

# Attachment B

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## OWNER STATEMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO, THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION SHOWN UPON THIS MAP, AND THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND I CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE SUBDIVISION BOUNDARY LINES.

I HEREBY DEDICATE EASEMENTS FOR PUBLIC USE FOR ACCESS AND PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRICITY, GAS, COMMUNICATIONS, WATER, DRAINAGE AND SEWER AND THEIR NECESSARY APPURTENANCES ON, OVER AND UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "PUBLIC UTILITY EASEMENTS" (PUE) AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION; SUCH STRIPS OF LAND ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES AND USES WHICH INTERFERE WITH THE PURPOSE OF THE EASEMENT.

I HEREBY RESERVE AN EASEMENT IN AND OVER A STRIP OF LAND 10 FEET IN WIDTH ALONG THE REAR AND SIDE LINES OF ALL PARCELS/LOTS, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND OPERATING (1) CABLES, WIRES, AND PIPE LINES FOR THE TRANSMISSION OF ELECTRICITY, GAS, WATER, SEWER, TELECOMMUNICATIONS, CABLE, AND LIKE SERVICES, AND (2) CULVERTS FOR THE CONVEYANCE OF SURFACE WATER, WITH THE RIGHT OF FREE INGRESS TO AND EGRESS FROM SAID STRIP.

PEBBLE BEACH COMPANY, A CALIFORNIA GENERAL PARTNERSHIP

By: \_\_\_\_\_  
DAVID L. STIVERS, EXECUTIVE VICE PRESIDENT

LENDER: PACIFIC LIFE INSURANCE COMPANY, AS BENEFICIARY UNDER DEED OF TRUST RECORDED NOVEMBER 1, 2000 INSTRUMENT NO. 2000071670 OFFICIAL RECORDS

By: \_\_\_\_\_  
(SIGNATURE)

\_\_\_\_\_  
(NAME)

\_\_\_\_\_  
(TITLE)

By: \_\_\_\_\_  
(SIGNATURE)

\_\_\_\_\_  
(NAME)

\_\_\_\_\_  
(TITLE)

## OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }  
COUNTY OF MONTEREY }

ON \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, CHERYL BURRELL, A NOTARY PUBLIC, PERSONALLY APPEARED DAVID L. STIVERS WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.

CHERYL BURRELL  
NOTARY PUBLIC, STATE OF CALIFORNIA  
MY COMMISSION EXPIRES APRIL 15, 2019

(SEAL)

## SIGNATURE OMISSIONS

PURSUANT TO PROVISIONS OF SECTION 86436(g)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RISE INTO A FEE.

(1) MONTEREY COUNTY WATER WORKS, HOLDER OF A UTILITY EASEMENT PER DOCUMENT RECORDED JUNE 10, 1928 IN BOOK 84, PAGE 449 AND PER DOCUMENT RECORDED FEBRUARY 28, 1930 IN BOOK 230, PAGE 129, BOTH OF OFFICIAL RECORDS OF MONTEREY COUNTY.

(2) PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR THE PURPOSE OF PUBLIC UTILITIES INCLUDING INGRESS THERETO AND EGRESS THEREFROM PER DOCUMENT RECORDED FEBRUARY 10, 1966 IN BOOK 447 OF REELS, PAGE 576, OF OFFICIAL RECORDS OF MONTEREY COUNTY.

(3) CALIFORNIA-AMERICAN WATER COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR WATER MAINS AND PIPE PURPOSES PER DOCUMENT RECORDED JANUARY 30, 1986 IN BOOK 1923 OF REELS, PAGE 420 AND PER DOCUMENT NO. 2013035031 RECORDED JUNE 3, 2013 BOTH OF OFFICIAL RECORDS OF MONTEREY COUNTY.

(4) PACIFIC BELL, A CORPORATION, HOLDER OF AN EASEMENT FOR THE PURPOSE OF UTILITIES PER DOCUMENT RECORDED NOVEMBER 1, 1989 IN BOOK 2430 OF REELS, PAGE 906 OF OFFICIAL RECORDS OF MONTEREY COUNTY.

