1, REEL 2182, O.R., PAGE 300, LOT 2, REEL 2412, O.R., PAGE 475, REMAINDER ON BOOK 2182, O.R. PAGE 300 AND REMAINDER ON MAP OF THE PEPPER SANDS AND POINT PINES MANCEROS, MONTEREY COUNTY RECORDS.

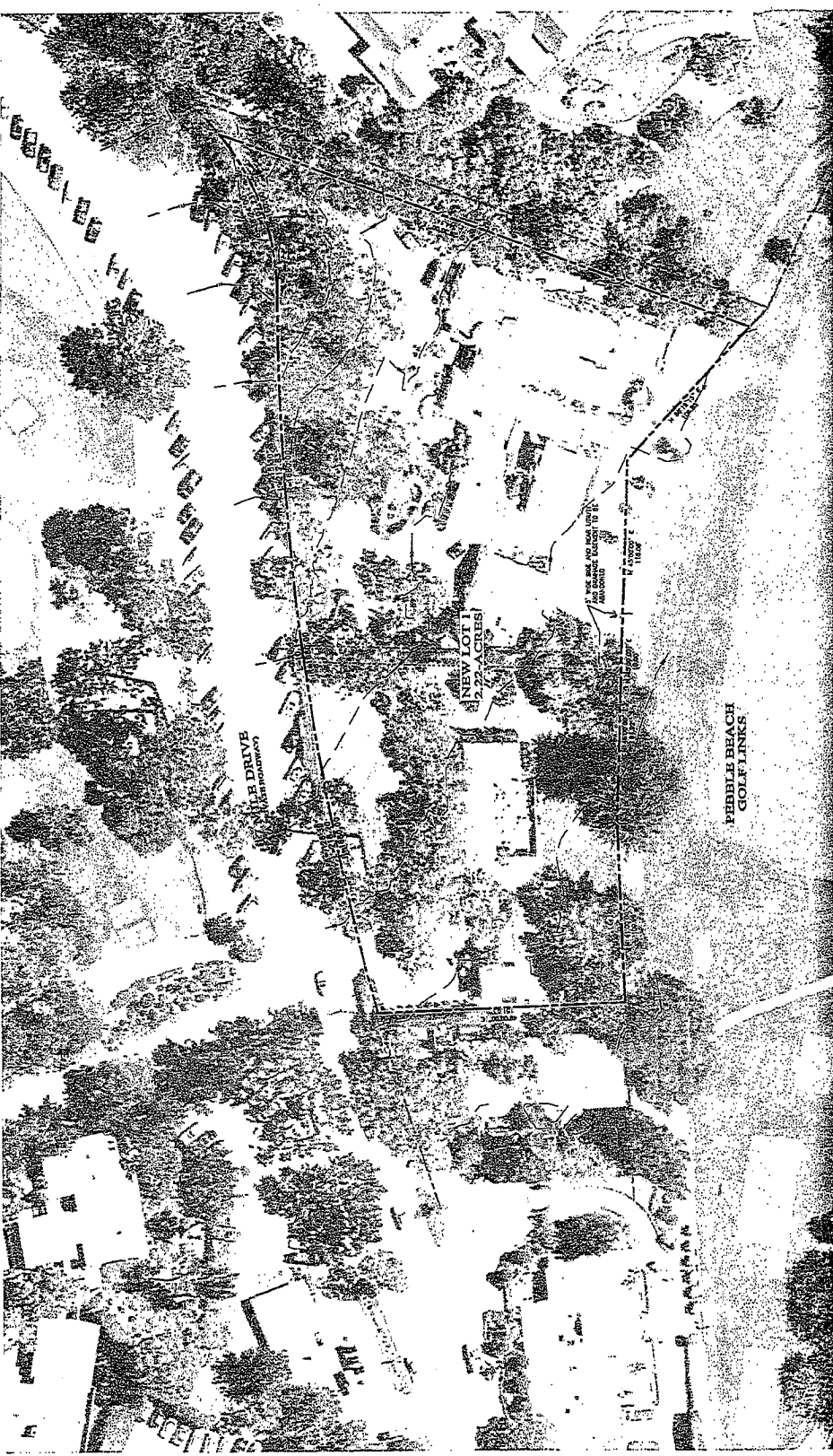
© 2011 PEPPER SANDS COMPANY, ALL RIGHTS RESERVED.