## COUNTY RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ OF PARCEL MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF L&S ENGINEERING AND SURVEYING, INC.  
FEE \$ \_\_\_\_\_ DOC. NO. \_\_\_\_\_

STEPHEN L. VAGNINI  
COUNTY RECORDER

By: \_\_\_\_\_  
DEPUTY

## BENEFICIARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ }

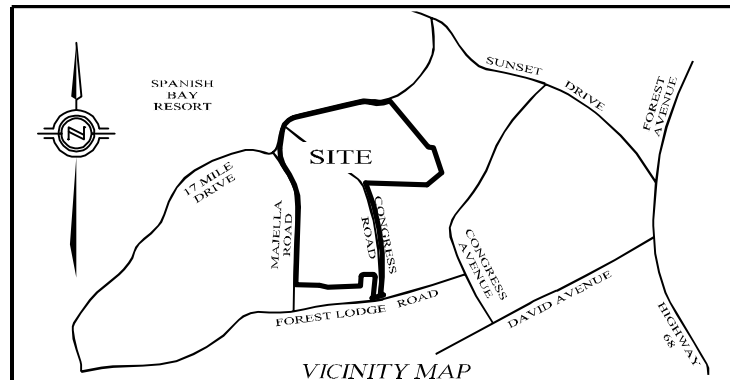
ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED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

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_

(SEAL)



## COUNTY SURVEYORS STATEMENT

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

MICHAEL K. GOETZ  
PLS 5667  
DATE \_\_\_\_\_

## SURVEYOR'S STATEMENT

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

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

FRANK LUCIDO JR.  
P.L.S. 8368  
DATE \_\_\_\_\_



## STATEMENT OF CLERK OF BOARD OF SUPERVISORS

I, GAIL T. BORKOWSKI, CLERK OF THE BOARD OF SUPERVISORS OF MONTEREY COUNTY, STATE OF CALIFORNIA DO HEREBY STATE THAT SAID BOARD APPROVED THE WITHIN MAP ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, AND ACCEPTED ON BEHALF OF THE PUBLIC ALL OFFERS OF DEDICATION FOR PUBLIC USE, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

I FURTHER STATE THAT THE FILING OF THE MAP SHALL CONSTITUTE THE ABANDONMENT OF THE EASEMENT FOR THE 80' WIDE RIGHT OF WAY AS SHOWN WITHIN PARCEL "C" ON THAT CERTAIN PARCEL MAP RECORDED AUGUST 24, 1979 IN VOLUME 13, PAGE 117 OF PARCEL MAPS, AND FOR THE ABANDONMENT OF THE EASEMENT FOR NAVAJO ROAD RIGHT OF WAY BETWEEN 17 MILE DRIVE AND FOREST LODGE ROAD AS SHOWN ON THAT CERTAIN TRACT MAP RECORDED MARCH 7, 1927 IN VOLUME 3, PAGE 38 OF CITIES AND TOWNS, PER SECTION 86445(j) OF THE SUBDIVISION MAP ACT.

GAIL T. BORKOWSKI  
CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA  
DATE \_\_\_\_\_

By: \_\_\_\_\_  
DEPUTY

## PARCEL MAP

OF

A 58.223 ACRE PARCEL BEING PARCEL "C" OF VOLUME 13, PARCEL MAPS, PAGE 117 AND CERTIFICATE OF COMPLIANCE, INSTRUMENT NO. 2002095034 BEING OF OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA.

POINT PIÑOS RANCHO  
COUNTY OF MONTEREY, CALIFORNIA

DECEMBER 2016

PREPARED BY



2460 Garden Road, Suite G, Monterey California 93940  
P: 831.855.2723 F: 831.855.3425  
LandEngineers.com

PREPARED FOR

PEBBLE BEACH COMPANY  
A CALIFORNIA GENERAL  
PARTNERSHIP  
POST OFFICE BOX 1767  
PEBBLE BEACH, CALIFORNIA 93953

SHEET 1 OF 3

PLN 100138 CONDITION OF APPROVAL NOTES:  
FIRE DEPARTMENT NOTES

CONDITION #48 FIRE 003. 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 (80,000 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.

CONDITION #49 FIRE 004. ALL RAISED MEDIANS AND GATES SHALL BE SET BACK 30 FEET FROM FACE OF CURB OR EDGE OF PAVEMENT TO MINIMIZE VEHICLE STACKING EFFECTS FOR EMERGENCY 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.

CONDITION #50 FIRE 005. 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.

CONDITION #51 FIRE 006. 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.

CONDITION #52 FIRE 007. THE MINIMUM FIRE FLOW FOR FIRE HYDRANTS SHALL MEET THE CURRENT CALIFORNIA FIRE CODE FOR THE RESIDENTIAL AND COMMERCIAL AREAS. THE MINIMUM FIRE FLOW FOR FIRE HYDRANTS SERVING RESIDENTIAL AREAS SHALL BE 1500 GALLONS PER MINUTE (GPM) FOR 2 HOURS 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.

CONDITION #53 FIRE 008. FIRE HYDRANT SPACING SHALL CONFORM AT A MINIMUM TO THE STANDARDS SET FORTH IN THE CURRENT CALIFORNIA FIRE CODE APPENDIX CC. ALL FIRE HYDRANTS SHALL HAVE (1) 2 1/4" 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.

CONDITION #54 FIRE 009. 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.

CONDITION #55 FIRE 010. PRIOR TO RECORDING THE SUBDIVISION MAP FOR AREAS THAT REQUIRE CONSTRUCTION OF FIRE PROTECTION WATER SYSTEM IMPROVEMENTS, THE OWNER SHALL INSTALL OR PROVIDE ADEQUATE BONDING FOR CONSTRUCTION OF THE REQUIRED IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED PLANS AND OBTAIN FINAL APPROVAL FROM PBCSD.

CONDITION #56 FIRE 001. 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.

CONDITION #57 FIRE 002. 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.

PLN 100138 CONDITION OF APPROVAL NOTES:

CONDITION #17. THE APPLICANT SHALL ENTER INTO AN AGREEMENT WITH THE COUNTY TO IMPLEMENT A MITIGATION MONITORING AND/OR REPORTING PLAN IN ACCORDANCE WITH SECTION 21081.6 OF THE CALIFORNIA PUBLIC RESOURCES CODE AND SECTION 15097 OF TITLE 14, CHAPTER 3 OF THE CALIFORNIA CODE OF REGULATIONS. THIRD PARTY CONSULTANTS MAY BE USED FOR MONITORING OF MITIGATION MEASURES, PURSUANT TO THE MITIGATION MONITORING AGREEMENT, AT THE APPLICANT'S EXPENSE. IN ADDITION, THE AGREEMENT SHALL INCLUDE PROVISIONS THAT REQUIRE THE APPLICANT TO PAY AN HOURLY RATE FOR ACTUAL WORK PERFORMED FOR THE LIFE OF THE PROJECT TO COVER THE COST FOR MONITORING OF ALL MITIGATION MEASURES, AND ANY CONDITIONS OF APPROVAL FOR WHICH STAFF WORK IS DONE AFTER THE FINAL MAP IS RECORDED. PAYMENT, PAYABLE TO THE COUNTY OF MONTEREY, SHALL BE BASED UPON THE FEE SCHEDULE ADOPTED BY THE BOARD OF SUPERVISORS AND SHALL BE REQUIRED AT THE TIME THE PROPERTY OWNER SUBMITS THE SIGNED AGREEMENT.

CONDITION #46. A PROJECT DRAINAGE REPORT WAS SUBMITTED TO MONTEREY COUNTY WATER RESOURCE AGENCY AND APPROVED OCTOBER 21, 2013.

CONDITION #81. MM BIO E7. RETAIN DEAD TREES OR SNAGS WHEREVER FEASIBLE IN DEVELOPMENT AND PRESERVATION AREAS TO PROVIDE ROOSTING HABITAT FOR PALLED BATS. IN ALL DEVELOPMENT AND PRESERVATION AREAS, DEAD TREES OR SNAGS WILL BE LEFT IN PLACE WHEREVER FEASIBLE TO PROVIDE ROOSTING HABITAT FOR PALLED BATS. WHILE ROOSTING HABITAT WILL BE LOST DUE TO TREE REMOVALS, THIS MITIGATION WILL REQUIRE RETENTION OF SUFFICIENT ROOSTING HABITAT FOR PALLED BATS IN PRESERVATION AREAS TO AVOID SIGNIFICANT ADVERSE EFFECT ON PALLED BAT POPULATION LEVELS.

CONDITION #83. MM BIO I1. CONDUCT PRECONSTRUCTION AND BREEDING SEASON RAPTOR SURVEYS AND IMPLEMENT PROTECTION MEASURES. THE APPLICANT WILL HIRE A QUALIFIED BIOLOGIST TO IMPLEMENT THE TWO FOLLOWING MEASURES TO PROTECT RAPTORS.