**TENTATIVE LOT LINE ADJUSTMENT MAP**  
DEVELOPER'S SITE PLAN  
LODGE AREA  
TENTATIVE LOT LINE ADJUSTMENT MAP

**PEBBLE BEACH COMPANY**  
200 BOX 1000 PEPPER SANDS  
SAN MARINO, CALIFORNIA 91761  
(911) 844-5777  
www.pebblebeach.com  
PEPPER SANDS COMPANY, INC.

**PBL-2**  
DATE: MAY 2011





**LEGEND**

———— EXISTING PROPERTY LINE  
 - - - - - PROPOSED LOT BOUNDARY  
 - - - - - EXISTING LOT BOUNDARY  
 - - - - - EXISTING DRIVE (16'-0" WIDE)  
 - - - - - EXISTING DRIVE (12'-0" WIDE)  
 - - - - - EXISTING DRIVE (8'-0" WIDE)

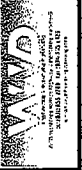
A/N ASSIGNED ACCESS WAY/WAY  
 (A) ALLEY  
 (N) NATURE STRIP

A CONVEYANCE DOCUMENT  
 © 2010 PEBBLE BEACH COMPANY, ALL RIGHTS RESERVED

**PBL-3**  
 DATE: MAY 2011

**TENTATIVE LOT LINE ADJUSTMENT MAP**  
 DEL MONTE FOREST PLAN  
 LODGE AREA  
 AERIAL OVERLAY

**PEBBLE BEACH COMPANY**  
 FOR THE USE OF THE  
 PEBBLE BEACH GOLF LINKS  
 1000 PEBBLE BEACH DRIVE  
 CARLSBAD, CALIFORNIA 92008  
 PREPARED BY: J. J. O'NEILL, INC.  
 1000 PEBBLE BEACH DRIVE  
 CARLSBAD, CALIFORNIA 92008



**PROOF OF SERVICE**

I am employed in the County of Monterey, State of California. I am over the age of 18 years and not a party to the within action. My business address is 168 W. Alisal Street, 2<sup>nd</sup> Floor, Salinas, California.

On *April 23, 2012* I served a true copy of the following document:

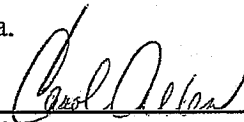
***Standard Subdivision Resolution Number(s) – 12-003  
Pebble Beach Company LLC – PLN100138***

**REVISED**  
**4-23-12**

on the interested parties to said action by the following means:

- (BY HAND-DELIVERY)** By causing a true copy thereof, enclosed in a sealed enveloped, to be hand-delivered.
- (BY MAIL)** By placing a true copy thereof, enclosed in a sealed envelope, for collection and mailing on that date following ordinary business practices, in the United States Mail at the Resource Management Agency Planning Department, 168 W. Alisal Street, 2<sup>nd</sup> Floor, Salinas, California, addressed as shown below. I am readily familiar with this business's practice for collection and processing of correspondence for mailing with the United States Postal Service, and in the ordinary course of business, correspondence would be deposited with the United States Postal Service the same day it was placed for collection and processing.
- (BY OVERNIGHT DELIVERY)** By placing a true copy thereof, enclosed in a sealed envelope, with delivery charges to be billed to the Resource Management Agency, Planning Department, to be delivered by Overnight Delivery.
- (BY FACSIMILE TRANSMISSION)** By transmitting a true copy thereof by facsimile transmission from facsimile number (831) 757-9516 to the interested parties to said action at the facsimile number(s) shown below.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on *April 23, 2012* at Salinas, California.

  
\_\_\_\_\_  
Signature

*Pebble Beach Company LLC  
ATTN Cheryl Burrell  
P O Box 1767  
Pebble Beach CA 93953*

***INTEROFFICE MAIL  
Monterey County Parks Department  
David Lutes***

*Pebble Beach Community Services District  
3101-B Forest Lake Road  
Pebble Beach, CA 93953*

***California Coastal Commission  
Central Coast District Office  
725 Front Street Suite 300  
Santa Cruz CA 95060***

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