1. PRIOR TO CONSTRUCTION ACTIVITIES, CONDUCT PRECONSTRUCTION RAPTOR SURVEYS DURING THE BREEDING SEASON TYPICALLY FEBRUARY 28 THROUGH JULY 1 BUT NO MORE THAN 30 DAYS PRIOR TO CONSTRUCTION. THE SURVEY WILL INCLUDE ALL ACCESSIBLE SUITABLE HABITAT WITHIN 250 FEET OF AREAS WHERE GROUND CLEARING, TREE REMOVAL, RESIDENTIAL DEVELOPMENT, OR INFRASTRUCTURE IMPROVEMENTS WILL OCCUR, OR WHERE OTHER CONSTRUCTION ACTIVITIES COULD RESULT IN DISTURBANCE OF NESTING RAPTORS.

2. CONDUCT A BREEDING SEASON SURVEY TYPICALLY FEBRUARY 1 THROUGH JULY 31 PRIOR TO TREE REMOVAL OR CONSTRUCTION ACTIVITIES IN ALL AREAS INCLUDING A 100 FOOT BUFFER WHERE TREES WILL BE REMOVED FOR CONSTRUCTION, RESOURCE MANAGEMENT, RESIDENTIAL DEVELOPMENT, AND INFRASTRUCTURE IMPROVEMENTS, OR WHERE OTHER CONSTRUCTION ACTIVITIES COULD RESULT IN DISTURBANCE OF NESTING RAPTORS. THE BREEDING SEASON SURVEY WILL BE CONDUCTED DURING THE SEASON WHEN TREES ARE TO BE REMOVED AND WILL BE VALID ONLY FOR THAT SEASON. SUBSEQUENT SURVEYS WILL BE REQUIRED IF TREE REMOVAL IS DELAYED INTO THE NEXT BREEDING SEASON. IF AN ACTIVE RAPTOR NEST IS FOUND IN ANY TREE TO BE REMOVED OR WITHIN THE 100 FOOT BUFFER, THE PROJECT BIOLOGIST WILL ESTABLISH A SITE SPECIFIC, NON DISTURBANCE BUFFER ZONE AROUND THE NEST SITE. TREE AND VEGETATION REMOVAL MAY BEGIN WHEN THE BIOLOGIST DETERMINES THAT THE NEST IS NO LONGER BEING USED FOR THAT SEASON TYPICALLY AROUND JULY 1 OR IF IT CAN BE DEMONSTRATED THAT THE NESTING BIRDS ARE NOT BEING AFFECTED BY CONSTRUCTION ACTIVITIES. IF NO ACTIVE RAPTOR NESTS ARE FOUND IN ANY OF THE TREES TO BE REMOVED OR WITHIN A 100 FOOT BUFFER FROM CONSTRUCTION ACTIVITIES, NO FURTHER MITIGATION WILL BE REQUIRED. IN ADDITION, TREES MAY BE REMOVED WITHOUT ANY MITIGATION DURING THE NON BREEDING SEASON TYPICALLY JULY 1 THROUGH FEBRUARY 28.

CONDITION #89. 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.

CONDITION #90. 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 ON-SITE 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 MMWP. 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.

CONDITION #91. 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.

**PARCEL MAP**

OF

A 58.223 ACRE PARCEL BEING PARCEL "C" OF VOLUME 13, PARCEL MAPS, PAGE 117 AND CERTIFICATE OF COMPLIANCE, INSTRUMENT NO. 2002095034 BEING OF OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA.

POINT PIÑOS RANCHO  
COUNTY OF MONTEREY, CALIFORNIA

AUGUST 2015

PREPARED BY:

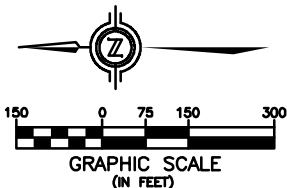


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PREPARED FOR:

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A CALIFORNIA GENERAL  
PARTNERSHIP**  
POST OFFICE BOX 1767  
PEBBLE BEACH, CALIFORNIA 93953

**SHEET 2 OF 3**



PARCEL B-NORTH  
REF. 2nd C.R. PG 15

### NOTES

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

PARCEL/LOT	ACREAGE
A	19.460
B	29.034
C	4.873
TOTAL	58.223

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	235.69'	350.00'	38°35'00"
C2	116.41'	230.00'	29°00'00"
C3	43.22'	80.00'	30°57'27"
C4	37.23'	25.00'	85°19'20"
C5	41.41'	25.00'	94°54'10"
C6	113.27'	1760.00'	3°41'14"
C7	225.75'	2445.00'	5°17'25"
C8	177.74'	2525.00'	4°02'00"
C9	49.49'	25.00'	113°25'40"
C10	30.31'	25.00'	69°28'20"
C11	83.39'	350.00'	13°39'07"
C12	152.30'	350.00'	24°55'53"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	60.00'	S 87°27'30" E
L2	60.06'	N 34°45'12" E
L3	110.58'	S 4°30'00" W
L4	99.03'	N 81°30'00" W
L5	142.70'	N 33°17'00" W
L6	210.51'	N 6°00'00" E
L7	118.57'	N 34°46'03" E
L8	113.01'	S 6°00'00" W
L9	97.50'	S 6°00'00" W
L10	86.95'	N 06°48'10" W

### LINETYPES

	SUBDIVISION BOUNDARY
	NEW LOT OR PARCEL LINE
	EXISTING LOT LINE
	EXISTING RIGHT OF WAY
	EXISTING EASEMENT
	EXISTING EASEMENT TO BE ABANDONED

### LOT/PARCEL

	NEW LOT/PARCEL
	EXISTING LOT/PARCEL
	ADJACENT RECORD INFORMATION

### BASIS OF BEARINGS

THE BEARING OF WEST AS SHOWN ON THE MAP FILED IN VOLUME 13, PAGE 117, OF PARCEL MAPS, AS FOUND MONUMENTED AND SHOWN HEREON IS THE BASIS OF BEARINGS FOR THIS SURVEY.

## PARCEL MAP

OF

A 58.223 ACRE PARCEL BEING PARCEL "C" OF VOLUME 13, PARCEL MAPS, PAGE 117 AND CERTIFICATE OF COMPLIANCE, INSTRUMENT NO. 2002085034 BEING OF OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA.

POINT PIÑOS RANCHO  
COUNTY OF MONTEREY, CALIFORNIA

AUGUST 2015

PREPARED BY



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PREPARED FOR

PEBBLE BEACH COMPANY  
A CALIFORNIA GENERAL  
PARTNERSHIP

POST OFFICE BOX 1767  
PEBBLE BEACH, CALIFORNIA 93953

SHEET 3 OF 3

### SYMBOLS

- F1= FOUND 1/2" REBAR, RCE15310 (NO RECORD FOUND)
- F2= FOUND 3/4" IRON PIPE, LS2689 PER VOLUME 13, PARCEL MAPS, PAGE 117
- F3= FOUND 3/4" IRON PIPE, LS3469 PER VOLUME 13, PARCEL MAPS, PAGE 117
- F4= FOUND 4"x4" POST (NO RECORD FOUND)
- F5= FOUND 1/2" REBAR, NO CAP (NO RECORD FOUND)
- POINT USED FOR CALCULATION ONLY
- SET 1" IRON PIPE WITH NAIL & TAG LS 8368
- (R1) VOLUME 13, PARCEL MAPS, PAGE 117

### ABBREVIATIONS

C&T	CITIES AND TOWNS	PG	PAGE
DOC	DOCUMENT	PM	PARCEL MAP
(E)	EXISTING	PUE	PUBLIC UTILITY
L	LENGTH		EASEMENT
NO.	NUMBER	R	RADIUS
O.R.	OFFICIAL RECORDS	SUR	SURVEYS
		VOL	VOLUME

MAJELLA ROAD  
(A PRIVATE ROADWAY)

COUNTRY CLUB  
3 - C&T - 28

SUBJ. NO. 1

PARADISE PARK ROAD  
(A PRIVATE ROADWAY)

TREASURE ROAD  
(A PRIVATE ROADWAY)

BASIS OF BEARINGS  
WEST 276.86  
171.86°

(E) 10' WIDE  
PACIFIC BELL  
EASEMENT  
REEL 2430,  
PAGE 908

FOREST LODGE ROAD  
(A PRIVATE ROADWAY)

74' SUR. 16

NRCC  
SUBJ. NO. 3

C5

C7

C9

C10

C11

C12

C1

C2

C3

C4

C5

C6

C7

C8

C9

C10

C11

C12

C1

C2

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